



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, 5/4/2017
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. Items added will be assigned agenda item numbers and items that are moved will retain the same item numbers. A 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. **Approval of Minutes**
1/5/2017
4. **Agenda Items**
 - A. Case: 2017-0001
 - Address: 603 Gulf Way
 - Request: Application for a Certificate of Appropriateness to amend previously-approved plans for renovation to a locally designated historic structure.
5. **Adjournment**

APPEAL

APPEAL: Florida Statutes 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

Electronic media must be submitted a minimum of 24 hours in advance to
cityclerk@stpetebeach.org

The public is cordially invited to attend.

All agenda material is available for review at City Hall.

HISTORIC PRESERVATION BOARD

MINUTES

JANUARY 5, 2017

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Sean Hurley, Vice Chair
Tina Douglass, Member
Ingrid Jacobus, Member
Yann Weymouth, Member

ABSENT:

Chris Marone, Chairman

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 – 12/1/2016

Member Jacobus made a motion to approve the December 1, 2016 Historic Preservation Board minutes as presented. The motion was seconded by Member Douglass and unanimously approved by a roll call vote (4 yeses - 0 nos).

4. Public Hearing

A. Ordinance 2016-19

Tara Salmieri, PlanActive Studio, gave a presentation to the board and reviewed documents entitled “Project Timeline” and “Division 20 – Pass-A-Grille Overlay District.”

There was board discussion with Ms. Salmieri in regard to Ordinance 2016-19.

Vice Chair Hurley asked for audience comments.

Jim Anderson, 301 41st Avenue, spoke in regard to his concerns with Section 20.07, (b) and (c), Density, intensity and assembly of parcels.” Also, Mr. Anderson submitted and reviewed a two-page document entitled “The Countywide Rules Amended through May 31, 2016” to the Historic Preservation Board and the Deputy City Clerk.

Joe Caruso, 1301 Gulf Way, spoke about redeveloping the Sabal Palms Inn, submitted renderings, and discussed building height.

Tara Salmieri spoke in regard to building height, building typology, the Pass-A-Grille overlay and zoning.

Joe Caruso, 1301 Gulf Way, spoke about building height and zoning.

Ralph Lickton, 1706 Pass-A-Grille Way, St. Pete Beach, spoke in regard to multi-family and the destruction of designated and contributing structures.

Jim Anderson, 301 41st Avenue, spoke in regard to his disagreement with Section 20.18, (b), “Minimum off-street parking requirements.”

Vice Chair Hurley asked for further audience comments. Hearing none, Vice Chair Hurley closed audience comments.

Member Weymouth made a motion to accept 2016-19 with these four items: first, the cupolas are not to be included in the height of the building structure, have a ratio to be determined and to be on a pitched roof; second, remove 20.22(b)2, “Window size is consistent”; third, move the first sentence in Section 20.23, General building design (non-residential), Item (d), and make it Item No. 14 under that section; fourth, raise the permitted height of Boutique Hotel typology on Gulf Way to 35 feet with the proviso that for every additional foot of height above the normal permitted height, that the setback from the property line be increased, on a one-to-one basis, from the front setback. The motion was seconded by Member Jacobus and was unanimously approved by a roll call vote (4 yeses - 0 nos).

Ralph Lickton, 1706 Pass-A-Grille Way, St. Pete Beach, spoke in regard to the Havana Inn, cupolas and thanked Member Weymouth for his comments.

5. Discussion Items

Member Weymouth requested to find a way to communicate with city commissioners to discuss items reviewed by the Historic Preservation Board and the enforcement of the preservation of historic buildings. Ms. Bryla offered to discuss with the City Manager whether this could be a topic for the Community Development Department to explore.

6. Adjournment

There being no further business to come before the board, the meeting was adjourned at 5:33 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____



St. Pete Beach Historic Preservation Board

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

5/4/16

Certificate of Appropriateness Case #2017-0001

Address:
603 Gulf Way

Staff Representative
Jennifer Bryla,
Community
Development Director

Zoning District:
RLM-2/PAG

Findings:

1. The property will be used for its historic purpose.
2. The historic character of a property will be retained and preserved.
3. There will be no changes that create a false sense of historical development.
4. Changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features,



ITEM SUMMARY:

Applicant requests approval for amendment to a previously approved Certificate of Appropriateness (2016-0029) for renovations and additions to a locally designated historic structure pursuant to Division 28 of the City's Land Development Code.

