



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Thursday, 3/3/2016
3:30 p.m.

Call to Order
Pledge of Allegiance
Roll Call

- 1. Changes to the Agenda** – Agenda items to be added, moved or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order.
- 2. Audience Comments** – Comments shall be limited to three minutes per person to issues not on the agenda.
- 3. Minutes for Acceptance**
2/4/2016
- 4. Public Hearings**
Case #2016-0007
Request: Certificate of Appropriateness for partial reconstruction of a historic structure
Address: 103 7th Avenue
- 5. Other Items**

Update: Semi-Annual Pinellas County Historic Preservation Summit

6. Adjournment

APPEAL

If a person decides to appeal any decision made at this meeting, he or she will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the 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.

AMERICANS WITH DISABILITIES ACT

In Accordance with the Americans with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than (4) days prior to the meeting for assistance. The public is cordially invited to attend. All agenda material is available for review at City Hall.

HISTORIC PRESERVATION BOARD

MINUTES

FEBRUARY 4, 2016

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Martin Lott, Chairman
Ingrid Jacobus, Vice Chairwoman
Sean Hurley, Member
Tina Douglass, Member
Chris Marone, Member

ALSO PRESENT:

Jennifer Bryla, Community Development Director
Chelsey S. Welden, Planner II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance, 1/7/2016

Member Hurley made a motion to approve the January 7, 2016 minutes as presented. The motion was seconded by Member Douglass and unanimously approved by a roll call vote (5 yeses - 0 nos).

4. Public Hearing

There was no public hearing.

5. Other Items

A. Local Historic Designation

Ms. Welden, Planner II, gave a brief overview of the local historic designation process. The following is the board's consensus of goals to accomplish in the future:

- Prepare an outline for the local designation process and put it in a pamphlet and on the City website
- Write an article in a local magazine or brochure in regard to the local designation process. The article shall be a bullet point summary and shall include pictures. The author of the article will need to bring the article to a board meeting for approval before publishing.

B. Semi-Annual Pinellas County Historic Preservation Summit

Ms. Welden informed the board that on January 8th, 2016 she met with a member of the Pinellas County Historic Preservation Board, Mr. John Barry. Mr. Barry inquired about St. Pete Beach hosting the 5th Historic Preservation Summit which highlights the historic districts in Pinellas County. The board members' involvement will be to attend the summit on April 20, 2016. Ms. Welden will be responsible for giving a presentation and obtaining other presenters from other municipalities. There will be no cost to the City. The tentative plan is to host the summit in the Boca Ciega Room in the Community Recreation Center in the latter half of the day. The expected amount of guests will be 200 people.

Chairman Lott noted that he will be out of town on April 20, 2016 and would not be able to attend the summit.

Ms. Welden informed the board that Staff would like to plan a joint meeting with the Planning Board within the next month to review the constraints and direction of the Pass-A-Grille code project. The consensus of the board was to meet on March 15, 2016 at 3:30 p.m. Ms. Bryla stated she would confirm with the consultant and the Planning Board members and then respond to the Historic Preservation Board members via e-mail.

Ms. Bryla informed the Historic Preservation Board members that the City will give a presentation during the CRA workshop in the Board of County Commissioners Chambers on 2/16/16 at 1:00 p.m. Ms. Bryla encouraged members to attend.

The board had previously requested Ms. Welden to update the board on the Board of Adjustment cases. Ms. Welden reported the following:

- Mastry's Brewery Company: received variances for rear yard and side yard setbacks, parking, and landscaping; currently going through the site plan review process.
- parking lot on the 3800 block of Gulf Boulevard: received a variance to extend a temporary use permit for two years with conditions attached that there be landscaping on the north side of the lot to buffer between the parking lot and the adjacent residential properties, install additional receptacles for trash, restricted

access into the parking lot for hotels to use for overflow parking but no daily parking, and additional landscaping along Gulf Boulevard.

