



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

May 2, 2019

3:30 PM

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** – Three minutes per person to issues not on the agenda.
3. **Approval of Minutes**
 - a. 03/07/2019
4. **Action Items**
 - a. Case No. 19-00008 and 19-00009 - Pat Ely for Beth Bentley
Address: 3112 Pass-a-Grille Way
The applicant requests (1) to replace doors and windows, repair a wooden deck, and add a deck ramp on the exterior of a locally-designated historic structure (Case No. 19-00008); and (2) a variance to the floodplain management regulations (commonly referred to as the FEMA 50 percent rule) to perform work that constitutes a substantial improvement (Case No. 19-00009). A variance recommendation to the Board of Adjustment to replace a deck that encroaches into a secondary front setback is no longer required.

- b. Case No. 19-00011 and 19-00012 – Ralph Lickton for Paulette Bosela

Address: 1706 Pass-A-Grille Way

The applicant requests (1) local historic designation for a single-story courtyard apartment and detached garage listed as contributing to the Pass-a-Grille Historic District (Case No. 19-00012), and (2) a Certificate of Appropriateness to elevate the existing one-story courtyard apartment building and detached garage to allow for the creation of seven parking spaces at ground level, a third-floor addition within the existing building footprint, attached deck additions at the west and east sides of the apartment building, the additions of stairs within the apartment building's forecourt, the addition of paver driveways, the removal of doors and windows on the second story (living floor) of the structure, and the installation of a swimming pool with decking, fencing and pool equipment (Case No. 19-00011). The applicant further requests a recommendation to the Board of Adjustment on variances to setbacks for pool equipment in the required front yard (Land Development Code Sec. 6.14), a pool and decking in the required front and side yards (Land Development Code Sec. 6.13(c)), and a variance to fence height in the required front yard (Land Development Code Sec. 6.15).

5. Discussion Items

6. Adjournment – Next Meeting: 06/06/2019

The public is cordially invited to attend.

APPEAL: Florida Statutes Chapter 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.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to

enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

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

All agenda material is available for review at City Hall.

HISTORIC PRESERVATION BOARD

MINUTES

MARCH 7, 2019

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

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

ALSO PRESENT:

Rebecca C. Haynes, City Clerk
Wesley Wright, Community Development Director
Laura Marley, Planner II
Brandon Berry, Planner I

1. Changes to the Agenda

There were no changes to the Agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes – 2/7/2019

a. 02/27/2019

The minutes will be presented for approval at the March meeting.

4. Action Items

a. **Case No. 19-00004 and 19-00006**
Address: 102 19th Ave.
Request: The applicant requests 1) variance to the FEMA 50% rule to construct a bedroom and bath addition that constitutes a substantial

improvement; 2) certificate of appropriateness for an addition that utilizes reduced Pass-a-Grille setbacks; 3) installation of an AC condensing unit, replacement windows and a new concrete stoop; and 4) a recommendation to the Board of Adjustment for a variance to a required side setback.

Member Loughery stated that due to his familial relationship with the applicant, he will abstain from any comments and from voting on Item 4(a).

Laura Marley, Planner II, gave the Staff presentation of Case No. 19-00004 and Case No. 19-00006, recommending approval of the variance and Certificate of Appropriateness. Ms. Marley noted that the variance request requires Board of Adjustment approval.

Chairman Marone called for audience comments.

Ralph Lickton, 1706 Pass-a-Grille Way, representing the applicant, presented details of the four-part request to the Board and answered questions presented.

Hearing no further comments, Chairman Marone called for a motion and the vote.

Chairman Marone made a motion to approve the proposed Certificate of Appropriateness for Case No. 19-00004, as well as the substantial improvements for Case No. 19-00006; and that the Staff recommends approval to the Board of Adjustment for the setbacks requested, also having the AC unit concealed; adding that if the Board of Adjustment denies such request, that the Case does not need to come back before the Historic Preservation Board. The motion was seconded by Member DeYampert and approved by 4-1 roll call vote, with Member Loughery abstaining.

b. Discussion on establishing an Historic Preservation trust fund for City Commission consideration.