Address	603 Gulf Way
Year Built	1925-1948
Historic Status	Locally Designated
Existing Use	3-Unit Apartment
Adjacent Uses	
North:	Duplex
South:	Single-family
East:	Duplex
West:	Infrastructure (Gulf Way)

Related cases:
2016-0028: Application for local historic designation
2016-0029: Application for Certificate of Appropriateness
2016-0030: Application for FEMA variance

finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features shall be repaired rather than replaced.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used..

8. There are no significant archeological resources affected by the project.

9. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize the property. The new work will be differentiated from the old.

10. The new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property will be unimpaired.

Requested Motion
"I move to approve Certificate of Appropriateness case #2017-0001."

The scope of work of the already approved Certificate of Appropriateness (#2016-0029) includes:

- Second-story renovations, including addition of a living room and kitchen (approx. 550 sq. ft.)
- Second-story addition of a partially-covered deck (approx. 750 sq. ft.)
- Third-story addition of a master bedroom/bathroom (approx. 510 sq. ft.)
- Third-story addition of a partially-covered deck (approx. 1,020 sq. ft.)

The requested amendment includes the following work:

- Hardie board-type exterior on second and third floors (originally stucco on all three floors, first floor will remain stucco)
- Installation of a 4 foot tall picket fence with decorative triangular cutouts along the front of the property

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 amendment to the 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 (LDC), specifically Division 28 (Historic Preservation).

Sec. 28.8 of the LDC outlines the requirements for issuance of a Certificate of Appropriateness, which include compliance with the Secretary of Interior's Standards for Rehabilitation. The plans also meet all regulations outlined in the LDC for the RLM-2 & PAG zoning districts (Sections 11 & 20 respectively).

STAFF RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness amendment. The proposed plans are in line with the general character of the surrounding neighborhood and approval of the application will continue to aid in the protection of the historic character of the district.

The proposed amendment to the exterior from stucco to hardie board-type siding reflects the historic character of the Pass-A-Grille District. The proposed fence lends public/private separation while keeping visibility and street-front aesthetics common to historic structures.

	Attachments: Attachment A – Relevant Code Sections Attachment B – Application Attachment C – Site Plan & Elevations Attachment D – Photograph of proposed fencing
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Attachment A:

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

(a) No new construction, addition, moving or demolition permit shall be issued for a voluntarily designated historic resource until a certificate of appropriateness has been issued.

(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.

(c) The criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation, 36 CFR 67 (1983), or as may be amended, renumbered or replaced, and the City Comprehensive Plan, which are adopted by reference as though set forth fully in this division. Copies of the Secretary of the Interior's standards and the City Comprehensive Plan shall be kept on file in the Department of Community Development.

(d) A minimum of 45 days prior to the date of the historic preservation board meeting at which the hearing shall be conducted, the applicant for a certificate of appropriateness shall submit to the city a completed application for certificate of appropriateness on a form provided by the city, which application shall include the following:

1. A recent survey of the property;
2. Elevations, drawn to scale, of the proposed addition(s), signed and sealed by a registered architect or engineer. The elevations shall include detailed information regarding the materials to be used.
3. A site plan, drawn to scale, of the proposed addition(s), signed and sealed by a registered architect or engineer. The plans shall include existing and proposed square footage, proposed landscaping, paving, and existing and proposed amounts of impervious surface.
4. Digital photographs of each existing elevation of the subject property.
5. Digital photos of the adjacent properties.

This material shall remain with the building permit application. Additional illustrations can be brought to the historic preservation board meeting, but the illustrations filed with the city shall clearly demonstrate the applicant's intent.

(e) Under this division, the historic preservation board shall have reviewed and approved all applications for building, demolition or moving permits before forwarding such to the city manager for review pursuant to this division. The historic preservation board shall consider the granting or denial of a certificate of appropriateness at a public hearing to be held for such purpose. Public notice shall be in accordance with the provisions of section 3.4 of the City of St. Pete Beach Land Development Code.

