Historic Preservation Board
Meeting

155 Corey Avenue

8/5/2010

3 p.m.

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of Minutes
   a. 2/24/2010 Joint Meeting with Planning Board
   b. 7/1/2010 Regular Meeting
   c. 7/1/2010 Joint Meeting with Planning Board

2. Action Items
   a. Case # 2010-20: Application of Carlos and Patricia Lopez owners, and Ralph Lickton, agent, for a Certificate of Appropriateness for alterations and additions to a designated historic structure, located at 1005 Gulf Way in St. Pete Beach, Florida.

   b. Case # 2010-19: Application of Carlos and Patricia Lopez owners, and Ralph Lickton, agent, for a variance from Section 98.139 of the Code of Ordinances, regarding substantial improvement requirements within a flood zone for a designated historic structure, located at 1005 Gulf Way in St. Pete Beach, Florida.

   c. Cure Hearing – Traditional Hotel District Memo Discussion

   d. Recommendation to the City Commission for application to the Florida Dept. of State, Division of Historic Resources for a

Historic Marker for the Shuffle Board Court Building and Frank Hurley Jr. Park.

3. Items for Discussion

a. General Discussion

4. Adjournment

APPEALS

If a person decides to appeal any decision made at this Meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of Meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) the city does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

Agenda Material is available for review at City Hall on the Friday preceding the Meeting. In accordance with the American's with disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this Meeting should contact Phil Christman at (727) 363-9243 no later than four (4) days prior to the Meeting for assistance.

HISTORIC PRESERVATION BOARD

MINUTES

August 5, 2010

CALL TO ORDER

The Meeting was called to order at 3:00 p.m. by Chairman Melinda Pletcher.

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Ward Friszolowski, Vice Chairman
Tom DeYampert
Ingrid Jacobus
Melinda Pletcher, Chairman

ABSENT

Frank T. Hurley, Jr.

ALSO PRESENT

Karl Holley, Director of Community Development Department
Theresa McMaster, City Clerk
Catherine Hartley, Senior Planner

1. **Approval of Minutes**

   a. **It was moved and seconded to approve the Minutes of the February 24, 2010 Joint Meeting with the Planning Board.**

      The motion was unanimously approved by voice roll call vote.

   b. **It was moved and seconded to approve the Minutes of the July 1, 2010 Regular Meeting of Historic Preservation Board.**

      The motion was unanimously approved by voice roll call vote.

   c. **It was moved and seconded to approve the Minutes of the July 1, 2010 Joint Meeting with the Planning Board.**

The motion was unanimously approved by voice roll call vote.

2. Action Items

a. Cure Hearing – Traditional Hotel District Memo Discussion.

City Attorney Davis explained that the issues discussed in e-mail correspondence will also be discussed at today's hearing. Therefore, these same issues are considered to be a Cure Hearing. The Board Members at this Meeting will have the right to reach a different conclusion. This is completely in compliance with the Sunshine Law. City Attorney Davis suggested that the Board members discuss those issues that were raised in the subject e-mail, and stressed the importance of not having e-mails between themselves.

Ms. Hartley read the first question: Should the properties eligible for THD zoning register with the City by the end of 2010, and should part of that registration provide a survey that includes heated and unheated square feet, elevation of the lowest living floor, elevation of the highest point of the roof structure, configuration of all structures on the property and a listing of all current recreational activities?

Following discussion regarding this first question, the Board members were in agreement with the requirements.

Ms. Hartley read the second question: Should those property owners who feel they qualify for THD zoning be required to make a case to the HPB and a determination for eligibility be made by that Board? Following considerable discussion, the Board members were in agreement that this is not a Board decision, but is an administrative decision. This Board needs criteria based on discussion it had at the previous Meeting.

Ms. Hartley read the third question: Due to the cost of providing a detailed drawing, should the property owner who wishes to redevelop submit photos of utilization now, and when he/she decides to renovate, reconstruct or rehabilitate, submit full certification of the building?

The Board members were in agreement to this requirement.

It was noted that this conflicts somewhat with the first question. There was discussion regarding the costs to operate a business and how much documentation this Board requires and when. It was decided that a survey is not needed, but a document that includes heated and unheated square feet, and a survey be required of the remaining (elevation, etc.).

The Board agreed to not require a survey, but require an official document that provides for heated and unheated square feet. The documents should be received six months after the Commission passes an Ordinance.

Ms. Hartley will prepare a summary for the Commission.

3. Action Items

City Attorney Davis noted that the City Commission adopted a resolution on March 9, 2010 which revised the quasi-judicial procedures. The first change was that acquaintenances and speakers are not required to be sworn in. City Attorney Davis advised what information should be entered in the record.

City Attorney Davis stated that if there is anyone in the audience who is a substantially affected party, other than the applicant, and who wishes to obtain such substantially affected party status, they should identify themselves now. No one responded.