- Post Card Inn, (PCI), community meeting on the parking garage: presented drawings of the parking garage; approximately 200 people attended; per requirement of the Land Development Code, PCI cannot submit anything to the Community Development Department until 30 days after January 20, 2016.
- El Centro, residential property: a variance was denied requesting the installation of an elevator on the property. The board asked the applicants to explore other options because the neighbor closest to the property was in opposition.

In regard to the property on 8th Avenue, redevelopment, Ms. Bryla reported that she communicated the board's opinion that the initial renderings were too modern in aesthetics. The applicant responded the renderings were too dark and shaded. As a result, the applicant gave Staff photographs of their end result, and Staff commented that the materials look lighter and the lines are smaller which produced a nice appearance.

Ms. Bryla informed the board that during the 2/16/16 Planning Board meeting the board will be revising the parking ordinance. When the revisions are complete, Ms. Welden stated she would forward the parking ordinance to the Historic Preservation Board members.

6. Adjournment

There being no further business to come before the board, the meeting was adjourned at 4:13 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Martin Lott, Chairman

Minutes approved on: _____



St. Pete Beach Historic Preservation Board

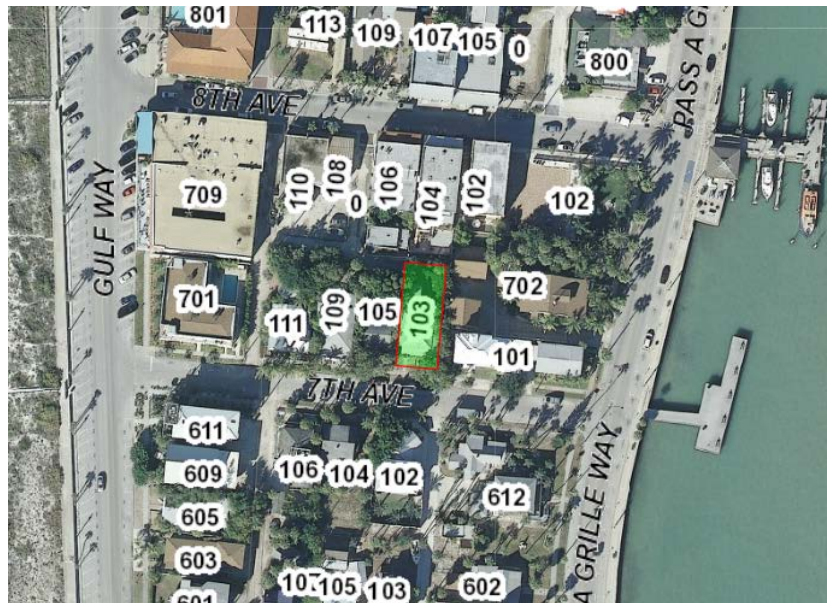
155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

3/3/16

**Certificate of
Appropriateness
Case #2016-0007**

Staff Representative
Chelsey Welden,
Planner II

Requested Motion
"I move to approve
Certificate of
Appropriateness Case
#2016-0007 as
proposed."



ITEM SUMMARY:

Applicant requests a modification to a previously-approved certificate of appropriateness (case #2015-0030) to allow the demolition and reconstruction of the rear portion of the structure.

Address	103 7 th Avenue
Year Built	1915
Historic Status	Locally-Designated Historic Resource
Existing Use	4-Unit Apartment
Adjacent Uses	
North:	Commercial
South:	Single-family
East:	Multi-family

West: Single-family

The Historic Preservation Board approved an application for certificate of appropriateness for the subject property at their June 4, 2015 meeting. The application included the following modifications to the structure:

- 1) Relocate 6 inches to the east (currently crossing the property line)
- 2) Elevate 2 feet (for better drainage)
- 3) Restore porches back to original state (screened-in)
- 4) Two additions totaling 339 square feet

Other related cases include local historic designation of the structure (case #2015-0029; approved) and a FEMA variance (case#2015-0031; approved).

After the applicants received their certificate of appropriateness stated above, they secured a licensed engineer to perform an evaluation of the structure in regards to the feasibility of elevating and relocating it. The engineer determined that the poor construction and termite/water damage have compromised the structural integrity of building and he does not recommend the proposed renovations without some improvements being made. As a result, the applicants are requesting approval to rebuild the rear portion of the structure. They are proposing to use materials that are as close to the appearance of the originals as possible.

