

HISTORIC PRESERVATION BOARD

MINUTES

SEPTEMBER 5, 2013

3:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Martin Lott, Chairman
Ingrid Jacobus, Member
Maria Lowe, Member
Chris Marone, Member

ABSENT:

Bill Thompson, Member (excused)

ALSO PRESENT:

Chelsey S. Welden, Urban Planner
Mary Jo Murphy, Recording Secretary

1. Approval of June 13th and August 1st Meeting Minutes

Member Lowe asked Ms. Welden to follow up about the letter promised to Mr. Lickton in reference to the Zephaniah Phillips cottage stating that the Historic Preservation Board granted a variance and approved the relocation of the cottage. Ms. Welden replied that she had met with Mr. Lickton after the meeting and he had been given the documentation that he needed but that a letter was not written. Chairman Lott asked Ms. Welden to contact Mr. Lickton to verify if he needs the letter or if the documentation he was given was sufficient.

Member Jacobus made a motion to approve the minutes of June 13, 2013, as written. The motion was seconded by Member Marone and unanimously approved by a voice vote.

Member Lowe posed a question as to the degree of how detailed the minutes were supposed to be recorded. Member Marone stated that minutes are issues

that have been submitted for consideration and a decision has or hasn't been made, for example action items or items for the Board to consider. Member Marone suggested if general discussion is to be included in the minutes that the Board members should make a point of stating what the members want recorded in the minutes.

Member Lowe added that from the Sunshine Law perspective it is important that the minutes reflect contentious issues that occur during a meeting. Member Lowe felt that the discussion referring to the Land Development Code on August 1, 2013 should have been included in the minutes. Chairman Lott stated that in the future members of the Board be cognizant about informing the Recording Secretary of certain issues they would like to include in the minutes.

Member Jacobus made a motion to approve the minutes of August 1, 2013, as written. The motion was seconded by Member Lowe and unanimously approved by a voice vote with Mr. Marone abstaining due to his absence at the August 1, 2013 meeting.

2. Action Items

A. Local Historic Designation Application for 105 ½ 10th Ave

Chelsey S. Welden, Urban Planner, stated this outbuilding is not on the National Register's list or is it listed with the Property Appraiser. However, this outbuilding is on the City's list for contributing properties. The outbuilding was present in 1959. Therefore, it falls outside the 50-year mark to be considered historic.

Bob Grunow, 105 10th Avenue, St. Pete Beach, applicant, explained that on the property there is a schoolhouse and an outbuilding. The structure in the Historic District is referred to as an outbuilding but several people refer to the structure as a cottage. Mr. Grunow explained that in the original designation all of the locations were referred to as a street address regardless of the number of buildings at the address. Mr. Grunow purchased the property in 2011 and discovered the outbuilding did not have a local designation even though it seemed to clearly have the historic designation from a Federal perspective. Therefore, Mr. Grunow is trying to seek a local historic designation for the outbuilding.

Chairman Lott asked if there were any questions of the applicant.

Member Lowe asked Mr. Grunow if the changes in the flood insurance program would impact him. Mr. Grunow replied that he did not believe so. As far as flood insurance, Mr. and Mrs. Grunow need to certify that these buildings are their primary residence, with or without the designation, so they can continue with the subsidy.

Member Lowe posed a question about the metal roof being in line with that period. Mr. Grunow stated both the main house, which received the local historic designation in 2009, and the cottage had metal roofs installed. They were both added on to complement each other.

Member Marone made a motion to approve the application for Local Historic Designation. The motion was seconded by Member Jacobus and unanimously approved by a voice vote.

- B. Case #2013-0025
Address: 107 19th Avenue
Application for Certificate of Appropriateness to take advantage of Pass-a-Grille Overlay reduced setbacks pursuant to Division 20 of the Land Development Code.

Chelsey S. Welden, Urban Planner, stated the owners, Mr. and Mrs. Icely, want to make additions to this contributing structure. The owners wish to take advantage of the reduced setbacks allowed in the PAG Overlay.

Chairman Lott asked if there were any questions for staff. Mr. Marone asked for the lot size. Chairman Lott stated that it was 100 feet deep by 50 feet wide.

Referencing flood insurance, Member Lowe asked Mr. Icely if the intent of the porch is to be used as a porch and that it is not intended to be an enclosed room in the future.

Bill Icely, 6542 4th Street South, St. Petersburg, Florida 33705, applicant, stated that it is intended to be used as an open-air porch.

Chairman Lott commented that a screened-in porch would not harm or violate the intent of the setback as long as it is never enclosed with permanent solid walls. Mr. Icely reiterated that his intent is to have an open-air porch.

Ms. Welden stated that staff recommends approving the Certificate of Appropriateness.

Member Lowe made a motion that the Board approve the application for the Certificate of Appropriateness in Case # 2013-0025 with the new windows and porch extensions as described. The motion was seconded by Member Jacobus.

Chairman Lott asked the applicant what type of windows would be installed. Mr. Icely stated that he was granted a separate permit for the windows from the City and the windows will be vinyl windows.

Chairman Lott asked the Board if the motion should state that the porch will remain an open-air porch and will not be enclosed with hard walls. The Board agreed.

Member Lowe amended the current motion to include the stipulation that the front facing porch remain open without hardened walls.

