



## **HISTORIC PRESERVATION BOARD MEETING**

### **CITY OF ST. PETE BEACH**

155 Corey Avenue  
St. Pete Beach, Florida

**Thursday, 12/1/2016**  
**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**  
10/6/2016
- 4. Public Hearings**  
None
- 5. Discussion Items**
  - A. Historic Preservation Informational Pamphlet
  - B. Certified Local Government Annual Report
- 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**

**OCTOBER 6, 2016**

**3:30 P.M.**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **PRESENT:**

Chris Marone, Chairman  
Sean Hurley, Vice Chair  
Tina Douglass, Member  
Ingrid Jacobus, Member  
Yann Weymouth, 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.

#### **3. Minutes for Acceptance – 7/7/2016 & 8/4/2016**

Member Weymouth made a motion to approve the July 7, 2016 Historic Preservation Board minutes as presented. The motion was seconded by Vice Chair Hurley and unanimously approved by a roll call vote (5 yeses - 0 nos).

Member Jacobus made a motion to approve the August 4, 2016 Historic Preservation Board minutes as presented. The motion was seconded by Member Douglass and unanimously approved by a roll call vote (5 yeses - 0 nos).

#### **2. Audience Comments**

There were no audience comments.

#### **4. Public Hearing**

**A. Case: 2016-0049**

**Address: 100 6<sup>th</sup> Avenue/504 Pass-A-Grille Way**  
**Request: Application for a variance to allow construction within the floodplain for renovations that will exceed 50% of the structure's value.**

Ms. Welden, Planner II, gave a brief overview of Case No. 2016-0049 and stated Staff recommended approval.

Chairman Marone asked the applicant if they would like to speak.

Ralph Lickton, 1706 Pass-A-Grille Way, designer, spoke in regard to the variance request.

Chairman Marone asked for audience comments. Hearing none, Chairman Marone asked for a motion.

**Member Douglass made a motion to approve the FEMA variance for Case No. 2016-0049. The motion was seconded by Member Weymouth and was unanimously approved by a roll call vote (5 yeses - 0 nos).**

**B. Case: 2016-0053**

**Address: 1801 Pass-A-Grille Way**  
**Request: Application for Certificate of Appropriateness for demolition of a locally-designated historic structure.**

Ms. Welden gave a brief overview of Case No. 2016-0053 and stated that Staff recommended a stay of demolition of thirty (30) days.

Sue Kotchman, appearing on behalf of the property owners, spoke in regard to the renovation process, termite infestation and a request to demolish the existing single family residence.

Mr. Colburn, 1803 Pass-A-Grille Way, spoke in opposition to demolishing the subject property.

Melinda Pletcher, 2281 East Vina, thanked the board for their input in regard to the historic district and spoke in regard to the subject property and the community.

Chairman Marone asked for any further audience comments.

Ralph Lickton, 1706 Pass-A-Grille Way, designer, spoke in regard to the subject property.

Chairman Marone asked for audience comments. Hearing none, Chairman Marone asked for board discussion.

Chairman Marone asked for a motion.

**Member Douglass made a motion that the Historic Preservation Board recommend a stay of demolition for 30 days in order for the applicant to reconsider renovation and an addition to the home in the Certificate of Appropriateness Case No. 2016-0053. The motion was seconded by Member Weymouth.**

Chairman Marone called for a roll call vote.

**The motion was unanimously approved by a roll call vote (5 yeses - 0 nos).**

**C. Case: 2016-19**

**Review and recommendation to the City Commission for proposed amendments to Division 20 of the City of St. Pete Beach Land Development Code regarding development standards in Pass-A-Grille.**

In regard to the Pass-A-Grille Form-Based Code, Ms. Bryla informed the board that the consultant would be unable to attend the Historic Preservation Board meeting.

Board discussion followed in regard to Ordinance 2016-19 on the following items: density, demolishing structures, rebuilding structures, and a community meeting to take place on October 13, 2016.

Chairman Marone asked for audience comments.

Mark Colburn, 1803 Pass-A-Grille Way, expressed his concerns in regard to building codes, zoning, lots, accessory structures, typology and setbacks.