Board members discussed the parameters of establishing a trust fund to be administered exclusively by Historic Preservation Board members for the sole use of board objectives.

Wesley Wright, Community Development Director, advised the Board that, after speaking with the City Manager and Finance Director, he was informed that all grant requests must be routed through the Commission.

6. Adjournment – Next Meeting: 4/4/2019

There being no further business to come before the board, the meeting was adjourned at 4:15 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness Case No. 19-00008 & 19-00009 Pat Ely for Beth Bentley

Meeting Date: May 2, 2019

Prepared By: Laura A. Marley, Senior Planner, Planning and Zoning Division
Brandon Berry, Planner I, Planning and Zoning Division

REQUEST	The applicant requests (1) to replace doors and windows, repair a wooden deck, and add a deck ramp on the exterior of a locally-designated historic structure (Case No. 19-00008); and (2) a variance to the floodplain management regulations (commonly referred to as the FEMA 50 percent rule) to perform work that constitutes a substantial improvement (Case No. 19-00009). A variance recommendation to the Board of Adjustment to replace a deck that encroaches into a secondary front setback is no longer required.
SUBJECT PROPERTY	3112 Pass-a-Grille Way; North Pass-a-Grille Replat of Blk 12 Lot 1; Property ID #07-32-16-60948-000-0010.
LAND USE	RM/PAG – Residential District/Pass-a-Grille Overlay on the Zoning Map; RM – Residential Medium on the Future Land Use Map.
YEAR BUILT	1925 – one-story dwelling; moved to Pass-a-Grille in 1933
HISTORIC STATUS	Pass-a-Grille Historic District Overlay– locally designated historic property and contributing structure
SURROUNDING AREA	North – 32 nd Ave/Condominium South – Duplex East – Pass-A-Grille Way/Condominium West – Alleyway/single-family residence

BACKGROUND and ANALYSIS

The property is developed with a one-story dwelling built in 1925 in St. Petersburg and moved to Pass-a-Grille in 1933. More recently, the structure was converted into an art gallery, museum and planetarium. The building was included in the original Pass-a-Grille Historic District National Register of Historic Places (NRHP) Nomination in 1989, as well as the Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination in 2003. In February 2007, the Historic Preservation Board approved the site as a Locally Designated Historic Property. Discussion at the meeting indicated that the structure was one of the first mixed-use properties in Pass-a-Grille, with the owner living on the property and utilizing the remaining interior as a retail store and a rental unit. The structure is built in a frame vernacular, with a large, low-pitched gable with exposed

rafters added to the façade being the structure's distinguishing architectural feature. The building has been altered in the 94 years since its original construction, including the addition of brick veneer siding, a large front addition with wide front gable roof, and the inclusion of storefront windows.

A stop work order was filed for the property on March 9, 2018 to halt work taking place without a permit. This work was only on the interior of the structure, and did not alter the exterior. The applicant applied for a renovation permit in February 2019 to proceed with the interior work and make modifications to the exterior, including the replacement of windows and doors, the then-replacement of an elevated deck at the structure's rear entrance, and the addition of an ADA-compliant ramp to the deck. As the deck encroaches closer than five feet to the property's secondary front setback, the full replacement of the deck would require the approval of a variance through the Board of Adjustment. Between the time the applicant has filed for the renovation permit and the date of the hearing, the owner has decided to instead repair the deck. As long as the repairs to the deck are less than 50% of the deck's value, a variance is no longer needed.

As the proposed work constitutes a substantial improvement to a locally-designated historic structure which was designated by the city at the time it was a certified local government, and a structure that also contributes to the Pass-A-Grille Historic District, the Historic Preservation Board is authorized to grant a variance from floodplain management regulations which would otherwise require the structure to be elevated. Pursuant to Sec. 28.16 of the Land Development Code, the Historic Preservation Board may grant this variance upon an affirmative finding that the variance will not preclude the structure's continued designation as a historic structure and is the minimum necessary to preserve the historic character and design of the original structure.

