



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, 1/4/2018
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**
12/7/2017 Meeting
- 4. Agenda Items**
 - a. Proposed Historic Marker
 - i). Approve Text
 - ii). Recommendation to Commission to Approve Submission of Application to County and State
 - b. Plaques Project Update

- c. Street Ends and Public Realm Elements Update
- d. Discuss Differing Criteria/Language for Local Designation of Structures, Signs and Buildings
- e. General Discussion

5. Adjournment

APPEAL

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this 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 (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

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.

Approval of Minutes
Item 3

HISTORIC PRESERVATION BOARD

MINUTES

DECEMBER 7, 2017

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Chris Marone, Chairman
Tom DeYampert, Member
William Loughery, Member
Holly Young, Member

ABSENT:

Sean Hurley, Vice Chair

ALSO PRESENT:

Catherine Porter, 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 – 11/2/2017

Member Loughery made a motion to accept the minutes. The motion was seconded by Member Young and unanimously approved by a roll call vote (4 yeses - 0 nos).

4. Public Hearing

A. Case No. PLN17-00035
Address: 3110 Pass-A-Grille Way

Request: Applicant requests Local Historic Designation of both buildings on the parcel

Ms. Porter gave the Staff presentation of Case No. PLN17-00035 and recommended approval.

Chairman Marone asked the applicant if they would like to speak. Hearing no remarks from the applicant, Chairman Marone asked for Board discussion.

Member Loughery made a motion to approve the application for Local Historic Designation for both structures. The motion was seconded by Chairman Marone and was unanimously approved by a roll call vote (4 yeses - 0 nos).

**B. Case No. PLN17-00040
Address: 4350 St. Pete Beach
Request: Applicant requests Local Historic Designation of neon sign dating to original construction in 1953**

Ms. Porter gave the Staff presentation of Case No. PLN17-00040 and recommended approval.

There was Board discussion in regard to Case No. PLN17-00040.

Hearing no further discussion, Chairman Marone asked the applicants to come forward.

Catherine Curotto Grace, 4350 Gulf Boulevard, St. Pete Beach, spoke about the following topics: the Bon-Aire hotel, sign is a landmark, and requested to keep the sign and make repairs to the sign.

Missy Curotto, 1133 3rd Avenue South, Tierra Verde, Florida, spoke about the following topics: honor and testament to late Grandfather and Father, history of the Bon-Aire, and asked the Board to help them preserve their legacy.

There was Board discussion in regard to the sign.

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

Hearing no further discussion, Chairman Marone asked for a motion.

Member Loughery made a motion to give a Local Historic Designation to the Bon-Aire sign as requested. The motion was seconded by Chairman Marone and was unanimously approved by a roll call vote (4 yeses - 0 nos).

**C. Proposed Historic Marker
i.) Text**

ii.) Location

Ms. Porter reiterated that during the November meeting the Board determined the location of the Pass-A-Grille Historic District, and highlighted topics from the meeting:

- Member Loughery volunteered to provide copy for the proposed marker
- Board requested information on existing markers
- Member Loughery proposed a second marker along Merry Pier
- Find another location for the district marker

Member Loughery spoke about the following items: history of Pass-A-Grille, educating people through the markers, and a Merry Pier plaque or marker. In regard to the idea of having a second marker, Member Loughery stated he could put language together by the next meeting.

It was the consensus of the Board to table making a decision on the language for the markers and to include as an agenda item during the next Historic Preservation Board meeting to approve the language and location of the markers.

D. Discussion of Plaques

Ms. Porter reported on the history of the plaques within St. Pete Beach and discussed the following topics with the Board:

- Researched archives
- Submitted past examples of plaques that were available to property owners with the St. Pete Beach's Local Historic Resource Designation
- Provided a document consisting of the inventory of dates, applicant names, addresses, designation numbers, and use of past plaques
- Researched pricing of plaques

The Board had discussion about the following topics:

- Reach out to property owners of locally designated structures in regard to having plaques
- Reach out to properties of historic character to see if they want to be locally designated structures
- Draft a letter, which would have to be approved by Chairman Marone, that would be sent to property owners in regard to plaques

E. Discussion of Developing Guidelines on Street Ends and Public Realm Elements

Ms. Porter discussed with the Board the following topics:

- Street ends are all different: take inventory of street ends and note the location and then overlay over the plat of the city
- Research enforcement aspects for street ends
- Obtain maps and plats

- Public Realm: research types of historic street signs, distinctive lighting fixtures, street furniture, or benches

F. General Discussion

Chairman Marone asked for Board discussion. Hearing none, Chairman Marone called for adjournment.

5. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 4:36 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____

Meeting Staff Report

	St. Pete Beach Historic Preservation Board 155 Corey Avenue St. Pete Beach, FL 33706 727-367-2735
1/4/18	
Staff Representative Catherine W. Porter, AICP, CFM Planner II	ITEMS SUMMARY 4a. Proposed Historic Marker At the November meeting you chose the location of the proposed historic marker. For January meeting, Mr. Loughery has provided copy for the marker for your approval, which is enclosed. Approval of the text by the HPB is required before moving forward with the application. We have been advised by the County that the application for the marker must be submitted by January 15. In order to meet this deadline, the City Commission must give approval at their meeting of January 9. The draft agenda item for the City Commission is enclosed for your information. Any changes made at the meeting will be incorporated into the final agenda item. Should you be ready to move forward with the application, please make a motion recommending this action to the Commission. Suggested motion: “I move to recommend applying for the County/Department of State historic marker program for the Merry Pier-Eighth Avenue area.” 4b. Plaques Project Update (verbal) 4c. Street Ends and Public Realm Elements Update (verbal) 4d. Discuss Differing Criteria/Language for Local Designation of Structures, Signs and Buildings At the December meeting, a question arose relative to the differing language. Excerpts from Sec. 28 of the Land Development Code relative to structures are enclosed. Basically, the language is clear that structures can be designated, but the “how to” sections refer only to buildings, districts and sites. The language can be standardized in a future update of Sec. 28. In the meantime, the criteria for buildings is being applied to structures, as the definitions are closer than those for districts, and the definition of “building” includes the word “structure”.

Agenda Item 4a – Proposed Historic Marker

MERRY PIER – EIGHTH AVENUE

When Pass-a-Grille began to be settled in the 1890's, all commerce came through the dock located on the bay side at what became 8th Avenue, where the current Merry Pier stands. In 1902, Joseph E. Merry built the first store on the end of the dock where he sold bait, tools, groceries and rented boats. By 1905, ferry services operated from the pier. Pass-a-Grille being only accessible by water until 1919, thousands of visitors walked the pier each year for the beach amenities, renowned shore dinners and legendary fishing. Commercial development centered on 8th Avenue, dubbed "America's shortest and most beautiful Main Street" by Ripley's Believe It or Not. By 1911, when the town incorporated, there were approximately twenty homes, five stores, three hotels and a restaurant. Many of the original structures still exist, which contributes to the overall character and pace of lifestyle in the casual village atmosphere of Pass-a-Grille. For more information about the history of Pass-a-Grille, please visit the Gulf Beaches Historical Museum located on 10th Avenue.