(Ord. No. 2006-01, § 1, 1-24-06; Ord. No. 2010-03, § 2(Att. B), 4-27-10)



2017-0001

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date ____/____/____	Case Number _____
Bldg. Permit No. _____	Date _____
Other _____	
PIN.: _____	

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

Cheryl Engels
603 GULF Way
St. Pete Beach

Representative Name & Address

Same

Phone 401-864-4495

Phone _____

Property Address and Legal Description

Is the property part of a previously approved development proposal?

☒ Yes

☐ No

If yes, provide the case number 2016-0029

TYPE OF ACTIVITY

New Construction	_____
Addition	☒
Demolition	_____
Rehabilitation	_____
Relocation	_____

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.

we previously submitted for stucco finish on entire home. we would like to change it to be stucco on existing first floor (no work needed) + Hardie board or similar board on new second + third floors

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

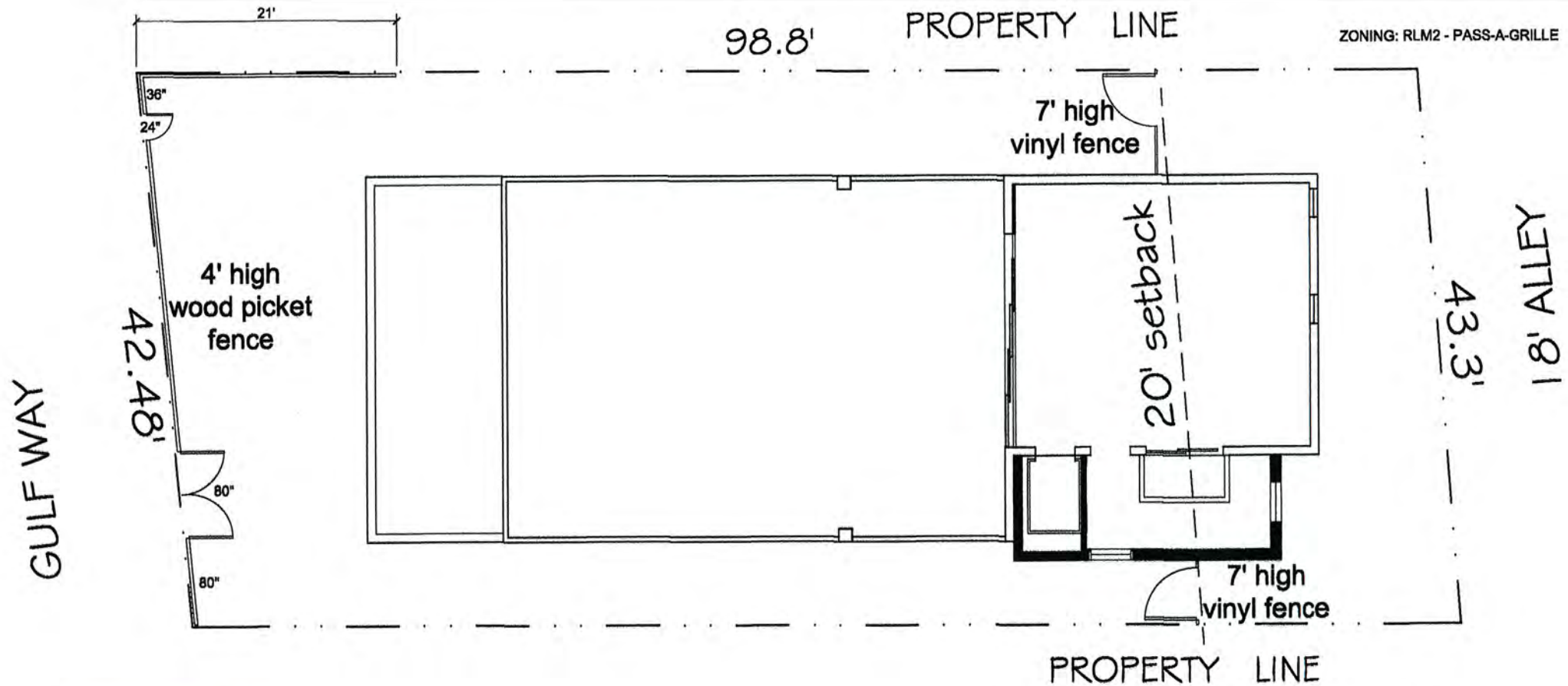
Exterior material/siding 1st Floor stucco will not change 2nd + 3rd Floor → old second Floor had siding. Third Floor is new Addition
Windows
Doors
Roofing
Entrances/Porches

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.

