

HISTORIC PRESERVATION BOARD

MINUTES

JUNE 13, 2013

3:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Martin Lott, Chairman
Bill Thompson, Member
Ingrid Jacobus, Member (Arrived at 3:12 p.m.)
Maria Lowe, Member (Arrived at 3:07 p.m.)
Chris Marone, Member

ALSO PRESENT:

Bruce Cooper, Building Code Administrator
Chelsey S. Welden, Urban Planner
Mary Jo Murphy, Recording Secretary

2. Approval of Minutes

Chairman Lott made a motion to approve the minutes of January 3, 2013, as written. The motion was seconded by Member Thompson and unanimously approved by a voice vote.

Member Thompson made a motion to approve the minutes of April 15, 2013, as written. The motion was seconded by Member Marone and unanimously approved by a voice vote.

3. Discussion Items

A. Review of Flood Variance Procedure

Bruce Cooper, Building Code Administrator, spoke about a memo he authored in reference to historic structures and variances in compliance with FEMA. Mr.

Cooper commented to the Board to be very careful when following procedures for giving a variance to a historic structure so as not to lose their standing with the National Flood Insurance Program. To ensure this from occurring, Mr. Cooper will review anything coming before the Board beforehand and will give the Board a memo with his opinion for granting the variance or reasons not to grant the variance.

Chairman Lott posed a question about elevating a historic building. Mr. Cooper stated he would review the procedures and respond back to the Board with an answer.

There was a general discussion about variances granted to existing structures, contributing properties, approval for additions, applying the 50 percent rule, and whether structures are to be considered concurrently or not. Mr. Cooper explained the rules and procedures to the Board.

Chairman Lott asked if there was any more Board discussion. There was no further Board discussion.

Mr. Ralph Lickton, 1706 Pass-A-Grille Way, St. Pete Beach, Florida 33706, representing the Nora brothers, stated that the variance they asked for with the 50 percent rule was primarily to do repairs. Mr. Lickton stated they were going to exceed more than 50 percent to replace and repair and asked Mr. Cooper if he was going to be doing some cost analysis. Mr. Cooper said in reference to the Board granting a variance on a historic structure, he was not concerned with the cost analysis. The Board has the authority to grant the variance. Although, if the Board inquires as to whether they don't need a variance, then Mr. Cooper would get involved to see if it's under the 50 percent rule. If there was an addition to consider, then the cost analysis would have to be reviewed.

Mr. Ralph Lickton, 1706 Pass-A-Grille Way, St. Pete Beach, Florida 33706, representing Zephaniah Phillips, stated as far as additions, they were asking for a FEMA variance. The costs were generated primarily by relocation, new foundation, and some of the required site work to set the building. Mr. Lickton posed the question about the additions having to be independent lateral. Mr. Cooper advised Mr. Lickton his concern would be about the 50 percent rule and that the additions did not exceed the 50 percent rule.

Mr. Lickton then gave an update on the possibility of the Zephaniah Phillips cottage losing its historic designation because of the cottage being relocated. As

far as Mr. Cooper's review at the moment, which is not in writing, the building does not lose its historical designation. Mr. Lickton then asked the Board to get a Decision Notice signed by the proper person stating that the Historic Preservation Board granted a variance and approved the relocation of the cottage. Mr. Cooper stated that they could write a letter and have Chairman Lott sign it.

Chairman Lott asked if there was any more Board discussion.

Mr. Thompson pointed out that Mr. Cooper, through his personal efforts, obtained a new classification for the NFIP, and as a result, there is a 15 percent reduction in premiums.

B. Discussion on Grant

a. Amount to request

Chelsey S. Welden, Urban Planner, informed the Board about a grant application she is working on that is due June 30, 2013. Ms. Lowe offered her assistance to help Ms. Welden with the application process for the grant being that she has previous experience with applying for grants. After general discussion with the Board, it was confirmed that Ms. Welden would apply for the amount of \$50,000.00 for the historic district in Pass-A-Grille.

At 4:06 p.m. Mr. Cooper exited the Historic Preservation Board meeting.

Mr. Ralph Lickton, 1706 Pass-A-Grille Way, St. Pete Beach, Florida 33706, updated the Board on historic surveys.

There was a general discussion about obtaining an updated survey for what qualifies as historic, which would create an option for newly acquired historic property owners to apply for a local historic designation.

b. Next year's possibilities

There was a discussion about applying for a grant next year and expanding the district with Corey Avenue.

c. General Discussion

Ms. Welden reviewed the Sunshine Law with the Board.

Ms. Welden stated that the July meeting will be canceled due to conflicting schedules and the next meeting would be August 1, 2013 at 3:00 p.m. There will be one Certificate of Appropriateness and a Certificate of Appropriateness with a FEMA variance.

Chairman Lott asked for any audience comments. There were no audience comments.

1. **Chair Election**

Member Thompson nominated Ms. Ingrid Jacobus for Vice-Chair. Member Lowe seconded the motion. The nomination was unanimously approved by a voice vote.

5. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 4:45 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Martin Lott, Chairman

Minutes approved on: 9/5/13