1104 characters with last sentence; 976 without

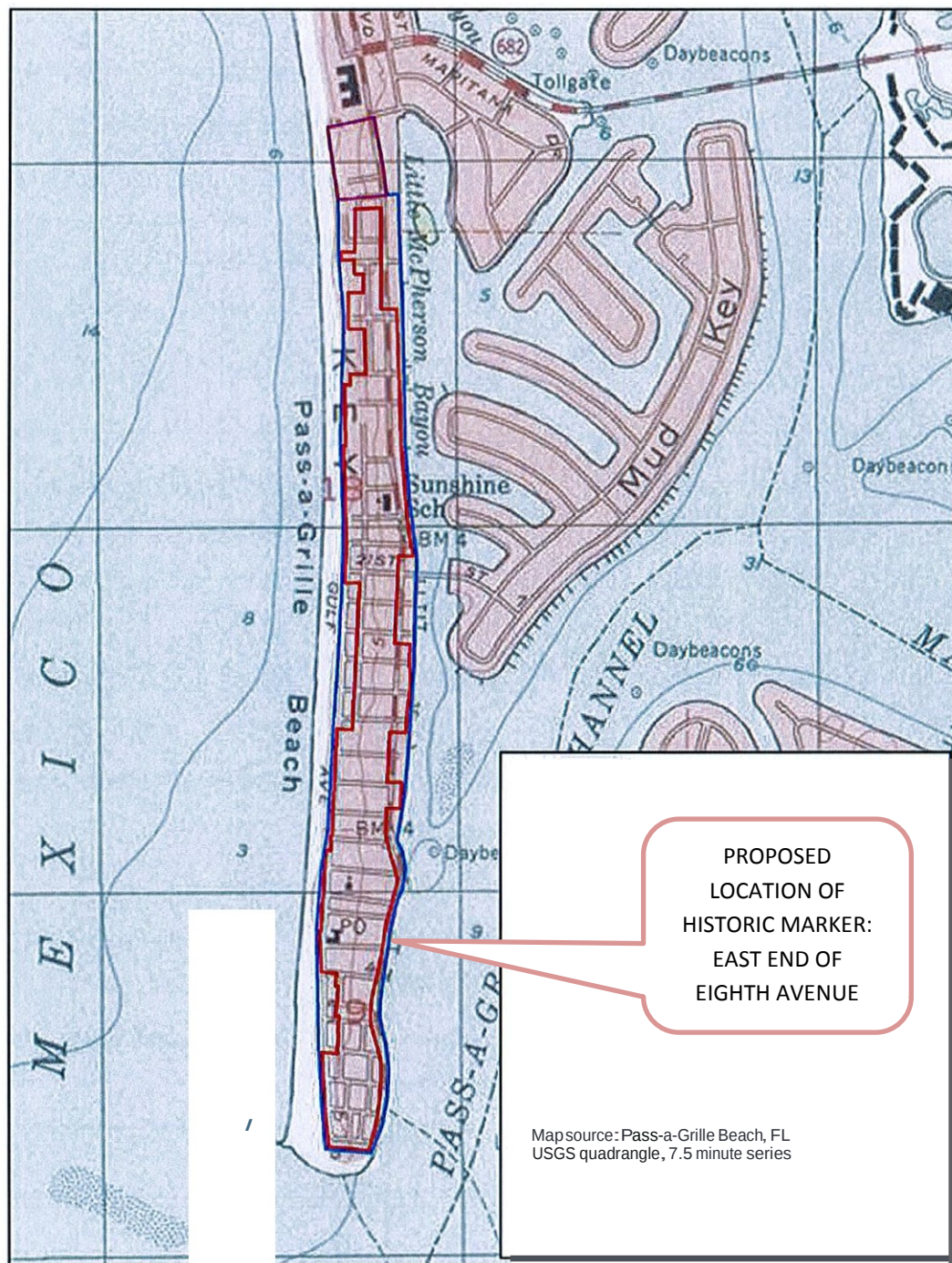


Figure 1. Pass-A-Grille Historic Sites Survey Boundaries

Agenda Item 4 d

Discussion of Differing Criteria/Language for Local Designation of Structures, Signs
and
Buildings

EXCERPTS FROM SEC. 28 OF THE LAND DEVELOPMENT CODE RELATIVE TO STRUCTURES

Sec. 28.19. - Designation procedure; notification required.

The following procedure shall apply for the designation of buildings, structures, districts or sites as historic resources:

- (1) Designation may only be considered at the written request of the property owner.
- (2) When designation is proposed by the property owner, a petition shall be filed with the historic preservation board on forms approved by the historic preservation board. The historic preservation board shall hold a public hearing on the petition. They shall notify the property owner by certified mail at least 30 days in advance of the hearing, unless such notice is waived by the applicant.
- (3) An applicant may reapply for historic designation six months after an unfavorable, final designation decision is reached by the historic preservation board.
- (4) The historic preservation board shall conduct public hearings for a proposed historic district area designation or area extension. Notice of the proposed designation shall be sent by certified mail to the owners of record of the properties proposed for designation. The notice shall describe the properties proposed for designation and shall announce a public hearing of the historic preservation board to consider such designation, to be held no less than 30 days after the mailing of such notice. The properties affected by such district designation shall not be subject to the certificate of appropriateness requirements of this division unless written application for designation of the property shall have been submitted individually by the owner of said property and approved by the historic preservation board in accordance with the requirements of this division.

(Ord. No. 2006-01, § 1, 1-24-06)

Sec. 28.20. - Designation report.

Prior to the designation of any historic resource, structure or historic area district or district extension pursuant to this division, a designation report shall be prepared by city staff. The designation report shall contain the following information:

- (1) *Individual historic buildings or archaeological sites:*
 - a. A physical description of the building or site and its character-defining features, accompanied by photographs.
 - b. A statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by this division.
 - c. A description of the existing condition of the building or site including any potential threats or other circumstances that may affect the integrity of the building or site.
 - d. A statement of rehabilitation or adaptive use proposals, if applicable.
 - e. A location map, showing relevant zoning and land use information.
 - f. A recommendation concerning the eligibility of the building or site for designation pursuant to this division and a listing of those features of the building or site which require specific historic preservation treatments.
 - g. A photographic record of the property. Such record should include a comprehensive photographic representation of the interior and/or exterior appearance of all structures associated with the designation request.

(2) *Historic or archaeological districts:*

- a. A physical description of the district, accompanied by photographs of buildings, structures or sites within the district indicating examples of contributing and noncontributing properties within the district. Also, a list of all contributing properties outside the proposed boundaries of the district shall be provided.
- b. A description of the typical architectural styles, character-defining features, and types of buildings, structures or sites within the district.
- c. An identification of all buildings, structures and sites within the district and the proposed classification of each as contributing or noncontributing, with an explanation of the criteria utilized for the proposed classification.
- d. A statement of the historical, cultural, architectural, archaeological or other significance of the district as defined by the criteria for designation established by this division.
- e. A statement of recommended boundaries for the district and a justification for those boundaries, along with a map showing the recommended boundaries.
- f. A statement of incentives, if any, and the specific guidelines which should be used in authorizing any alteration, demolition, relocation, excavation or new construction within the boundaries of the district.

Sec. 28.22. - Designation criteria established.

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

- (1) *Historic buildings.* A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:
 - a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
 - b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
 - c. Is associated with the life of a person who has played a significant role in our local, state or national history; or
 - d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
 - e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
 - f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.
- (2) *Historic districts.* A district is of historic significance if it:
 - a. Represents a significant entity whose components may lack individual distinction; or
 - b. Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
 - c. Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.
- (3) *Archaeological sites and districts.* A site or district is of archaeological significance if it:

- a. Has yielded or is likely to yield significant information relating to prehistory or history; or
- b. Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

(Ord. No. 2006-01, § 1, 1-24-06)