Pursuant to Sec. 28.8 of the Land Development Code, 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. The Historic Preservation Board may grant authorization for additions to voluntarily designated historic resources upon an affirmative finding of the criteria found in Sec. 28.18 of the Land Development Code.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. 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.

Consistency with the Land Development Code (LDC) – The proposed Certificate of Appropriateness is also consistent with the City's Land Development Code, specifically **Division 28, Historic Preservation** as follows:

LDC Section 28.16- Variance from floodplain management regulations- (a) Any alteration or addition to an historic structure, designated pursuant to this division, shall be eligible to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances, as provided in this section if:

- (1) The structure was designated by the city at the time the City was a certified local government, and; the structure was designated by the City in 2007, when the Historic Preservation Board was considered a certified local government.**
- (2) The structure is listed on the National Register of Historic Places, or; the structure is listed on the Florida Master Site file.**
- (3) The structure is certified by the Secretary of the Interior of the United States as a contributing property, or; The property is listed as a contributing property in the Pass-a-Grille Historic District per the Pass-A-Grille Historic Sites Survey completed in April 2015.**
- (4) The structure is listed on the State of Florida Inventory of Historic Places; the single-story dwelling structure was included in the original Pass-a-Grille Historic District NRHP Nomination in 1989, as well as the Pass-a-Grille Historic District Boundary Increase Nomination in 2003.**

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:

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. *The property's Florida Master Site File form indicates that the structure was originally constructed as a dwelling; however, during the majority of its lifetime in Pass-a-Grille, the structure appears to have been utilized as mixed-use residential, office, and retail. The applicant is not proposing any major alterations or repairs to the exterior of the structure, and has indicated that the structure will remain a primarily-retail use with the alteration of existing office space into a residential dwelling unit. While the property's underlying zoning district prohibits retail as a permitted principal use, the adoption of the Pass-a-Grille Overlay District in February 2017 recognized the form and character of Pass-a-Grille and allowed for uses in existence at the date of adoption to remain as limited uses within an existing structure, while allowing for additions, improvements and renovations such as those proposed herein.*

The applicant is not proposing any alterations to the gable roof with exposed rafters or large storefront windows that adorn the front of the structure along Pass-a-Grille Way. Due to the building's unique courtyard-like design, many of the windows and doors to be replaced will be masked from view along both Pass-a-Grille Way and 32nd Avenue. Visible from the north along 32nd Avenue will be two new windows chosen to match the design of existing windows, a repaired deck in the same footprint as the existing deck, and a new wood ramp attached to the deck. The additions and repairs will not significantly alter the distinctive materials, features, spaces and spatial relationships of the existing property.

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. *The applicant is not proposing to alter any of the structure's distinguishing architectural features, and the windows and doors have been chosen*

to match the existing. The deck will be repaired with the same wooden decking as exists today, and the added ramp will also be constructed of wood.

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. *The applicant is not proposing any changes to the façade layout or additions that borrow from a different distinct architectural style. Windows and doors to be replaced are chosen to match the existing, and the deck and wheelchair ramp will be constructed of wood as the existing deck is today.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *According to the property's Florida Master Site File, while the property appears to meet the criteria for National Register listing as part of a district, it does not appear to meet the criteria for National Register listing individually.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *The property's façade is not being significantly altered. The storefront windows and gable roof with exposed rafters will remain unaltered. The deck to be repaired will be in the same style and material as the one existing today.*

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. *The porch was altered in an unknown year according to the property's Florida Master Site File, and alterations to the existing deck will be with the same wood decking and railing as the existing deck. The new ramp will also match the style and materials as the existing deck. Replacement windows throughout the property, including the four visible from 32nd Ave, will be the same single-hung style as existing. Doors to be replaced are in the interior courtyard of the property, not visible from 32nd Avenue or Pass-a-Grille Way, and will be in the same glazed or opaque style as the existing.*

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. *The applicant has not indicated that chemical or physical treatments are to be used.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *There are no known archeological resources on this property.*

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. *The ramp addition will not have a significant impact on the spatial relationships that characterize the property, and will complement the existing wood deck to be repaired in terms of materials. Windows and doors replacing those existing along the*

façade will not significantly alter the features, size, materials, scale, proportion or massing of the property.