Pursuant to Section 28.8 of the City's Land Development Code, renovations to locally-designated historic structures must first be granted a certificate of appropriateness.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach's Comprehensive Plan, which encourages historic preservation, but does not provide any regulations. It is also consistent with the City's Land Development Code, specifically Division 28 (Historic Preservation). Both documents can be found at www.municode.com.

STAFF RECOMMENDATION:

Staff recommends approval of the application for certificate of appropriateness.

According to the original property record card, the rear portion proposed

for demolition and reconstruction was not part of the original structure. In addition, the rear is not visible from the main street (7th Avenue) and is hardly visible from the rear alleyway, which dead ends behind the subject property and is therefore not a viable pedestrian walkway. Section 28.8 of the LDC states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation, which encourages the preservation of unique characteristics of historic structures. There are no distinctive materials, features, finishes, or examples of craftsmanship that will be lost due to the reconstruction.

Attachments:

- (1) **Exhibit A** – Application
- (2) **Exhibit B** – Proposed Site Plan / Survey
- (3) **Exhibit C** – Previously-approved Site Plan
- (4) **Exhibit D** – Site Photos

Secretary of the Interior's Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such

resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



CITY OF ST. PETE BEACH

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY

Date 1/29/16 Application Number 20160007
 Bldg. Permit No. _____ Date _____
 Other _____
 PIN.: _____

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

THE ALAN L. STALB LIVING TRUST

28 STINSON PLACE

WINDSOR, CONNECTICUT 06095

Phone (860) 986-4814

Representative Name & Address

RALPH ORVILLE LICKTON, DESIGNER

1706 PASS-A-GRILLE WAY #3

ST. PETE BEACH, FLORIDA 33706-4277

Phone (727) 368-0017

Property Address and Legal Description

103 SEVENTH AVENUE, PASS-A-GRILLE

LOT 15, BLOCK 6, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC
 RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

Is the property part of a previously approved development proposal?

☒ Yes☐ NoIf yes, provide the case number 20090017

TYPE OF ACTIVITY

New

Construction

Addition

Demolition

Rehabilitation

Relocation

20150029 (local des.)
 20150030 (COA)
 20150031 (FEMA variance)

☒
☒
☒
☒



Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description.

STRUCTURE ELEVATION, RELOCATION, ADDITIONS, RECONSTRUCTION
AND RENOVATIONS TO EXISTING 4 UNIT 2 STORY FRAME RESIDENCE
STATE OF FLORIDA CONTRIBUTING STRUCTURE
(NATIONAL REGISTER # 11,271)

Please describe proposed building materials and manufacturers of materials. Attach product brochure if available.

Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite

Exterior material/siding	JAMES HARDY FIBERCEMENT LAP SIDING AND TRIM
Windows	JELD-WIN, SIMONTON, OR PGT WHITE VINYL SINGLEHUNG IMPACT, INSULATED, HIGH PROFORANCE GLAZING
Doors	THERMATRU INSULATED IMPACT RESISTANT
Roofing	SILVER GALVALUME METAL EXISTING AND PROPOSED
Entrances/Porches	EXISTING (TO BE RESTORED)

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.

Ralph D. Lichten (OWNER'S AGENT)
Applicant (owner of property) signature

4/20/15
Date

Ralph D. Lichten (OWNER'S AGENT): 1/29/16

RECEIVED
APR 23 2015
HISTORIC PRESERVATION BOARD

PATRICK KNAPP, P.E.
301 WOODWARD AVENUE
OLDSMAR, FLORIDA 34677
PE41059

November 11, 2015

The Alan L. Stalb Living Trust
c/o Mr. Alan L. Stalb
28 Stinson Place
Windsor, CT 06095

RE: Evaluation of existing structure
103 7th Avenue
St. Pete Beach, Florida



Dear Mr. Stalb:

This letter is to provide you with an evaluation of the condition of the existing structure with regard to elevating structure and also the subsequent remodeling and repairs that are proposed. I visited the site and inspected the condition of the structure after the selective interior demolition was recently completed.