Applicant (owner of property) signature

Date

1/16/17



ZONING: RLM2 - PASS-A-GRILLE

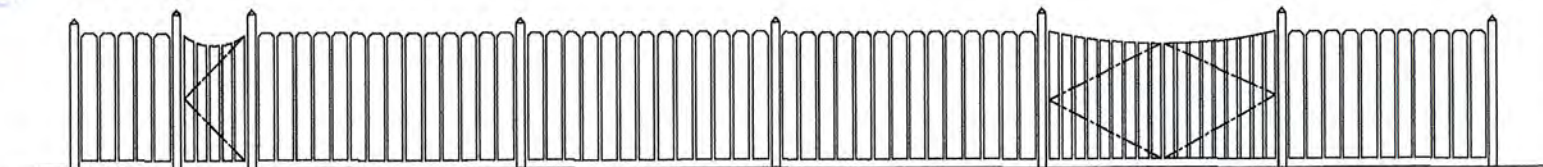
SITE PLAN

SCALE: 1/4" = 1'-0"



FRONT ELEVATION OF PICKET FENCE

SCALE: 1/2" = 1'-0"



RANDALL MARKS ARCHITECT
1012 COUNTRY CLUB WAY SOUTH
Saint Petersburg, Florida 33705
Phone: (727) 204-2328
Fax: (727) 368-6928
randall.marks.arch@gmail.com