Ralph Lickton, 1706 Pass-A-Grille Way, designer, commented on the following topics: overlay district, future land use map, architectural control, form-based code, FEMA and the new flood map.

Chairman Marone asked for audience comments.

Don Pellegrino, 103 25<sup>th</sup> Avenue, thanked the staff and spoke in regard to setbacks, rebuilding, property values, and house-large.

Chairman Marone asked for audience comments. There were no further audience comments.

Chairman Marone asked for any further discussion. Ms. Bryla commented that she was not requesting a motion at this meeting and informed the board that she will be taking the comments from this meeting and will share them with the people that attend the community meeting on October 13, 2016, 6:00 p.m., at the Don Vista.

**5. Adjournment**

There being no further business to come before the board, the meeting was adjourned at 4:53 p.m.

Attest:

\_\_\_\_\_  
Rebecca C. Haynes, City Clerk

\_\_\_\_\_  
Chris Marone, Chairman

Minutes approved on: \_\_\_\_\_



# HISTORIC PRESERVATION

## The Local Designation Process and Benefits

Community Development  
Department  
155 Corey Avenue  
St. Pete Beach, Florida 33706  
(727) 367-2735

### Background

Pass-a-Grille was established as a National Register Historic District in 1989 and was expanded in 2003. It is significant in the areas of exploration/settlement due to it being the first incorporated town established on the Pinellas County barrier islands and in the area of entertainment/recreation for being the first popular beach resort community in the area. It is also significant in terms of community planning & development due to the public amenities such as the parks, the Pass-a-Grille Community Church, and a USPS post office established in 1859 which survived until 2011. The period of significance is 1900-1957 when the last buildings were constructed as the town of Pass-a-Grille, which then became a part of the newly incorporated city of St. Petersburg Beach. The district contains a mixture of mostly residential buildings with some commercial, and is bounded by the southern tip of the island and 31st avenue. The main architectural types are Commercial and Frame Vernacular. See below for examples of the vernacular type and some of the other styles that represent the district.



Commercial Vernacular



Frame Vernacular



Minimal Traditional



Colonial Revival



Mediterranean Revival

### Benefits of Local Historic Designation

There are many intangible benefits of owning a historic property. It fosters neighborhood stability when the community works together to protect its valuable resources. It can also give one a sense of pride in helping to maintain the character and history of the neighborhood they live in. Voluntarily designating your property as a local historic resource has some very tangible benefits as well:

#### ♦ FEMA Variance

*The Historic Preservation Board may grant variances to the City's and the Federal Emergency Management Agency's (FEMA's) flood management regulations for historically-consistent renovations or expansions, including the requirement that a structure must be elevated above base flood if renovations exceed 50% of its value.*

#### ♦ Ad Valorem Tax Exemption

*Historically-consistent renovations to locally designated structures may receive relief from City and County property taxes for the added value of the improvements for up to 10 years.*

#### ♦ Relief from Certain Building Code Requirements

*Allows the Building Official to waive select Florida Building Code requirements if their enforcement would affect the historic significance of a structure.*

#### ♦ Professional Technical Assistance

*Staff and the Historic Preservation Board serve as advisors for renovations, ensuring they achieve historic consistency while enhancing the charm of the structure and district. Staff can also help the property owner receives the maximum incentives available.*

Example of a renovation using the Ad Valorem Tax Exemption & FEMA Variance.



Before



After

## The Local Historic Designation Process

Locally designating your property as a historic resource is easy:

1. Complete a signed application (free).
2. The Historic Preservation Board reviews and approves the application at their monthly meeting.
3. Receive benefits!

Applications and more information available at: <http://www.stpetebeach.org/city-department/community-development/planning-zoning.html>

“Historic Preservation has many advantages, but most of all, it’s simply a matter of good sense. It’s smart to protect older buildings and neighborhoods because they’re aesthetically appealing, they’re useful, and they help us understand ourselves as individuals and as a nation.”

