



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, 4/5/2018
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**
2/1/2018 Meeting
4. **Agenda Items**
 - A. Case: 18-00005
Address: 103 7th Avenue
Request: Applicant requests a modification to previously-approved Certificates of Appropriateness (cases #2015-0030, #2016-0007; and #17-00013 all approved) to change exterior materials from cypress to yellow pine, change length of roof overhang from two feet to three feet, change the profile of the chimney, enlarge windows to permit emergency egress and decrease size of two windows.

- B. Historic Markers Update
- C. Plaques Project Update
- D. Street Ends and Public Realm Elements
 - 1. Discuss Objectives
 - 2. Street signs – Recommendation to City Commission
- 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: Florida Statutes 286.26. Accessibility of public hearings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a hearing should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the hearing 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.

Approval of Minutes
Item 3

HISTORIC PRESERVATION BOARD

MINUTES

FEBURARY 1, 2018

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Sean Hurley, Vice Chair
Tom DeYampert, Member
William Loughery, Member
Holly Young, Member

ABSENT:

Chris Marone, Chairman

ALSO PRESENT:

Wayne Saunders, City Manager
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. Approval of Minutes – 1/4/18

Member Young made a motion to approve the minutes from the January 4, 2018 meeting. The motion was seconded by Member Loughery and unanimously approved by a roll call vote (4 yeses - 0 nos).

4. Agenda Items

a. Historic Markers Update

City Manager Saunders updated the Board that Ms. Porter had started research on the historic markers and she will bring it to the next meeting.

There was Board discussion in regard to the text for the Merry Pier – Eighth Avenue Historical Marker and the following topics were discussed:

- Email from Christopher D. Moore to Catherine Porter on January 25, 2018 entitled “Merry Pier-Eighth Avenue (Staff Edit)”
 - Words added: “Wilson Hubbard took over the pier’s lease in the 1950s, where he chartered boats for fishing parties. The pier was briefly known as Hubbard’s Pier, until he relocated his business in 1976. The pier was re-dedicated in 1981 as the Merry Pier, and remains a popular fishing destination.” Shorten and condense the two sentences.
 - Words deleted: “For more information about the history of Pass-A-Grille, please visit the Gulf Beaches Historical Museum located on 10th Avenue.”
- Suggestion to remove text that refers to the historical museum and put on an information sign near the historical marker that directs people to the Gulf Beaches Historical Museum.
- Reply to Ms. Porter with comments individually and then staff can respond to the County in regard to the comments.

b. Plaques Project Update

City Manager Saunders updated the Board that Ms. Porter has a list of all the buildings that are designated and that she is currently working on a letter to distribute in regard to the plaques.

c. Street Ends and Public Realm Elements

City Manager Saunders informed the Board that Ms. Porter had stated that the Board was currently working on setting standards for ideas on street ends.

Vice Chair Hurley updated the Board that he had completed his photo survey and a spreadsheet with all of the street ends in the Pass-A-Grille area on the Pass-A-Grille Way side that discusses surfaces and accesses. Vice Chair Hurley stated he will send the information to Ms. Porter.

There was Board discussion in regard to decorative-type street signage. City Manager Saunders recommended to the Board to list as an action item on a future agenda that the Board put forth a recommendation to the City Commission to consider decorative-type street signage for the Pass-A-Grille area as a project to be included in next year’s budget.

There was board discussion in regard to plats, street ends, public right-of-ways, parking and storm pipes.

d. General Discussion

Vice Chair Hurley asked for any further Board discussion. Hearing none, Vice Chair Hurley asked for a motion to adjourn.

6. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 4:24 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____

Agenda Item 4a –Case: 18-00005 - Address: 103 7th Avenue



St. Pete Beach Historic Preservation Board

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

4/5/18

Certificate of Appropriateness Case #18-00005 103 7th Avenue

Applicant/Agent:
Alan L. Stalb Trust/
Alan L. Stalb, Trustee

Related Cases:

COA #2015-0030; COA #2016-0007; Historic Designation #2015-0029; FEMA Variance #2015-0031; COA #17-00013.

Staff Representative

Catherine W. Porter, AICP, CFM
Planner II

Consistency

The proposed Certificate of Appropriateness is consistent with both the *Comprehensive Plan* and the Land Development Code of the City of St. Pete Beach.

Recommendation

Staff recommends approval of the proposed Certificate of Appropriateness.

Requested Motion

"I move to approve Certificate of Appropriateness Case #18-00005 as proposed."



ITEM SUMMARY

Applicant requests a modification to previously-approved Certificates of Appropriateness (cases #2015-0030, #2016-0007; and #17-00013 all approved) to change exterior materials from cypress to yellow pine, change length of roof overhang from two feet to three feet, change the profile of the chimney, enlarge windows to permit emergency egress, and decrease size of two windows.

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 a Certificate of Appropriateness for the subject property at the meeting of June 4, 2015 (Case #2015-0030). 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) Provide for two additions totaling 339 square feet

The Historic Preservation Board approved a modified application for Certificate of Appropriateness for the subject property at the meeting of March 31, 2016 (Case #2016-0007). The application included the following modifications to the structure as well as the ones enumerated above: rebuild the rear portion of the structure due to poor construction and termite/water damage having compromised the structural integrity of the building, using materials that are as close to the appearance of the originals as possible.

The Historic Preservation Board approved a modified application for Certificate of Appropriateness for the subject property at the meeting of October 5, 2017 (Case #17-0013). The application included the following modifications to the structure as well as the ones enumerated above: to decrease from 4 units to 2 units, add an elevator, add exterior air conditioning (A/C) units, and decrease number of windows to more accurately replicate the appearance of the original windows.

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

STAFF ANALYSIS

Staff reviewed the following items specific to the application and drew the following conclusions:

1. Prior to demolition work, the owner thought the original exterior siding was cypress, but investigation has determined that it was southern pine. Applicant is requesting the change to effect the most accurate restoration possible.
2. Prior to demolition work, the owner thought the original roof overhang was two feet, but investigation has determined that it was three feet. Applicant is requesting the change to effect the most accurate restoration possible.