In the main original section of the structure, there was observed some isolated areas of termite damage in the second floor joist framing, and the floor was constructed with 2" x 6" joists that appear to be deflecting excessively. I believe that the observed termite damage and excessive deflection can be remedied by replacement and/or augmentation of the joists on an as needed basis. Further observation revealed the roof framing rafters and ceiling joists of the second floor are undersized and spaced too far apart in general. These framing members will need to be augmented and/or replaced in order to achieve a minimum factor of safety. As an alternative to augmentation and selective replacement, a pre-engineered truss framing system could be designed to completely replace these members. In spite of the deficiencies noted above, the condition of this portion of the structure is such that the elevation can be accomplished as proposed prior to the repairs of the floor, roof and ceiling framing.

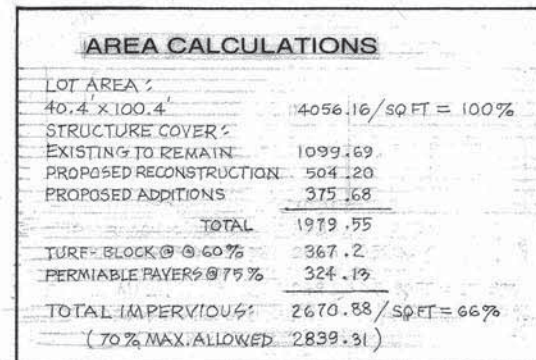
In the northern later additions of the building, the conditions were much less favorable. There was more widespread termite damage, substantial rot and decay due to water intrusion, and very poorly constructed framing that would necessitate total replacement. Additionally, the superstructure above also exhibited a similar condition. It is my opinion that this portion of the structure is not structurally adequate to be elevated and should be removed prior to elevating the main portion of the structure.

If you have any questions regarding the above, call me on my mobile phone at (813) 508-8383.