- National Trust for Historic Preservation

|                                                                          |
|--------------------------------------------------------------------------|
| <b>Name of Certified Local Government:</b> <i>City of St. Pete Beach</i> |
| <b>Report Submitted By:</b> <i>Chelsey Welden</i>                        |
| <b>Contact Information:</b> <i>727-363-9266</i>                          |
| <b>Date Report Submitted:</b> <i>Wednesday, November 30, 2016</i>        |

**This report is due by November 30, 2016.** In addition to completing this questionnaire, please attach a copy of the National Park Service Annual Products Report for CLGs. The answers you provide better informs our office on how we can assist our CLG entities and work jointly to improve performance.

## 1.) ORDINANCE

Were any amendments made to either the preservation ordinance or tax exemption ordinance?

☐ Yes ☒ No

If yes, please explain the nature of these changes and provide a copy of the revised ordinance.

[Click here to enter text.](#)

## 2.) RULES OF PROCEDURE

Were there any changes made to the rules of procedure?

☐ Yes ☒ No

If yes, please explain the nature of these changes and provide a copy of the revised rule.

[Click here to enter text.](#)

List all board members, their profession, and length of service on the board. Please include the resumes of any new board members.

| Name | Profession | Years of Service |
|------|------------|------------------|
|------|------------|------------------|

|                           |                                 |                 |
|---------------------------|---------------------------------|-----------------|
| Chris Marone              | Lawyer                          | Choose an item. |
| Ingrid Jacobus            | knowledgable/interested citizen | Choose an item. |
| Yann Weymouth             | Architect                       | Choose an item. |
| Sean Hurley               | Realtor                         | Choose an item. |
| Tina Douglass             | knowledgable/interested citizen | Choose an item. |
| Click here to enter text. | Choose an item.                 | Choose an item. |
| Click here to enter text. | Choose an item.                 | Choose an item. |

### 3.) SUMMARY OF PRESERVATION BOARD ACTIVITIES

a.) Date of the last NPS or SHPO–sponsored CLG training: 2013

b.) Date/Time of regularly scheduled HPC meetings: 1<sup>st</sup> Thursday of the month at 3:30pm

c.) Review your historic districts – please list each district (local and National Register) and identify the year it was listed and the year that area was resurveyed. If the district or historic resource inventory has not been updated, please use “N/A” as a response.

| Name                              | Year of Designation | Year Updated    |
|-----------------------------------|---------------------|-----------------|
| Pass-a-Grille Historic District   | 1989                | 2003            |
| Resurvey of PAG Historic District | Choose an item.     | 2015            |
| Click here to enter text.         | Choose an item.     | Choose an item. |
| Click here to enter text.         | Choose an item.     | Choose an item. |
| Click here to enter text.         | Choose an item.     | Choose an item. |
| Click here to enter text.         | Choose an item.     | Choose an item. |

|                           |                 |                 |
|---------------------------|-----------------|-----------------|
|                           | item.           | item.           |
| Click here to enter text. | Choose an item. | Choose an item. |
| Click here to enter text. | Choose an item. | Choose an item. |
| Click here to enter text. | Choose an item. | Choose an item. |
| Click here to enter text. | Choose an item. | Choose an item. |

d.) \*New designations: Local 4 National 0

For locally-designated properties, how many new:

# of Buildings 4 # of Districts 0 # of Archaeological Sites 0

**\*Provide a list and/or map of new locally-designated resources.**

113 11<sup>th</sup> Avenue

603 Gulf Way

1500 Pass-a-Grille Way

504 Pass-a-Grille Way/100 6<sup>th</sup> Avenue

e.) Florida Master Site File forms submitted: 0

f.) National Register nomination proposals reviewed: 0

g.) COAs (Certificates of Appropriateness) reviewed: 7

h.) Ad Valorem Tax exemption projects reviewed: 1

## REMINDER:

Please attach a list of the following:

- ☐ National Park Service Annual Products Report for CLGs **(required)**
- ☐ A copy of the amended ordinance(s)/rules of procedure (if applicable)

- ☐ Resumes of any new board members (If applicable)
- ☐ A list and/or map of all individually designated properties and historic districts within your CLG  
(if applicable)

National Park Service  
Heritage Preservation Assistance Programs  
State, Tribal, and Local Plans & Grants Division

## National Park Service Annual Products Report for CLGs

LOCAL GOVERNMENT NAME: St. Pete Beach STATE: FL

### PERSON WHO CAN ANSWER QUESTIONS

ABOUT RESPONSES TO THIS FORM: Chelsey Welden TELEPHONE: 727-363-9266

FEDERAL

E-MAIL: cwelden@stpetebeach.org

Please read “Guidance for Completing the National Park Service Annual Products Report for CLGs”. This guidance defines terms, explains what to count, answers frequently-asked questions, etc.; e.g., what is the difference between “CLG Inventory” and “Local Register”?