3. An historic photograph indicates that the original chimney had an offset type of decorative brickwork. Applicant is requesting permission to construct the chimney according to the sketch submitted with the application. The Applicant is requesting this change to the profile of the chimney to effect the most accurate restoration possible.
4. Applicant has indicated that larger windows at certain points are required to meet National Fire Protection Association (NFPA) requirements for emergency egress. Applicant is requesting permission to change window size to meet NFPA standards. According to the Fire Marshal and the Building Official, there are no exemptions from this requirement for historic structures.
5. The request to decrease the size of the window is due to the Applicant desiring that laundry equipment not be visible from the exterior. The difference between the other windows on the east elevation and the laundry windows in size is 6 inches vertically and no difference in width. While the difference in size is not ideal, it seems preferable to seeing modern laundry equipment or having a large expanse with no windows.

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.

CONSISTENCY WITH COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE

The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan. The proposed Certificate of Appropriateness 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.

The proposed changes are in keeping with the three Certificates of Appropriateness previously granted. While the smaller laundry windows are not ideal, they will be of the same style as the other windows on the east elevation. The proposed changes will not compromise the historic character of the structure, and the first three changes listed above will enhance the historic character.

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

Exhibit A – Application

Exhibit B – Proposed Plans

Exhibit C – Historic Photo (Property Card)

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.
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EXHIBIT A



CITY OF ST. PETE BEACH

PLN 18-00005

Application for Certificate of Appropriateness

FOR OFFICE USE ONLY

Date ____/____/____ Application Number ____
Bldg. Permit No. ____ Date ____
Other ____
PIN.: ____

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

ALAN STALB
103 7th AVE.
ST. PETE BEACH, FL 33707
Phone 860-298-8935

Representative Name & Address

RICHARD LOEFFLER
CGC GENERAL, INC.
6219 34th PLE PALMETTO, FL
Phone 941-204-5265

Property Address and Legal Description

103 7th AVE, ST PETE BEACH, FL

Is the property part of a previously approved development proposal?

☒ Yes

☐ No

If yes, provide the case number 17-00013

TYPE OF ACTIVITY

New

Construction	<u>✓</u>
Addition	<u>✓</u>
Demolition	<u>✓</u>
Rehabilitation	<u>✓</u>
Relocation	<u>✓</u>

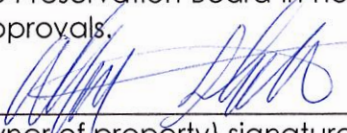
Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. _____

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	
Windows	See attached letter
Doors	from CGC General, Inc
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

3/5/18
Date

CGC GENERAL, INC.

Application for Certificate of Appropriateness

March 5, 2018
St. Pete Beach Historic Preservation Board
155 Corey Avenue
St. Pete Beach, Florida 33706

Ref: Permitted Plans by Architectonics Studio dated March 21, 2017

Re: Alan L. Stalb Residence
103 7th Avenue
Pass-A-Grille Historic District
Florida Site File #11,271

Summary of requests to previously approved Certificate of Appropriateness.

1. Siding Material listed previously on Case# 17-00013 was shown as cypress siding. During demolition it was discovered to be Southern Pine siding. We request the siding be changed to Southern Pine to match the existing siding that can be saved and reused.
2. Although the windows are called out on the original plans, they are not to scale. The included drawing is to ensure that everyone understands the location and size of the windows.
3. Extend truss tails from 24" to 36" to match the existing removed from the structure during demolition.
4. Rebuild the brick chimney as per the attached sketch to be more in conformance with the original historic design. See attached photo.



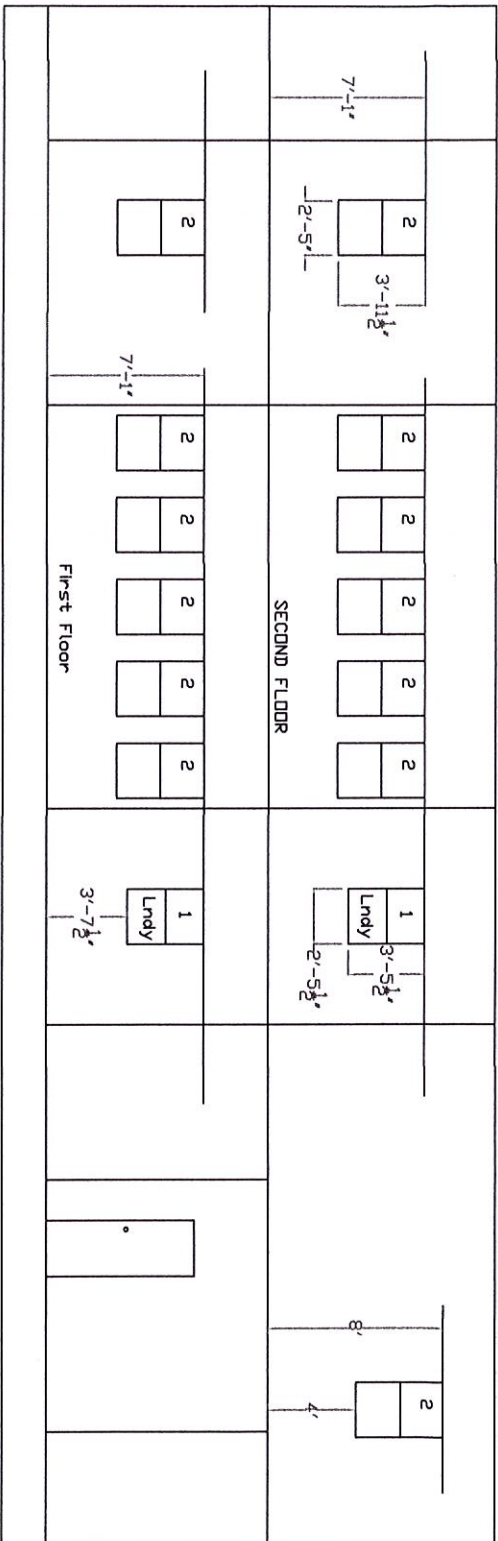
Richard Loeffler
CGC General, Inc.