Chairman Lott asked the applicant if he accepted the motion and Mr. Icely replied affirmatively.

There was a roll call vote and the Certificate of Appropriateness was unanimously approved by a voice vote.

3. Discussion Items

Chairman Lott stated the he valued staff's opinion and would like staff to give their direction, insight and input to the Board in reference to items being compliant or not compliant and issues of concern. Chairman Lott solicited the Board's advice, and the Board was in agreement with Chairman Lott's suggestion.

Ms. Welden stated that the workshops had been postponed because of new developments that had arisen.

A. Review of Historic Preservation

Ms. Welden gave a presentation about the Historic Preservation Process and Definitions.

Member Lowe posed a question about reviewing several versions of definitions for the term "Local Historic Designation" and which definition to follow. Ms. Welden replied that she is referring to the City of St. Pete Beach's Land Development Code which has been approved by the County.

Member Lowe asked Ms. Welden if a structure had to be contributing to locally designate. Ms. Welden replied the structure had to be contributing or eligible to be contributing.

Member Lowe posed a question if there is a historic building within the city that wants to be considered locally designated as a historic building, do they have to come before the Board and ask for that designation. Ms. Welden replied there are requirements for local designation that the structure needs to be contributing or listed individually on the National Register.

Member Lowe asked Ms. Welden if the Board had the authority to locally designate individual properties in St. Pete Beach that are not within the historic

district but contribute to the city's historic character and desire to be locally designated. Member Lowe also commented this is a tremendous burden on the individual property and there is no provision through the Board for the property to locally designate. Ms. Welden advised that this is an issue that Member Lowe could raise and propose to be changed. Member Lowe then requested this topic of discussion to be added to the minutes.

Member Marone stated that in reference to obtaining a new survey in Pass-A-Grille, there were discussions about incrementally proceeding through the City in sections and zones. Member Marone stated he would like to avoid spot designations where there hasn't been a survey and, even though it's a big expense and time consuming, to rely on a new, updated survey. In reference to expanding boundaries, Member Lowe pointed out that there has to be a greater ratio of contributing structures within the historic district than noncontributing. Therefore, Member Lowe advocated that the City obtain an updated city-wide survey of what the properties are and attain an accurate ratio. Member Lowe stated that although there are limited funds, the Board needs to keep the new survey as a priority. Also in reference to zones, Member Lowe suggested considering Corey Avenue as a separate zone. Chairman Lott added that this discussion needs to be included in the minutes so this topic can be discussed further in the future.

Member Lowe asked Ms. Welden a question in reference to when a contributing property has a different roof constructed or different exterior resurfacing and it changes the historic nature, why these cases aren't reviewed. Ms. Welden replied that this is a topic to be discussed when going over design guidelines, and if the Board agrees the guidelines need to be more stringent, that's a route that can be taken. Chairman Lott added that material selections will have to be reviewed when going over design guidelines.

Member Lowe voiced a concern about properties that are contributing structures and are not locally designated, that these properties do not have to come before the Historic Preservation Board. Member Lowe pointed out that if a property is marked as contributing, as long as one does not encroach on a setback, you can modify the home to appear entirely non-historic and actually detract from the historic nature of the area and not have to come before the Historic Preservation Board. Member Marone posed a question about whether the Board could force individuals to maintain their contributory status or could the Board create a scenario where their property no longer contributes. Ms. Welden stated that they can discuss ways to change the code that aren't necessarily putting restrictions on individuals but incentives of things they can do.

Ms. Welden pointed out several issues that need to be addressed by the Board in the future which are listed in the presentation packet under "Issues in the Code." A copy of the document entitled Issues in the Code will be attached to the Historic Preservation Board's September 5, 2013 minutes for future reference.

B. Strategic Plan for Pass-a-Grille

Before developing guidelines or changing codes, Member Lowe recommended that the Board make a decision as to what the Board's desire is in regards to the City's Historic District. There was a general discussion about educating people with presentations, pamphlets, and brochures about the Historic Preservation Board. Member Marone suggested approaching homeowner's associations.

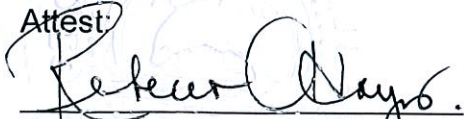
Chairman Lott asked if there was any more business to discuss. There were no comments from the Board.

Ms. Welden stated that the next meeting is October 3, 2013 and that there will be another local designation.

4. **Adjourn**

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: 10/3/2013

Attachment: Document entitled "Issues in the Code"

Issues in the Code

Demolitions

“The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit for a structure which has been designated and has taken advantage of any of the incentives provided.” (Sec. 28.4)

“The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit...” (Sec. 28.11)

** leaves out the designated requirement*

Issues in the Code

Certificates of Appropriateness

Definition: a written authorization by the historic preservation board to the owner of a **voluntarily designated** property allowing a proposed alteration, relocation or the demolition of a building, structure or site.

Sec. 28.8. Certificate of appropriateness required; criteria for issuance; application requirements

- (b) No additions to **contributing** structures within the Pass-a-Grille Overlay that would encroach on the underlying zoning district's setbacks or required yards may be issued a building permit until a certificate of appropriateness has been issued.