**ADDITION
ENGELS RESIDENCE**
603 GULF WAY
PASS-A-GRILLE, FLORIDA

3/25/17
DRAWN BY: RLM
CHECKED BY: RANDY MARKS
REVISIONS:
7/26/18
RMA





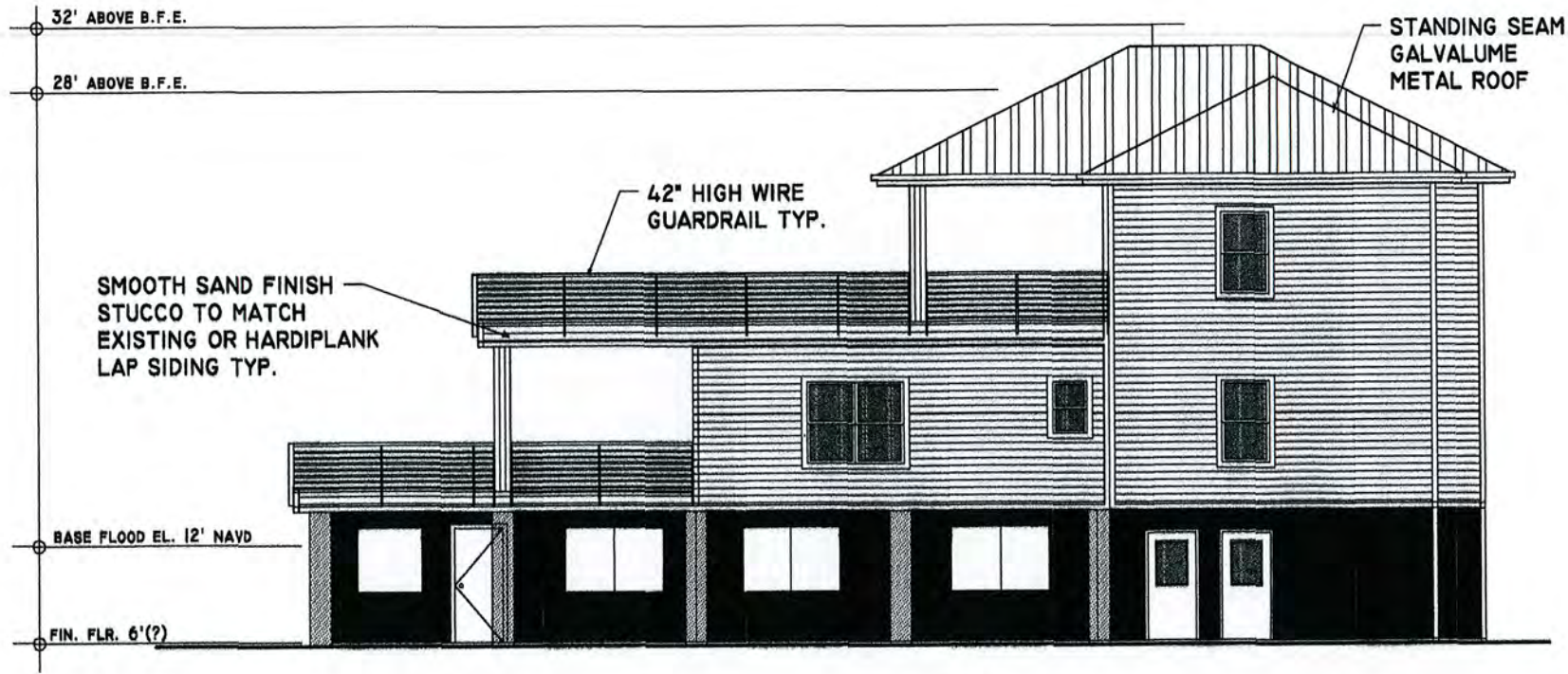
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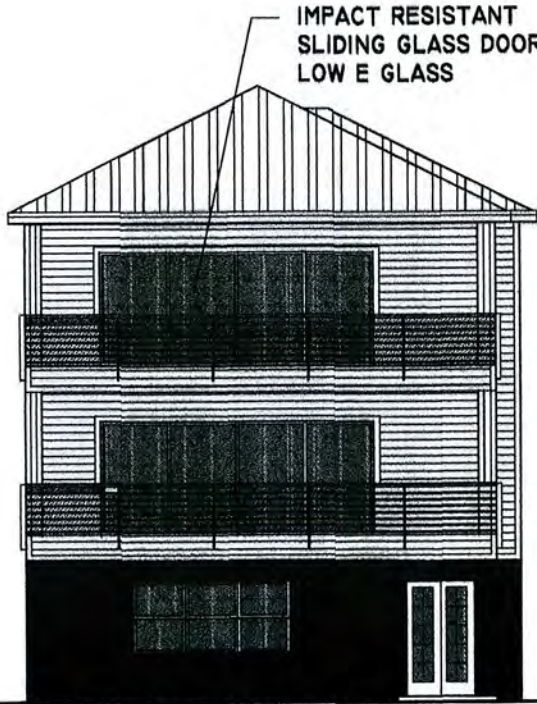
**ADDITION
ENGLES RESIDENCE**
603 GULF WAY
PASS-A-GRIFF, FLORIDA