### 1. CLG Inventory Program

During the reporting period, how many historic properties did your local government add to your CLG inventory?

4

### 2. Local Landmarks and/or Historic Districts (a.k.a., Local Register) Program

a. During the reporting period, did your local government have the legal authority to create/amend local landmarks/local historic districts (or a similar list of designations created by local law)?

Yes X No ☐

b. If the answer to question 2a is “No,” please leave question 2b’s blank empty and proceed to question 3a. If the answer is “Yes,” during the reporting period, how many historic properties (i.e., contributing properties) in local historic districts/landmarks did your local government add to your local register (or similar list created by local law)?

4

### 3. Local Tax Incentives Program

a. During the reporting period, did your community have a tax incentives program/process under local law that could be used to benefit (directly or indirectly) historic properties?

Yes X No ☐

b. If the answer to question 3a is “No,” please leave question 3b’s blank empty and proceed to question 4a. If the answer is “Yes,” during the reporting period, how many historic properties did your local government assist through the local tax incentives program?

0

(Continued on next page)

LOCAL GOVERNMENT NAME: St. Pete Beach STATE: FL  
(Annual Report -- Continued from the previous page)

**4. Local “Bricks and Mortar” Grants/Loans Program**

- a. During the reporting period, did your community have a local government-funded grants/loans program that could be used for rehabilitating/restoring/preserving historic properties? Yes ☐ No ☒
- b. If the answer to question 4a is “No,” please leave question 4b’s blank empty and proceed to question 5a. If the answer is “Yes,” during the reporting period, how many historic properties did your local government assist through your local government’s program? \_\_\_\_\_

**5. Local Design Review/Regulatory Compliance Program**

- a. During the reporting period, did your local government have a historic preservation regulatory law(s) (e.g., an ordinance requiring Commission/staff review of 1) local government activities and/or 2) changes to, or impacts on, properties within a historic district)? Yes ☐ No ☒
- b. If the answer to question 5a is “No,” please leave question 5b’s blank empty and proceed to question 6a. If the answer is “Yes,” during the reporting period, how many historic properties did your local government review for compliance with your local government’s historic preservation regulatory law(s)? \_\_\_\_\_

**6. Local Property Acquisition Program**

- a. During the reporting period, aside from eminent domain, did your local government have a program that could be used to acquire (and/or help others to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes ☐ No ☒
- b. If the answer to question 6a is “No,” please leave question 6b’s blank empty. You have finished the Annual Report. If the answer is “Yes,” during the reporting period, how many historic properties did your local government acquire (and/or help others to acquire) in whole or in part through purchase, donation, or other means? \_\_\_\_\_

**Notes/Comments:**

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Thank you for filling out this form. For maximum benefit, please send it, no later than July 10, 2015, to:

State, Tribal, and Local Plans & Grants Division    Attention: John Renaud  
Preservation Assistance Programs  
National Park Service  
1201 Eye Street NW (Organization Code 2256),  
Washington, DC 20005

Alternatively, feel free to send the report to John Renaud by fax at 202-371-1794 or at [John.Renaud@nps.gov](mailto:John.Renaud@nps.gov) by e-mail. If you want an electronic (Word) or other available version of this format and accompanying guidance, please contact John by e-mail. There is also an on-line data entry option that is available for State CLG Program Coordinators and a Google forms option that is available to you. If you have any questions, please contact John by telephone at 202-354-2066, by fax, or by e-mail.

Because of its long-term uses, it will never be too late to provide this report’s information. For information collection burden language, see the guidance for completing the report.