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. *The wooden ramp being proposed for the rear of the structure is for accessibility purposes and could be removed or altered in the future without impacting the essential form and integrity of the historic property and its environment.*

LDC Section 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

- 1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.** *The deck repair and ramp addition will utilize the same materials, colors and architectural styles as the existing wood deck attached to the building.*
- 2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable 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.** *The deck is attached to the rear and secondary front of the structure, and the adjoining ramp will be added in the same location.*
- 3. Additions shall be attached to the rear and/or to the side of the original structure.** *This addition is proposed to be attached to the rear and secondary front of the structure. It will be masked from Pass-a-Grille Way by the building's frontage.*
- 4. Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.** *New modern equipment and amenities are not proposed to be added.*

LDC Sec. 28.16 – Variance from floodplain management regulations, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances for properties designated by the city at the time the city was a certified local government and certified by the Secretary of the Interior of the United States as a contributing property. The Historic Preservation Board may grant this variance upon a finding that:

- 1. The variance will not preclude the structure's continued designation as a historic structure.** *The variance will not preclude the structure's continued designation. The work proposed is primarily within the structure, with minor alterations to the exterior generally masked from view along adjacent roadways.*

2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** *The design and scale of the structure may be negatively impacted if the structure is elevated to meet minimum floodplain management requirements. The large storefront windows along Pass-a-Grille Way are a unique feature of the structure and contribute to its character.*

Recommendation: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness and variance from floodplain management regulations.

1. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS WHICH MAY BE NECESSARY.

3. CONTACT THE ARCHITECT WITH ANY QUESTIONS OR DISCREPANCIES FOUND ON THE DRAWINGS.

DESIGN CRITERIA

2.DESIGN LIVE LOADS:

ROOF	30 PSF
OFFICES	40 PSF

4. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2017 FLORIDA BUILDING CODE, 6th EDITION

- BASIC WIND SPEED, MPH: 145 MPH, 3 SECOND GUST
- WIND IMPORTANCE FACTOR: 1
- WIND EXPOSURE: D
- APPLICABLE INTERNAL PRESSURE COEFFICIENT: -.18, +.18

ZONE 1 = +36.0, -38.4
 ZONE 2 = +36.0, -45.3
 ZONE 3 = +36.0, -45.3
 ZONE 4 = +38.7, -42.1
 ZONE 5 = +38.7, -50.5

- BUILDING CATEGORY: II
- CONSTRUCTION TYPE: V-B
- OCCUPANCY CLASSIFICATION: M

FRAMING NOTES:

ALL WOOD IN CONTACT WITH CONCRETE OR
MASONRY SHALL BE PRESSURE TREATED OR
APPROVED CEDAR, OR HAVE 15 LB. FELT BARRIER

THESE PLANS APPLY TO SECTION 1603 OF
2017 FLORIDA BUILDING CODE, 6th EDITION

b) FOOTINGS, SLAB-ON-GRADE, SLAB FILL	2300 PSI
b) Masonry Wall Tie Beams, Tie Columns	3000 PSI
c) FREE-STANDING COLUMNS	4000 PSI
d) FREE-SPANNING BEAMS	4000 PSI

a) PORTLAND CEMENT - ASTM C150
b) AGGREGATES - ASTM C33 (3/4"MAX.)
c) NO CALCIUM CHLORIDE
d) AIR ENTRAINING - ASTM C260
e) WATER REDUCING - ASTM C494
f) FLYASH - ASTM C618-78 CLASS F (*** %

6.CODES AND STANDARDS:MAXIMUM).