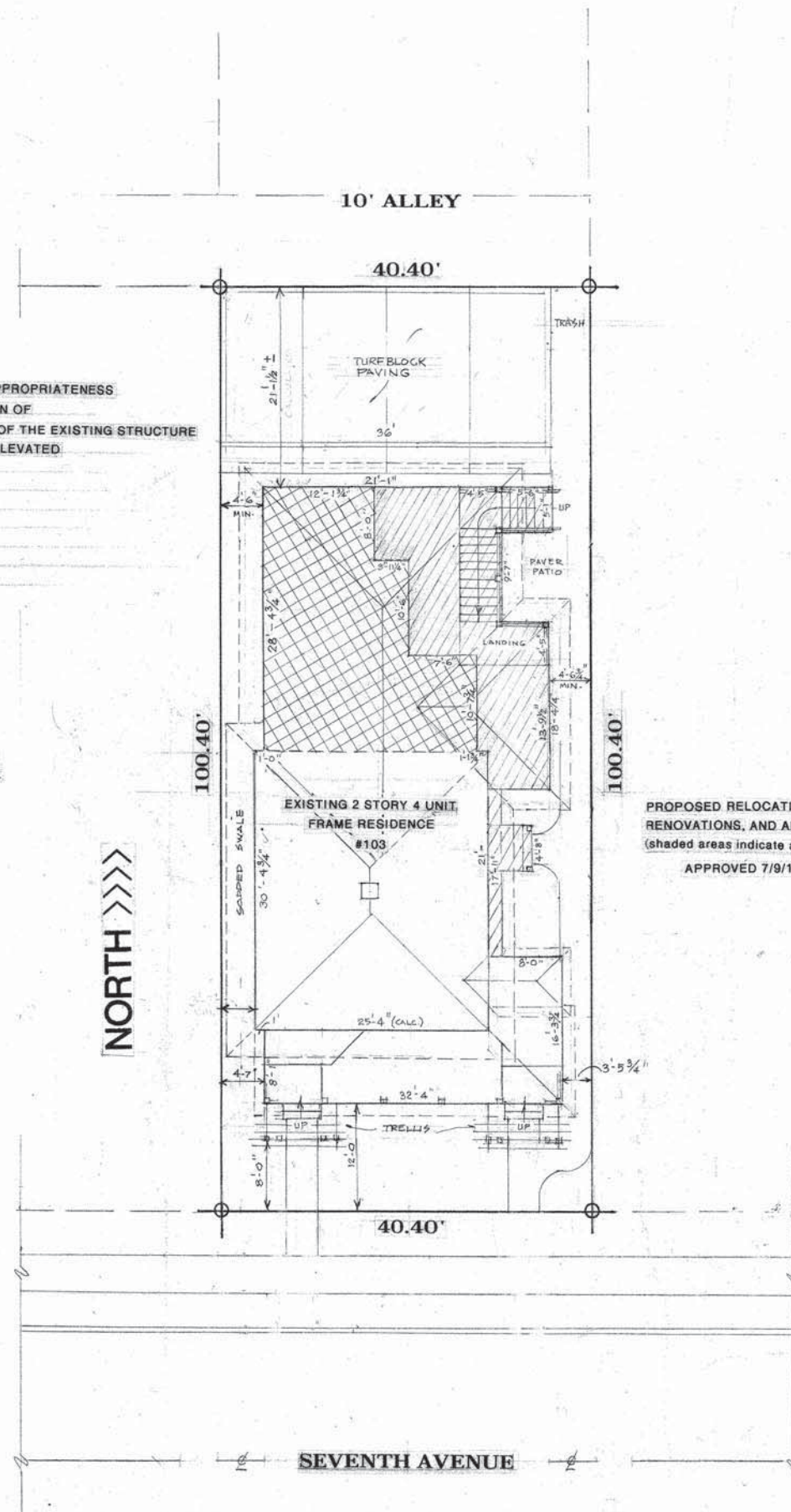
Respectfully Submitted,

Patrick Knapp, P.E.

Exhibit B.



NOTE: ENTIRE STRUCTURE TO BE EQUIPPED WITH A "13-R"
FIRE SUPPRESSION SYSTEM.



PROPOSED RELOCATION, ELEVATION,
RENOVATIONS, AND ADDITIONS
(shaded areas indicate additions)

APPROVED 7/9/15

PROPOSED SITE PLAN

SCALE 1/8" : 1'-0"

Case #2015-0030
APPROVED

All Contractors, Subcontractors, Material and Labor Suppliers, Workman, Tradesmen, etc. to verify applicable conditions, dimensions, notes, information on the construction documents prior to commencing construction. Architect must be notified, and approval granted in writing by Architect, as to conditions not shown or specified. All information on this sheet, shown or implied, is the exclusive property and is copyrighted by Architect.

FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION

CITY OF ST.PETE BEACH
ROR / Pass-A-Grille Overlay ZONING DISTRICT

PROPERTY LOCATED IN A DESIGNATED FLOOD HAZARD AREA

F.E.M.A. DESIGNATION "AÉ" ELEVATION 11.0' N.A.V.D. 1988
Community Panel #125149 0278, G 8/18/09

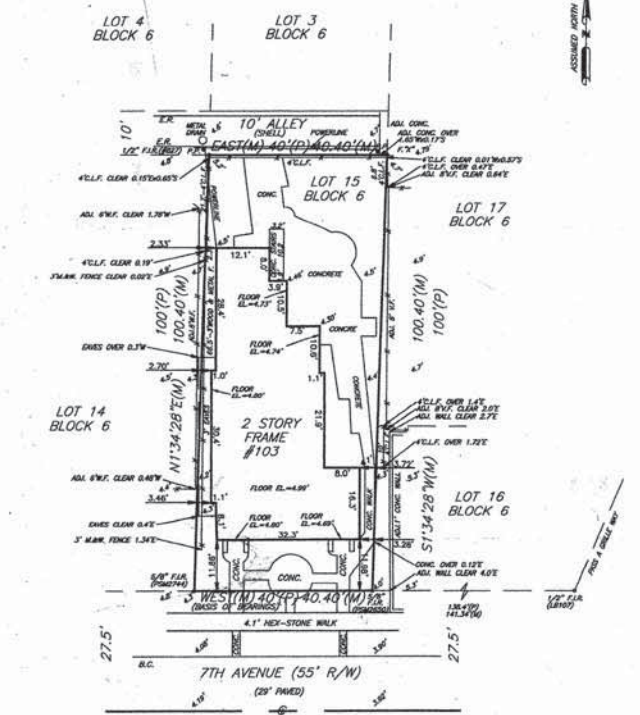
PINELLAS GULF BEACH COASTAL CODE ZONE "3"