P.O. Box 1244
Ellenton, Florida 34222
E-Mail CGCGeneral@tampabay.rr.com

941-204-5265
Lic# CGC1513939

No changes from previous COA. except for Laundry Room (#1)

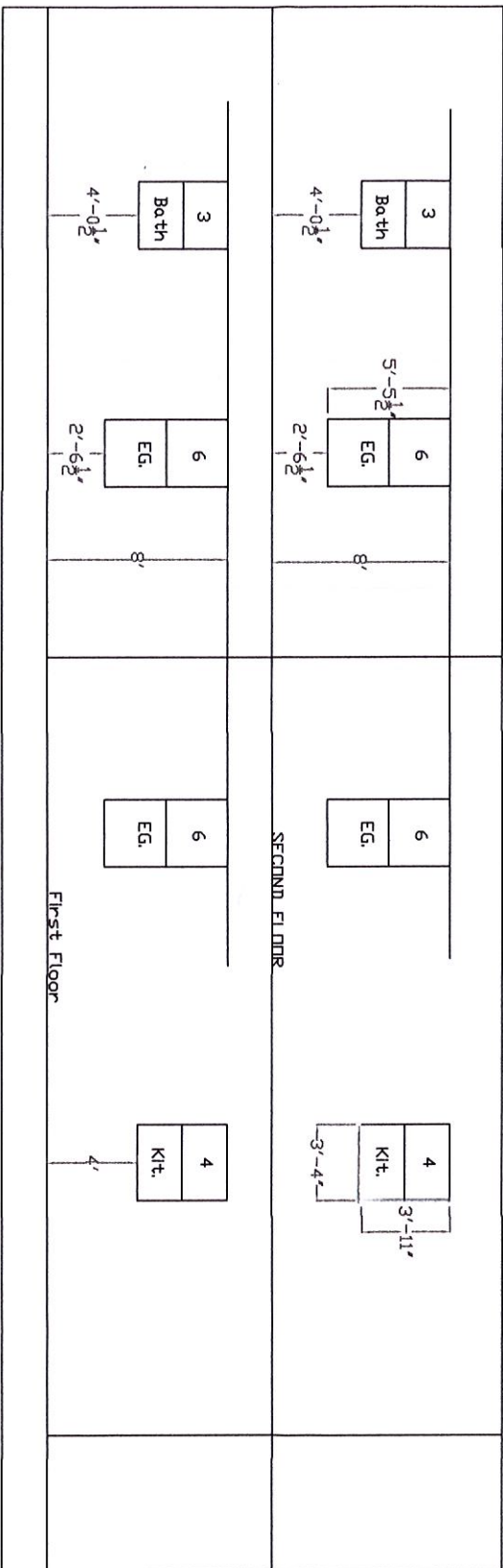
FRONT



EAST

#1 41 1/2" x 29 1/2"
#2 47 1/2" x 29"

3/5/18

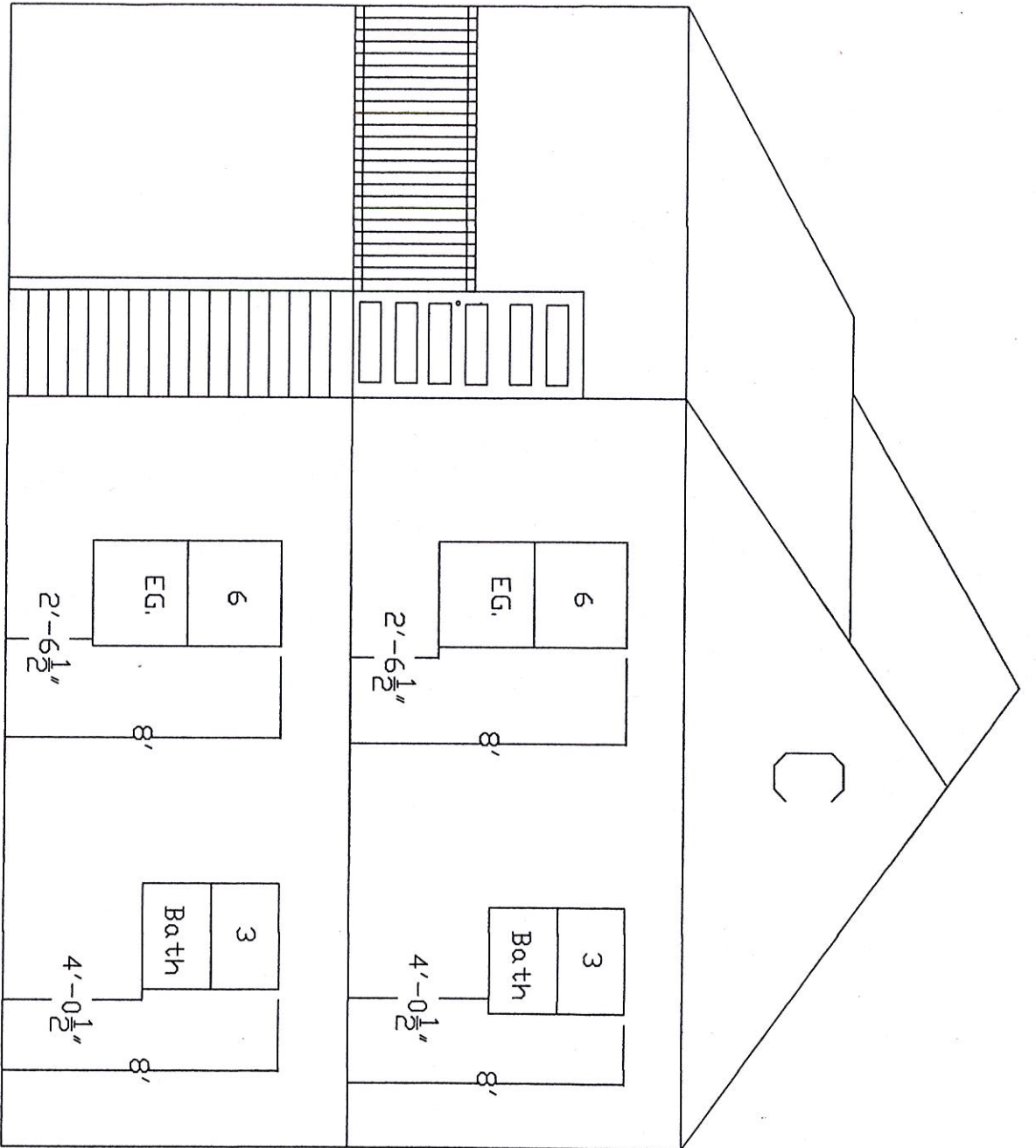


FRONT

WEST

#3 47 1/2" x 25 1/2" H 10
 #4 47 1/2" x 40"
 #6 65 1/2" x 35 1/2"