- a) ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- b) ACI 305 - "RECOMMENDED PRACTICE FOR HOT WEATHER CONCRETING".
- c) ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- d) ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT".



CARPENTRY

$P_u = 1,200$ PSI
 $F_v = 90$ PSI
 $F_c = 975$ PSI
 $E = 1,600,000$ PSI
 19% (NINETEEN %) MAXIMUM MOISTURE CONTENT

4.PLYWOOD SHEATHING SHALL BE DFPA CD WITH EXTERIOR GLUE. ALL ROOF SHEATHING TO BE INSTALLED WITH PLYCLIPS.

6. ALL NAILING AND BOLTING SHALL COMPLY WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION REQUIREMENTS.

8. PROVIDE A SINGLE PLATE AT THE BOTTOM AND DOUBLE PLATE AT THE TOP OF ALL STUD WALLS.

10. ALL OUTSIDE CORNERS SHALL BE BRACED WITH GALVANIZED SIMPSON STRONGTIE DIAGONAL BRACES OR 1/2" PLYWOOD PANELS 4'-0" MIN. E.W.

12. ALL NAILING OF PLYWOOD SHEATHING AT PERIMETER 4' OF ROOF AND 4' FROM EXTERIOR CORNERS OF WALLS TO BE 8d AND 4" O.C.

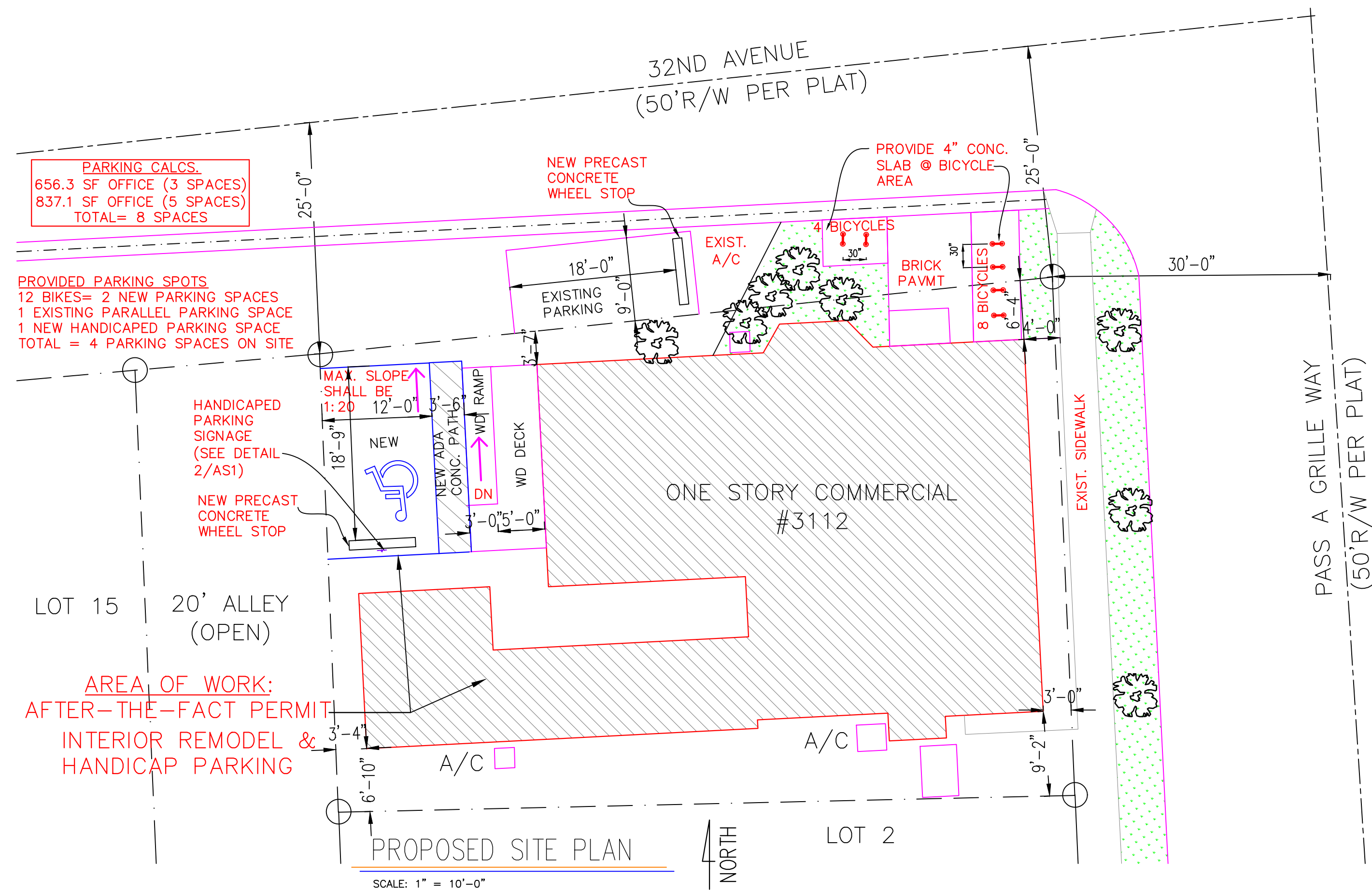


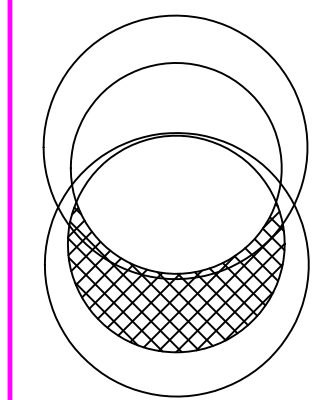
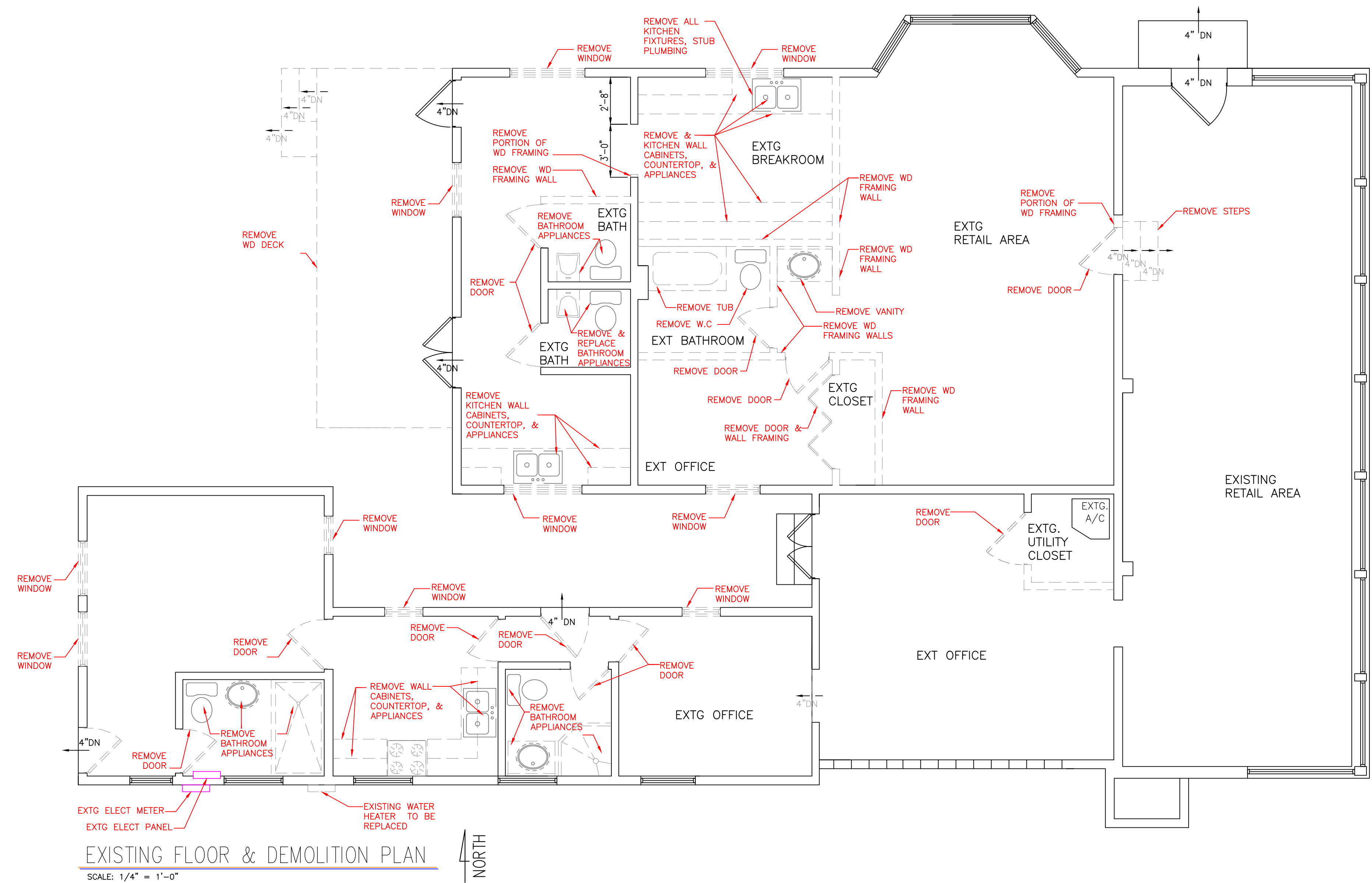
1. THE HANDICAPPED SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT AND SHALL BE POSTED & MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY" OR BEARING BOTH SUCH SYMBOL AND CAPTION.