6/18/16
DRAWN BY: RLM
CHECKED BY: RANDY MARKS
REVISIONS:
7/28/16
6/18/16

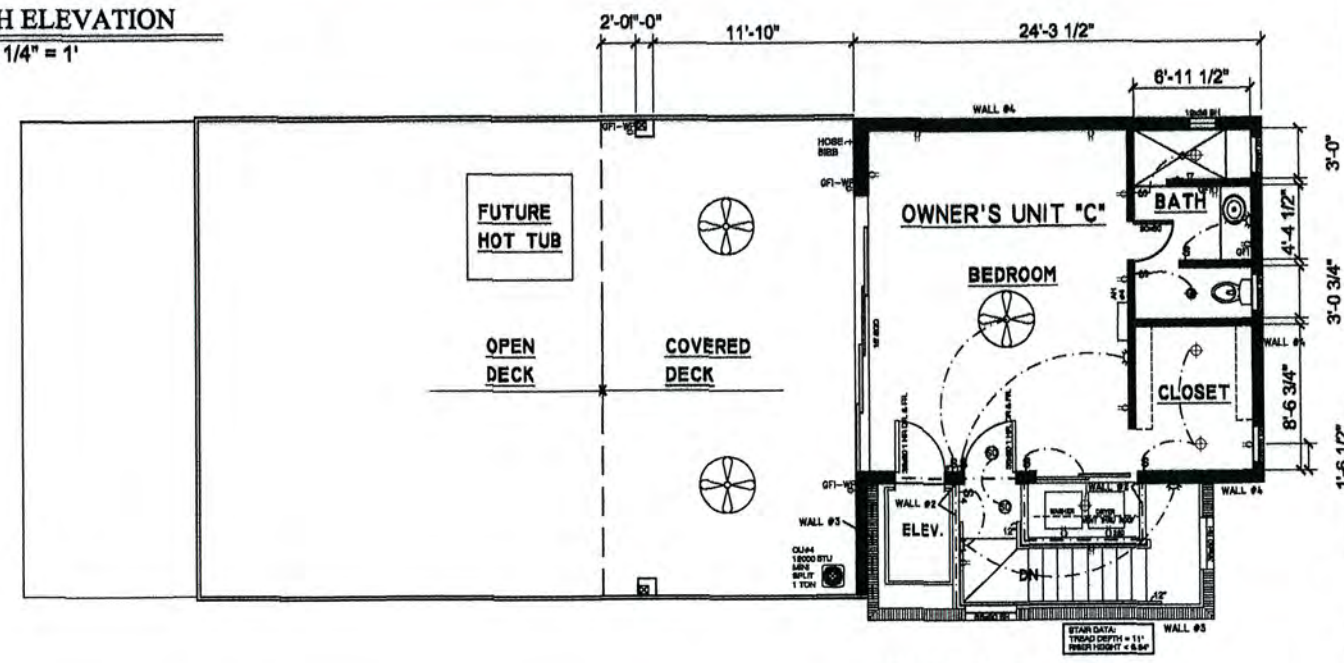
A3



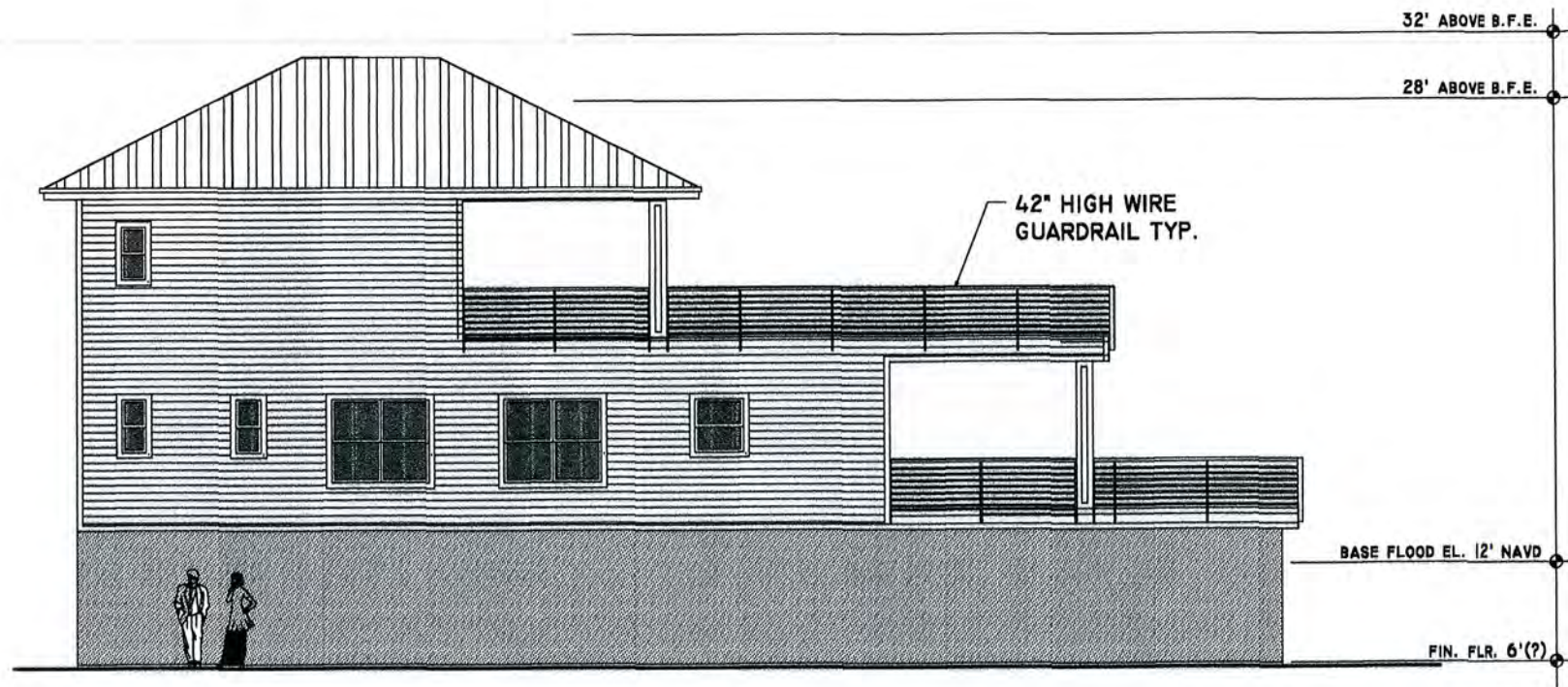
SOUTH ELEVATION
SCALE: 1/4" = 1'