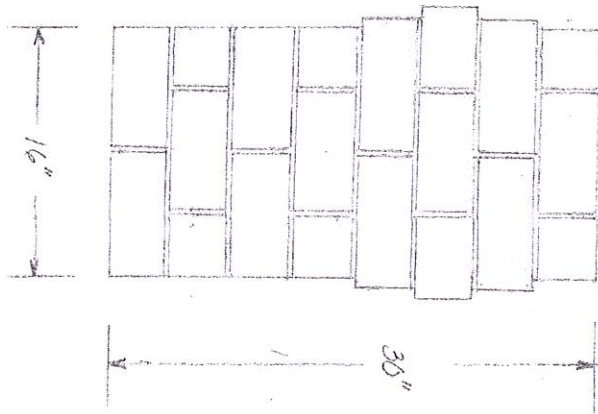
3/5/18



H 10
 # 3 $47\frac{1}{2}" \times 35\frac{1}{2}"$
 # 6 $65\frac{1}{2}" \times 35\frac{1}{2}"$

NORTH

Viscos 24 1/2 x 8 1/2



RD NO. _____

AVE. OR ST. _____

y Beach

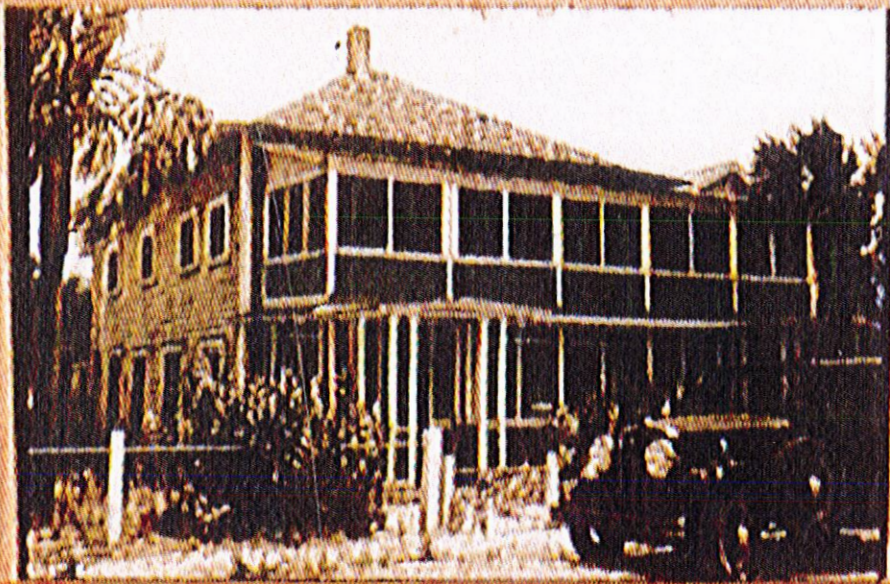
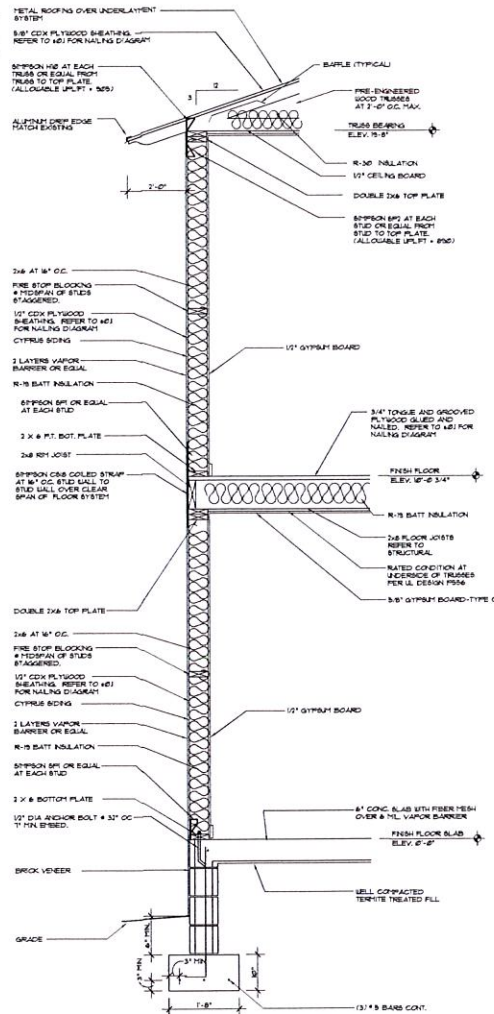


EXHIBIT B

DOUBLE UNDERLAYMENT ON ROOF PITCHES OF 1:12 TO 4:9 APPLIED IN ACCORDANCE WITH IRC DETAILS



THE BEARING WALLS, GUTTERS, HEADS, JOISTS AND RAFTERS ARE DESIGNED USING SOUTHERN YELLOW PINE IS FOR BOTH GRAVITY AND WIND LOADS. THESE SHALL BE NO SUBSTITUTES.