3. USE OF PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACE IS OPTIONAL. WHEN USED THE SYMBOL SHALL BE 3 TO 5 FEET HIGH & WHITE IN COLOR

B. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

D. SIGNS ARE TO BE MOUNTED AT STD. HT. = 7FT. FROM PAVEMENT TO BOTT. OF SIGN



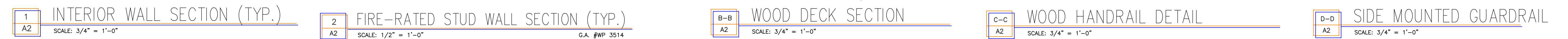


3112 PASS A GRILLE
ST PETE BEACH, FL

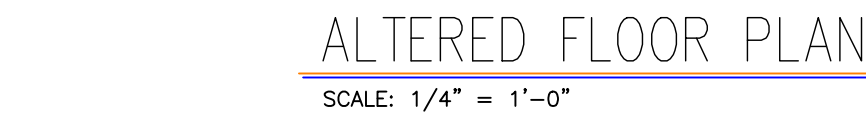
COMMISSION NO.:
DATE: 1-30-19
DRAWN BY: SF
CHECKED BY: PG

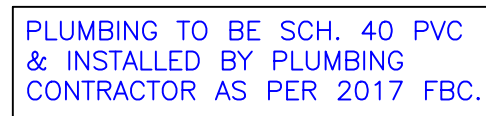
A1

PETER GOLDHAMMER
ARCHITECT
146 2nd ST. N. STE. 301, ST. PETERSBURG, FLORIDA 33712
FL. LICENSE: AR-0006567
TEL# 727 798 5695



ALL FLOORING SHOULD MEET A MINIMAL- SOUND
REDUCTION: IIC:71: STC: 72 DELTA IIC:16 EXCEPT FOR
CARPET THIS REQUIRES MINIMAL OF 8LB DENSITY.