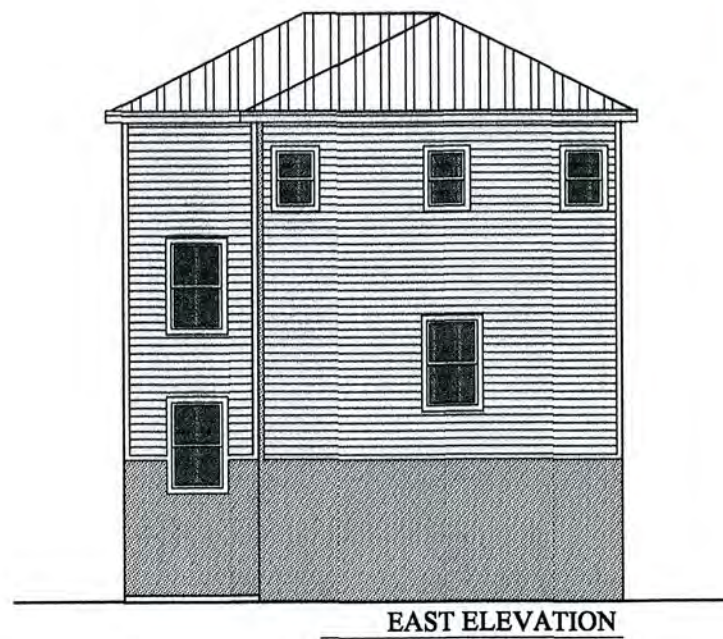
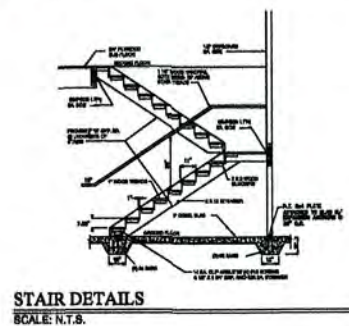
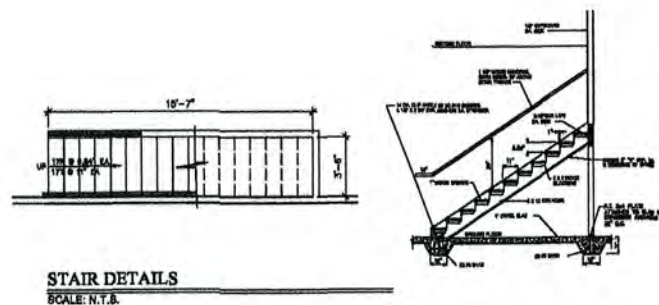
WEST ELEVATION
SCALE: 1/4" = 1'



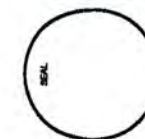
THIRD FLOOR PLAN
SCALE: 1/4" = 1'



NORTH ELEVATION
SCALE: 1/4" = 1'



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**ADDITION
ENGELS RESIDENCE**
603 GULF WAY
PASS-A-GRILLE, FLORIDA

8/18/16
DRAWN BY: RJM
CHECKED BY: RANDY MARSH
REVISIONS:
1/20/16
8/18/16





RECEIVED
MAR 24 2017
COMMUNITY DEVELOPMENT

→ This fence but with triangle cut outs as shown on balcony railing