**TWO STORY
TYPICAL WALL SECTION**
SCALE: 3/4" = 1'-0"

ARCHITECT CERTIFIES TO THE BEST OF HIS KNOWLEDGE THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ARCHITECTONICS
ARCHITECTS • PLANNERS
LIC. # AA-0003347
2600 Dr. Mel J. Shaw N. Suite 400,
St. Petersburg, FL 33704
PH: 727-322-5059
WWW.ARCHITECTONICS.COM

**The Alan L. Stalb
Living Trust
Renovation**
103 7th Avenue
St. Pete Beach,
Florida 33706

Wall Section

Project No.
2017-043R
Date
March 21, 2017

Professional Seal of Michael Arriaga, Architect, License No. AA-0003347

a3.1

DOUBLE UNDERLAYMENT ON
ROOF PITCHES OF 2:12 TO 4:12
APPLIED IN ACCORDANCE
WITH FBC 15072.8

METAL ROOFING OVER UNDERLAYMENT
SYSTEM

5/8" CDX PLYWOOD SHEATHING.
REFER TO 901 FOR NAILING DIAGRAM

SIMPSON H10 AT EACH
TRUSS OR EQUAL FROM
TRUSS TO TOP PLATE.
(ALLOWABLE UPLIFT = 905)

ALUMINUM DRIP EDGE
MATCH EXISTING

12

3

2'-0"

2x6 AT 16" O.C.

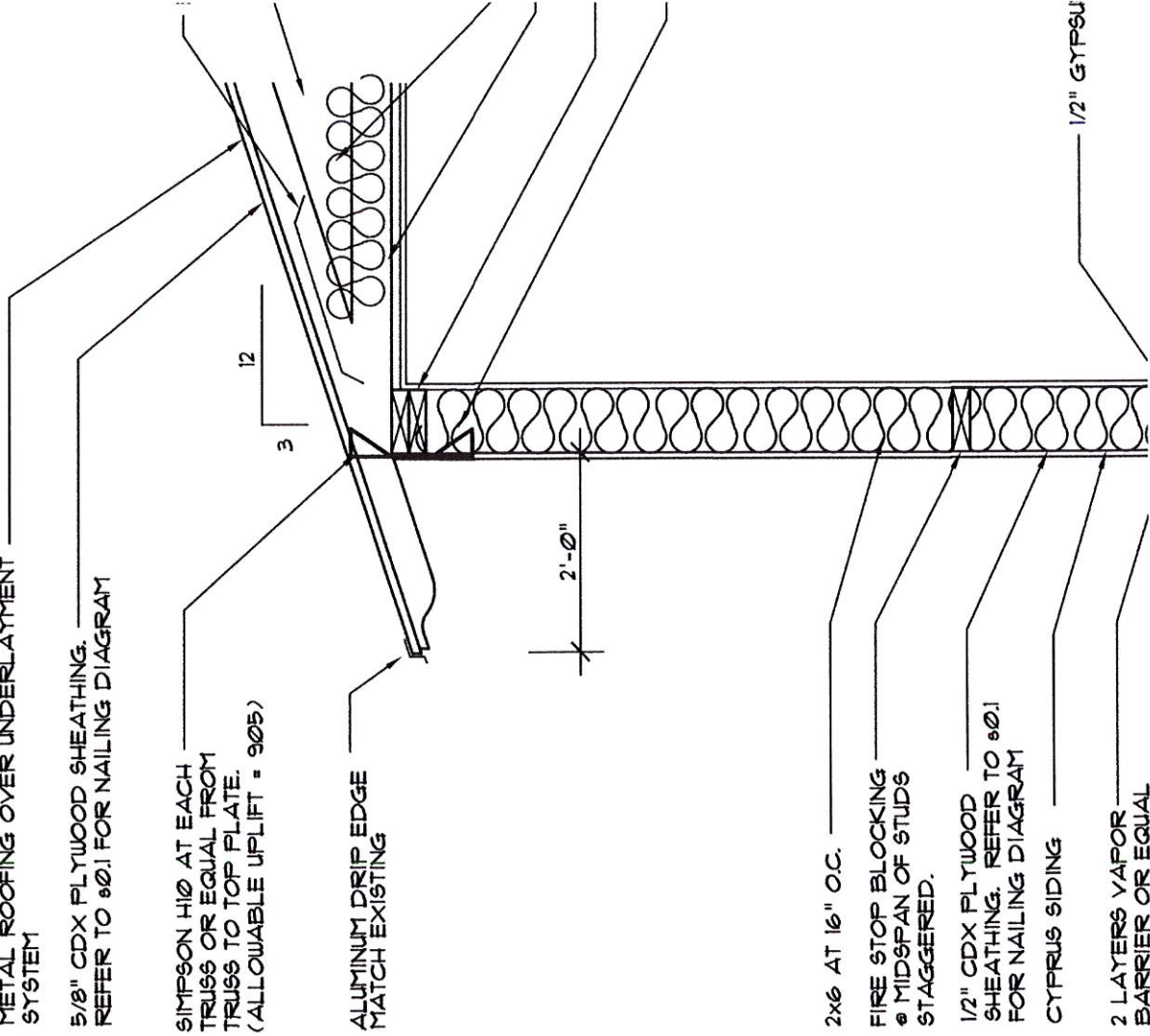
FIRE STOP BLOCKING
@ MIDSPAN OF STUDS
STAGGERED.