INDEX TO DRAWINGS

INCLUDED
IN THIS SET

- | | | | |
|-----------------------------|--|-----------------------------|---|
| ☐ 1 | PROPOSED SITE PLAN | ☐ 11 | TYPICAL SECTION/DETAILS |
| ☐ 2 | EXISTING FLOOR PLANS
DEMOLITION NOTES | ☐ 12 | TYPICAL SECTION/DETAILS |
| ☐ 3 | FOUNDATION/SLAB PLAN | ☐ 13 | SECTION DETAILS
ENGINEER'S GENERAL NOTES – WIND LOAD
CALCULATIONS |
| ☐ 4 | GROUND LEVEL FLOOR PLAN | ☐ 14 | H.V.A.C PLANS |
| ☐ 5 | FLOOR FRAMING PLAN | ☐ 15 | ELECTRICAL PLANS |
| ☐ 6 | UPPER LEVEL PLAN | ☐ 16 | PLUMBING PLANS |
| ☐ 7 | ROOF FRAMING PLAN | ☐ 17 | INTERIOR ELEVATION |
| ☐ 8 | ROOF PLAN | | |
| ☐ 9 | EXTERIOR ELEVATIONS | | |
| ☐ 10 | EXTERIOR ELEVATIONS | | |

SURVEY 10/05/15



A BOUNDARY AND TOPOGRAPHIC SURVEY OF LOT 15, BLOCK 6, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

N.A.V.D. 88' BENCHMARK ELEVATION=5.21' ON PINELLAS COUNTY BENCHMARK #290.

JOB NUMBER: MMY0352	DAVID C. HARNER	FLOOD ZONE: "A"
TELEPHONE: (727) 360-0636	PROFESSIONAL LAND SURVEYOR	FLOOD MAP DATE: 8/18/09
DATE OF FIELD SURVEY: 9/28/15	9825 GOLF BOULEVARD	COMMUNITY NUMBER: 125149
SCALE: 1 INCH = 20 FEET	TREASURE ISLAND, FL 33706	PANEL NUMBER: 0286 G
DRAWN BY: BOH	SECTION 19 TOWNSHIP 32 SOUTH RANGE 18 EAST	CHECKED BY: BOH
CERTIFIED BY:	ALAN L. STALS LIVING TRUST	

[illegible]