City Attorney Davis explained "*initial presentation*". The first presentation was by the City Administration for ten (10) minutes.

a. Case #2010-20, Property Located at 1005 Gulf Way. Owners Carlos and Patricia Lopez, and agent Ralph Lickton are asking for a Certificate of Appropriateness for alterations and additions to a designated historic structure.

Ms. Hartley presented the highlights of the staff report for the property. She explained in detail what the applicant is requesting, what staff is recommending and not recommending (according to State standards and guidelines) for approval, and what is recommended for a Certificate of Appropriateness as well as not recommended for a Certificate of Appropriateness.

Ms. Hartley spoke to the historic features of the home. She also presented before and after photographs of neighboring properties that have made inappropriate renovations and are not designated historic. Ms. Hartley spoke to the possibility of having a deck. The property owners answered questions by the Board members.

Ms. Hartley pointed out that denial of these requests is not an absolute denial of the applicant to do this work. They may write a letter to staff and the Board requesting that the house be undesignated, pursuant to the Code and may apply for a building permit for these improvements as long as the costs do not exceed 50% of the value, which is based on the Building Official estimates.

Mr. DeYampert made a motion to approve the application. The motion was seconded by Ms. Jacobus and approved by a roll call vote with Mr. DeYampert voting "no". Mr. DeYampert was not in agreement with the deck.

b. Case #2010-19, Property Located at 1005 Gulf Way. Mr. Ralph Lickton, 1706 Pass-a-Grille Way, agent for owners Carlos and Patricia Lopez, was present to request a variance from Sections 98.139 of the Code of Ordinances, regarding substantial improvement requirements within a flood zone for a designated historic structure located at 1005 Gulf Way in St. Pete Beach, Florida.

Presentation by applicant's agent, Ralph Lickton, 1706 Pass-a-Grille Way.

Mr. Lickton reviewed the history of this home and described changes that were made over the years. Research indicates that part of this building is not historic.

Mr. Lickton spoke to the staff report and damages that have taken place over the years. He also spoke to his recommendations for improvements.

Mr. Lickton answered questions by the Board members.

Audience Comments

The following people spoke in favor of doing the renovations and keeping the home historic:

<u>Mr. Dan Edwards, 325 75th Street North, St. Petersburg</u>
<u>Joan Walker, 107 26th Avenue, Pass-a-Grille</u>
<u>Patricia Lopez</u>
<u>Stephanie Lopez</u>
<u>Andrew Collins</u>
<u>Joe Caruso, 1301 Gulf Way</u>

Vice Chairman Friszolowski left the Meeting at this time due to a prior appointment.

City Attorney Davis explained that the next step in this hearing is cross examination by either the City Administration or the applicant. Neither party did any cross examining.

City Attorney Davis explained that the next step is a rebuttal. Ms. Hartley clarified a misunderstanding with regard to the accessory structure (coach house) and the bathroom that is not historic.

Board Members Discussion

The Board members expressed concern with regard to changing the facade on the front and changing the roof line.

Mr. Lickton spoke to having a side deck.

Ms. Hartley read a letter from Board Member Frank Hurley in support of the request.

> **For the purpose of discussion, Mr. DeYampert moved to approve, as submitted, the request by Mr. and Mrs. Carlos Lopez, property owners, for a variance from Section 98.139 of the Code of Ordinances, regarding substantial improvement requirements within a flood zone for a designated historic structure located at 1005 Gulf Way in St. Pete Beach, Florida, and for a Certificate of Appropriateness for alterations and additions to a designated historic structure located at 1005 Gulf Way in St. Pete Beach, Florida. Ms. Jacobus seconded the motion.**

Audience Comments

There were none.

Cross Examination

There was none.

Rebuttal

There was none.

> **The motion was approved by individual roll call vote of two to one (2-1) with Mr. DeYampert voting no.**

c. **Recommendation to the City Commission for application to the Florida Department of State, Division of Historic Resources for a Historic Marker for the Shuffle Board Court Building and Frank Hurley, Jr. Park.**

Mr. D'Alessio has requested that the City Commission apply to the State for a Marker for the Shuffle Board Court Building and Frank Hurley, Jr. Park. Chairman Pletcher will get with Mr. D'Alessio to discuss this topic.

4. Items for Discussion

There was discussion with regard to the costs of Occupational Licenses and fees.

There was discussion regarding FEMA rates, historic structures, historic districts and related costs.

This Board would like to see some type of a fund raiser, tournament or matching grant that would cover the cost of for a shuffleboard court and building.

There was general discussion regarding rental units at condominiums.

The next Planning Board Meeting has been canceled and will be rescheduled.

When the drawings and ordinance for Key West are released, the City's Design Guidelines for new construction will be scheduled for discussion.

5. Adjournment

It was moved, seconded and unanimously approved that this Meeting be adjourned.

Pamela Prell
Theresa McMaster, City Clerk

Att. Melinda Pletcher
Melinda Pletcher, Chairman

Minutes approved on: 12-2-10