1/2" CDX PLYWOOD
SHEATHING. REFER TO 901
FOR NAILING DIAGRAM

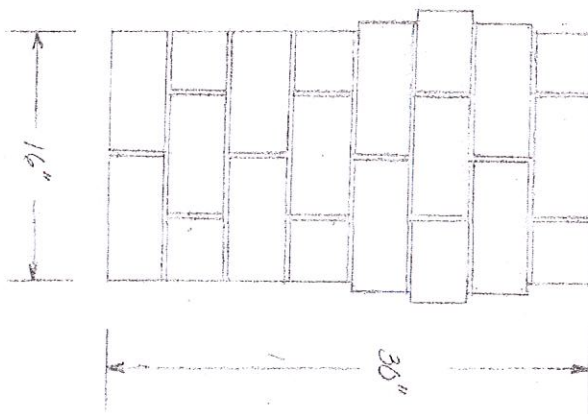
CYPRUS SIDING

2 LAYERS VAPOR
BARRIER OR EQUAL

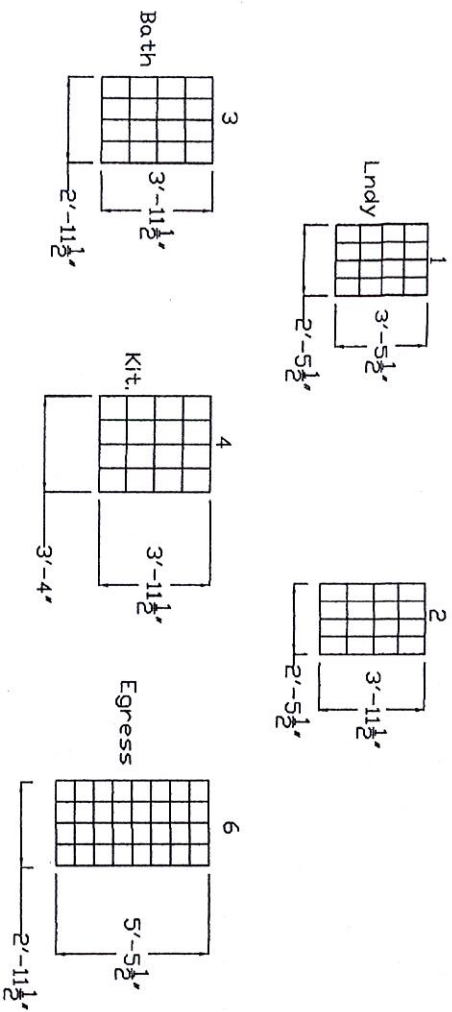
1/2" GYPSU



Handwritten text: *Handwritten notes or labels, possibly "Handwritten" or "Handwritten" repeated.*