ARCHITECT RONN GINN
BOX 11965
ST PETERSBURG
FLORIDA 33733
727 302 0145
727 302 0080 FAX

ARG 9674

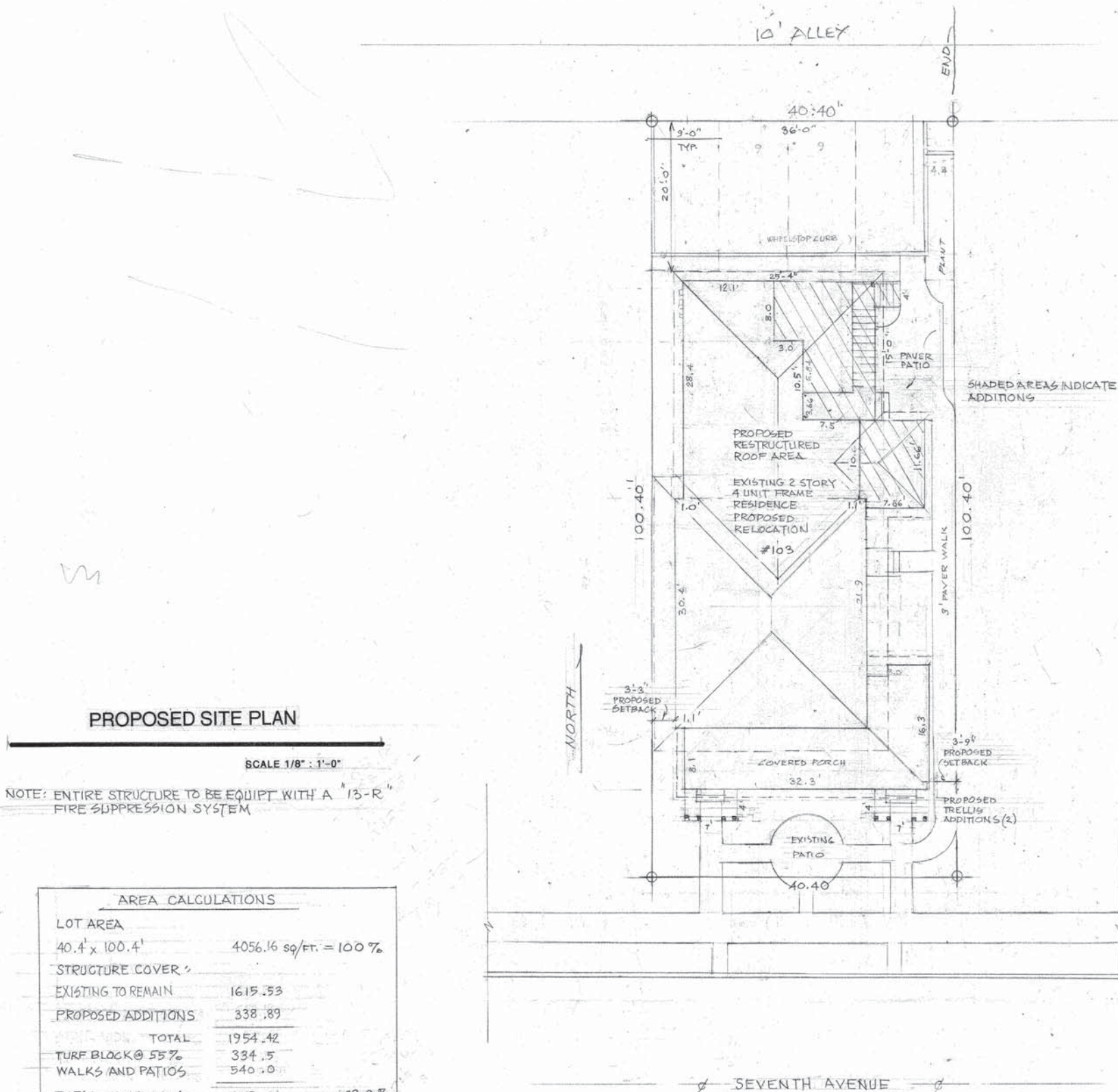
A circular professional engineer seal for David Knapp. The outer ring contains the text "DAVID KNAPP" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "License No. 41099" on the left and "STATE OF FLORIDA" on the right, also separated by two stars.

Ralph Orville Lickton Designer
1706 PASS-A-GRIFF WAY, #3
ST. PETE BEACH, FLORIDA 33706-4277
Phone/Fax: 727-368-2017 licktondesign@verizon.net

An Association with **PATRICK KNAPP, P.E.**
301 Woodward Avenue
Gainesville, Florida 32607
P.E. # 41059 (813) 855-6743 HEAVYPK@AOL.COM

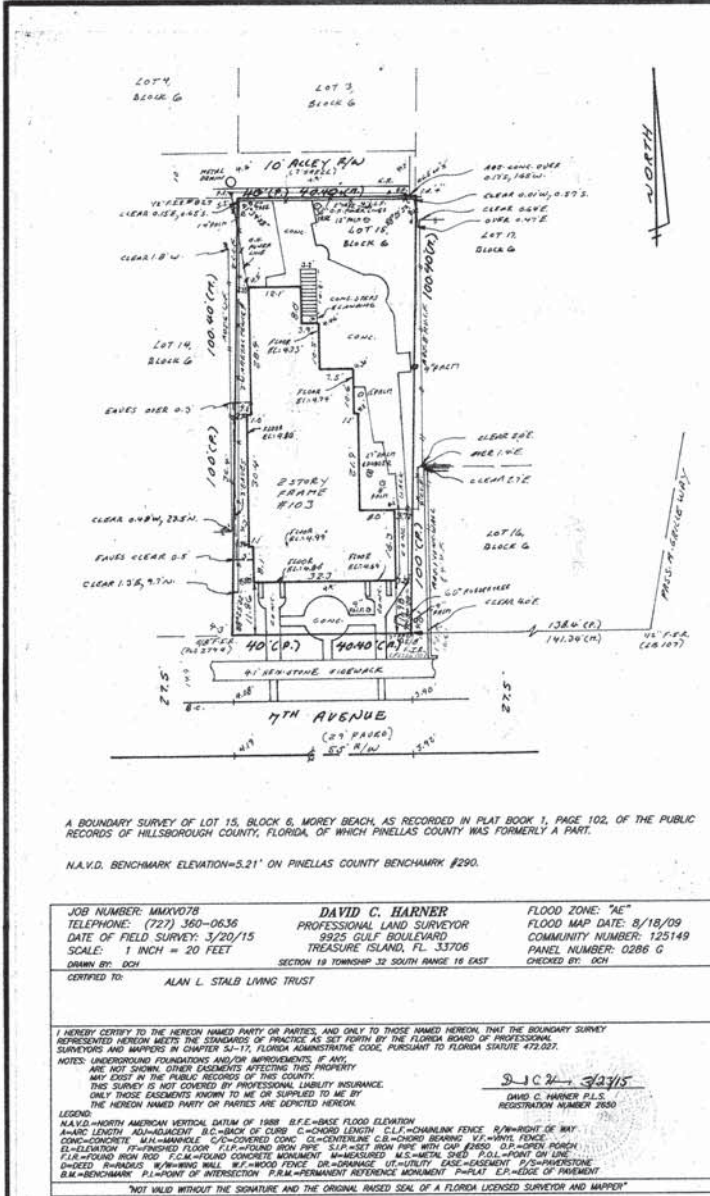
PROPOSED ELEVATION, ADDITIONS AND RENOVATIONS
PASS-A-GRIFF 4-UNIT HISTORIC RESIDENCE
ALAN L. STALB LIVING TRUST
103 SEVENTH AVENUE
ST. PETE BEACH, FLORIDA 33706

2/18/15
1/22/16
1/29/16



AREA CALCULATIONS		
LOT AREA		
40.4' x 100.4'	4056.16 sq/ft. = 100 %	
STRUCTURE COVER		
EXISTING TO REMAIN	1615.53	
PROPOSED ADDITIONS	338.89	
TOTAL	1954.42	
TURF BLOCK @ 55%	334.5	
WALKS AND PATIOS	540.0	
TOTAL IMPERVIOUS	2828.92	= 69.8%
	(70% MAX ALLOWED 2839.31)	

CONCEPTUAL PLAN
FOR REVIEW PURPOSES ONLY
NOT FOR PERMIT OR CONSTRUCTION



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DAVID C. HARNER
PROFESSIONAL LAND SURVEYOR
FLORIDA
No. 41988

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Phone/Fax: 727-380-0017 rlicktondesign@gmail.com

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301 Woodward Avenue
Oldsmar, Florida 34677
P.E. # 41088 (013) 855-6743 HEAVYH@AOL.COM

PROPOSED ELEVATION, ADDITIONS AND RENOVATIONS
PASS-A-GRIFF 4-UNIT HISTORIC RESIDENCE
THE ALAN L. STALB LIVING TRUST
103 SEVENTH AVENUE
ST. PETE BEACH, FLORIDA 33706

Comm. # 0415
4/20/15
1 of 4

Exhibit D.