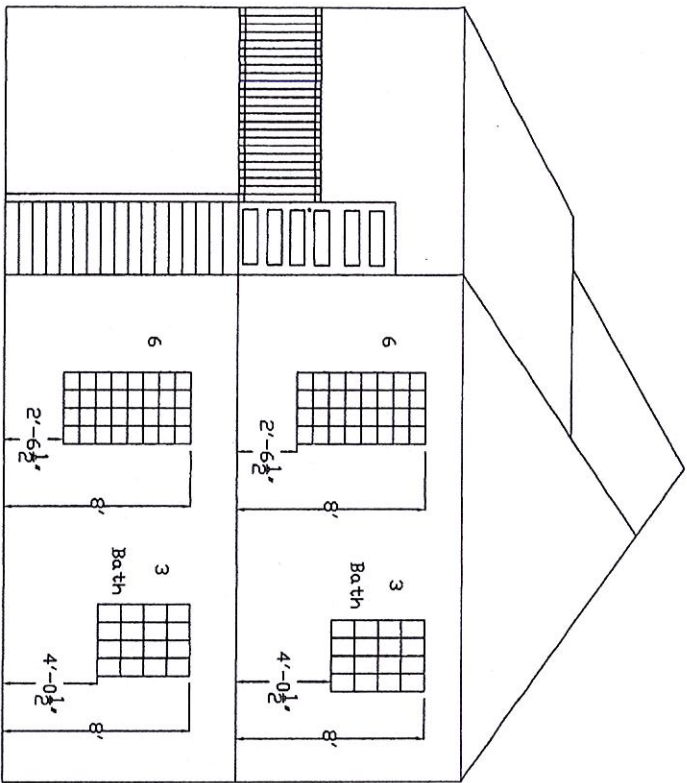


Stalk Residence
103 7th Avenue
Window Elevations



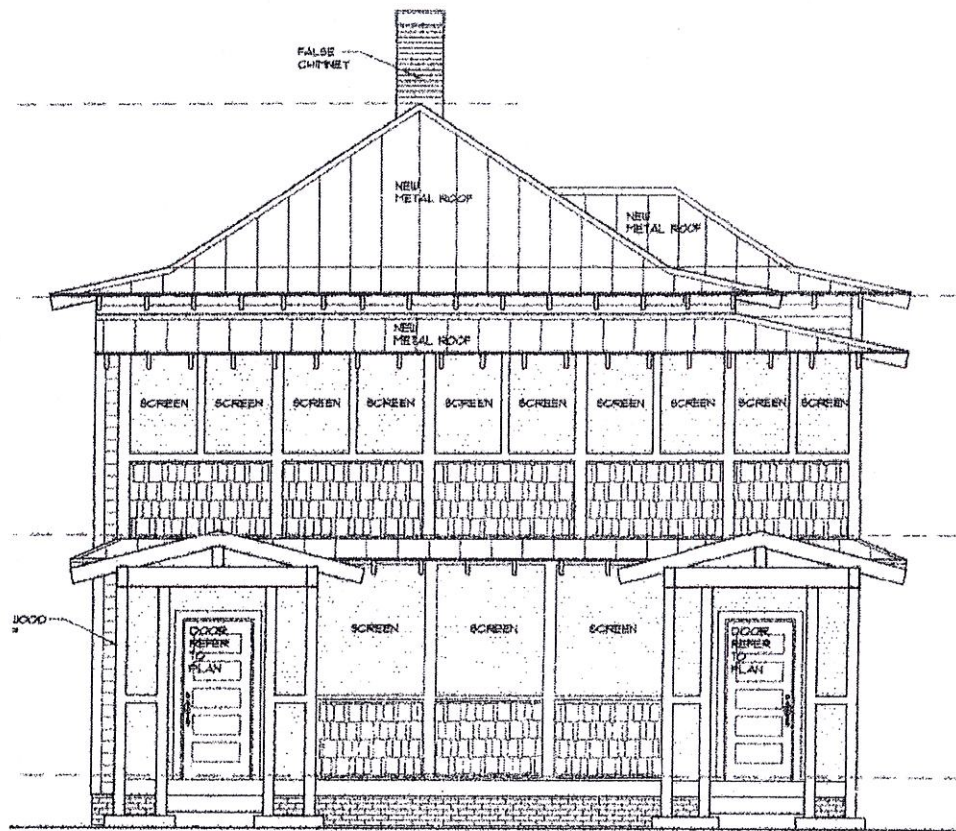
Note: Style #5 Not Used





NORTH

RECEIVED
MAR 20 2018
COMMUNITY DEVELOPMENT

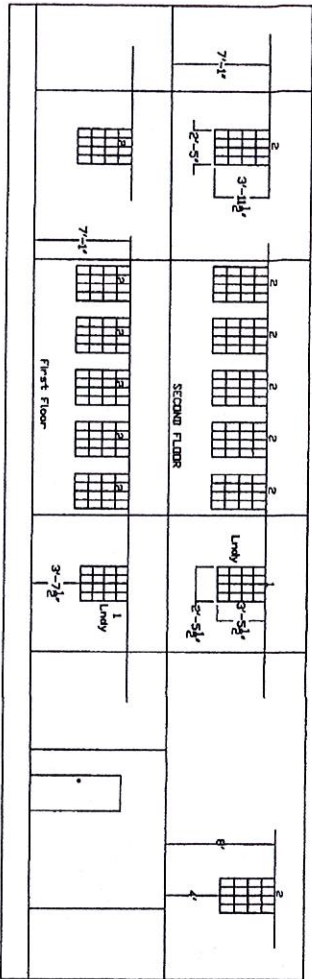


SOUTH ELEVATION

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



FRONT

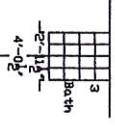
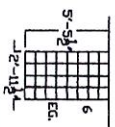
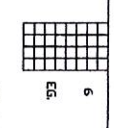
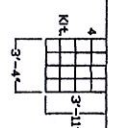


EAST

Stalk Residence Window Elevations



Stalk Residence Window Elevations

 Bath 3 3'-0" 4'-0"	
 EG. 6 5'-5 1/2" 2'-11 1/2"	
SECOND FLOOR	
 EG. 6 6'-0" 2'-6 1/2"	
 Kitch. 4 3'-4" 3'-4"	
FIRST FLOOR	

WEST

FRONT

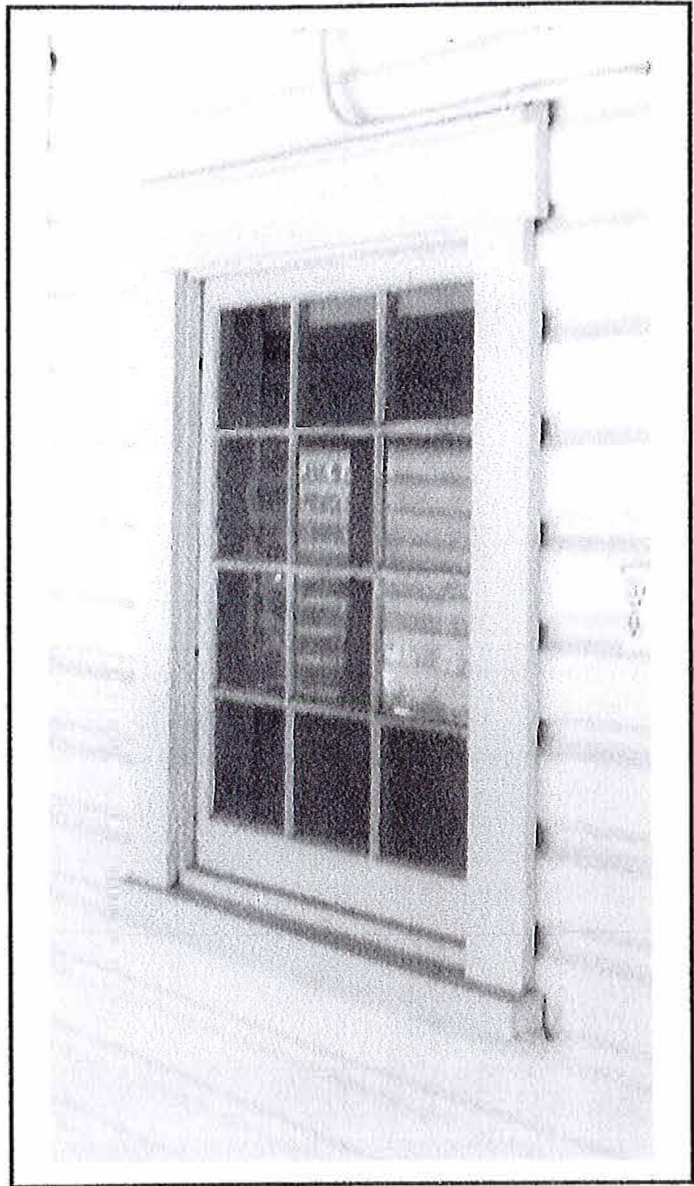


March 20, 2018

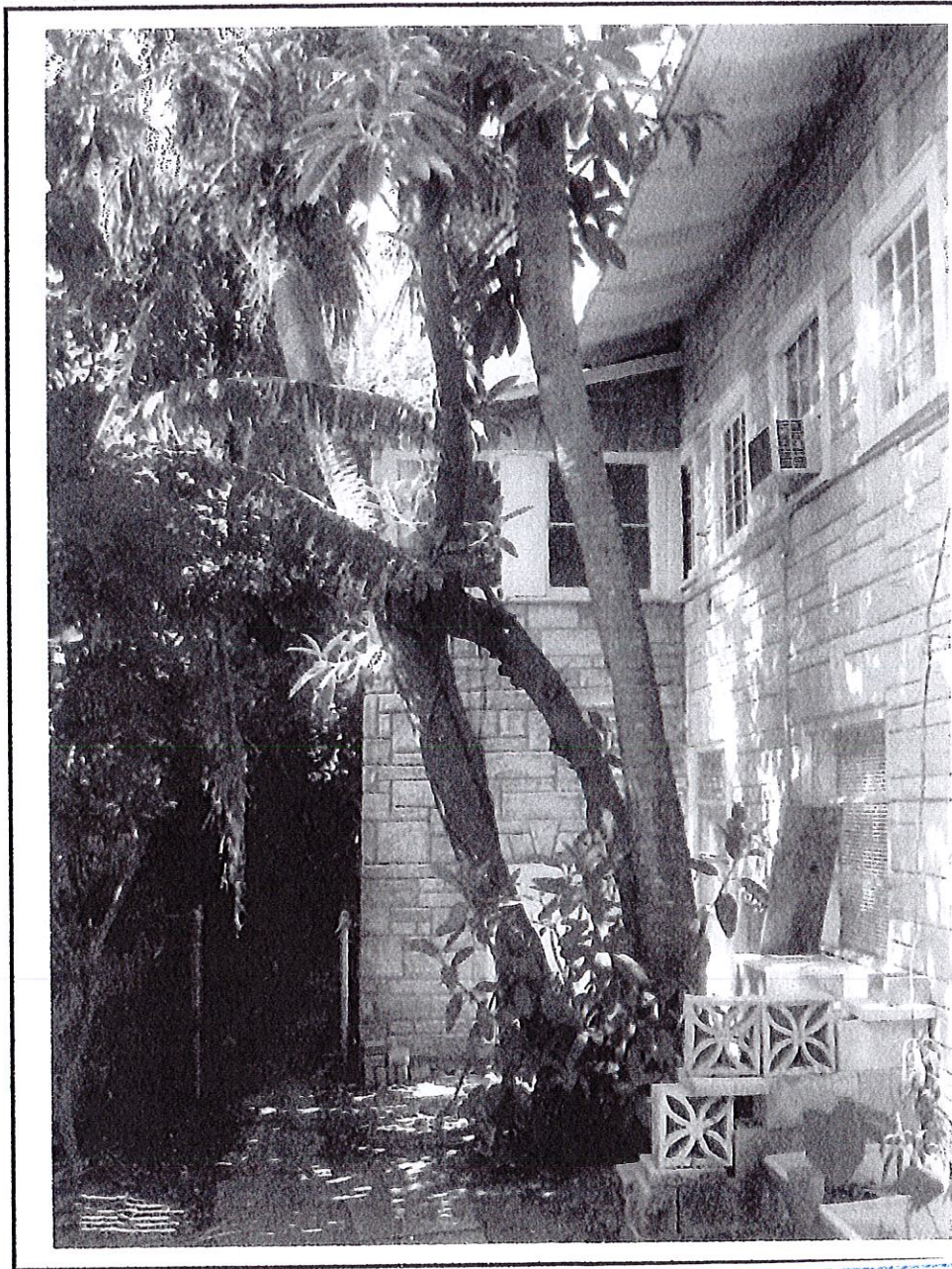
To The Historic Board

It is requested that the laundry windows be shorter so that the washers and dryers are not visible from the exterior. Note this is part of the reconstructed addition.

A handwritten signature in blue ink, appearing to be 'C. H. H.', with a long horizontal flourish extending to the right.



Historic Photo Small Window
103 7th Avenue



Historic Photo = East Elevation - 103 7th Avenue



EXHIBIT C

HOUSE NO.

103

CARD NO.

n

SIDE OF

7th

AVE. OR ST.

LEGAL DESCRIPTION

Lot 15 Block 6 Money Beach



OWNER

J. H. Granger

SKETCH OF BUILDINGS

25.5 SP.
Overhang
5.3

4.4

Closed Slows

8.3
8

8' 2.9
0.7 5.9
4.4

SP.

5' ±
10' ±

22'

Agenda Item 4b – Historic Markers Update

MERRY PIER- EIGHTH AVENUE
(Staff Edit)

When settlement began in Pass-a-Grille in the 1890s, all commerce came through the bayside dock located at the end of 8th Street, later renamed 8th Avenue. In 1902, Joseph E. Merry built a store on the end of the dock where he sold bait and tools, and rented boats. Ferry services began operation from the pier by 1905. They brought visitors across Tampa Bay, as Pass-a-Grille was only accessible by water until 1919. Thousands of tourists walked the pier each year, and took advantage of Pass-a-Grille's beaches and legendary fishing. As a result of the pier's popularity, commercial development centered on 8th Street. *Ripley's Believe It or Not* dubbed it "America's shortest and most beautiful Main Street." When Pass-a-Grille incorporated in 1911, there were approximately 20 homes, five stores, three hotels, and a restaurant. Many of the original structures still exist, contributing to the overall character and atmosphere of Pass-a-Grille. Wilson Hubbard took over the pier's lease in the 1950s, where he chartered boats for fishing parties. The pier was briefly known as Hubbard's Pier, until he relocated his business in 1976. The pier was re-dedicated in 1981 as the Merry Pier, and remains a popular fishing destination.

Character count: 1,232

Agenda Item 4c – Plaques Project Update



THE SUNSET CAPITAL OF FLORIDA

155 Corey Avenue

St. Pete Beach, FL 33706-1839

www.stpetebeach.org

February 22, 2018

Name

Address

Address

Dear :

As you know, your property is a Locally-Designated Historic Resource. Either you or a previous owner applied for and received this special status from the St. Pete Beach Historic Preservation Board. Many Historic Resources have a plaque on the exterior that indicates that the building is so designated. Should you be interested in further information or wish to purchase a plaque for your building, please contact:

Erie Landmark Company

637 Hempfield Hill Rd.

Columbia, PA 17512

www.erielandmark.com

phone: [1-800-874-7848](tel:1-800-874-7848)

fax: 717-285-9060

email: info@erielandmark.com

Special pricing has been arranged. The current price is \$ 154.40 for each 7 x 5 bronze oval, which includes a 10% discount and shipping.

Should you have any questions, do not hesitate to contact me at 727-363-9266 or cporter@stpetebeach.org.

Yours truly,

Catherine W. Porter, AICP, CFM

Planner II – Staff to Historic Preservation Board

Agenda Item 4d - Street Ends and Public Real Elements

Member Hurley has performed an extensive photographic record of street ends in Pass-a-Grille. Due to the size of the record, it will be sent under separate cover.