[illegible]



ELECTRICAL LEGEND

	DUPLEX OUTLET
	8" CAN RECESSED LIGHT FIXTURE
	WALL-MOUNT SCONCE LIGHT
	LIGHT SWITCH
	SMOKE & CARBON DETECTOR INTERCONNECTED & BATT. BACKUP WITHIN 10' OF SLEEPING AREAS ALL SMOKE DET. ARE EXISTING
	TV CABLE
	CEILING FAN W/ LIGHT KIT

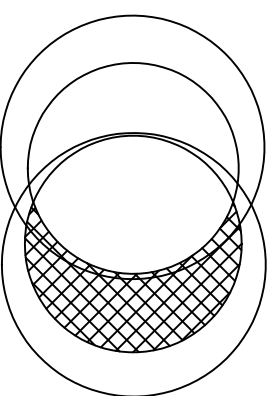
ELECTRIC NOTES:
ALL BEDROOM & LIVING AREA OUTLETS AFCI
ALL OUTLETS WITHIN 72" OF PLUMBING GFCI
ALL EXTERIOR OUTLETS WP/GFCI

ELECTRICAL TO BE WIRED
BY A LICENSED ELECTRICIAN
PER 2011 NEC

ELECTRICAL PLAN

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

NORTH



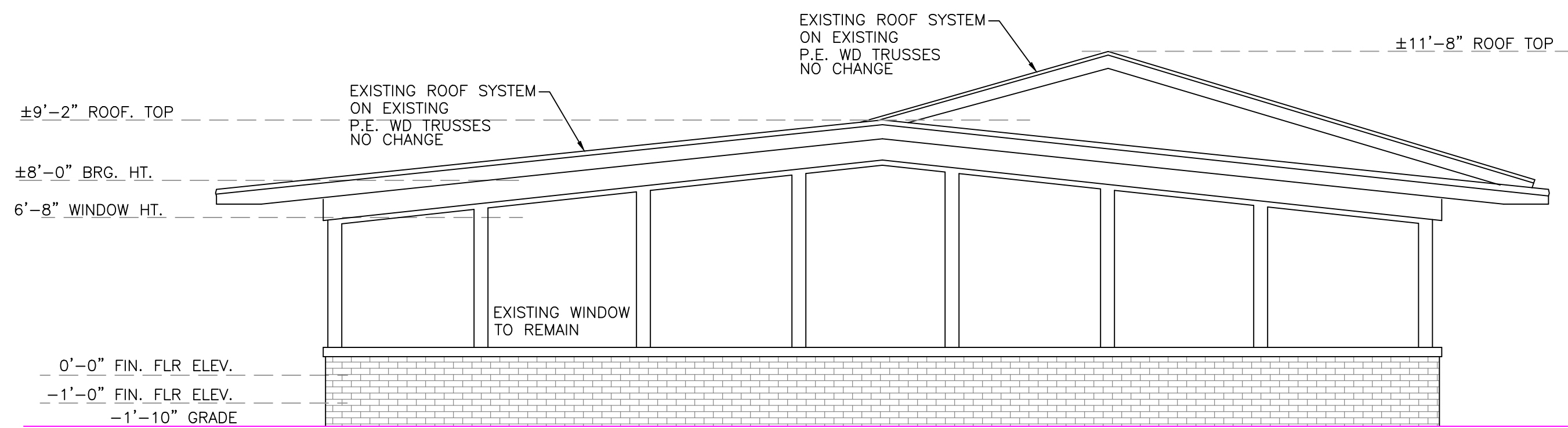
FL. LICENSE: AR-0006567
146 2nd ST. N. STE. 301, ST. PETERSBURG, FLORIDA 33712 TEL# 727 798 5695

3112 PASS A GRILLE

ST PETE BEACH, FL

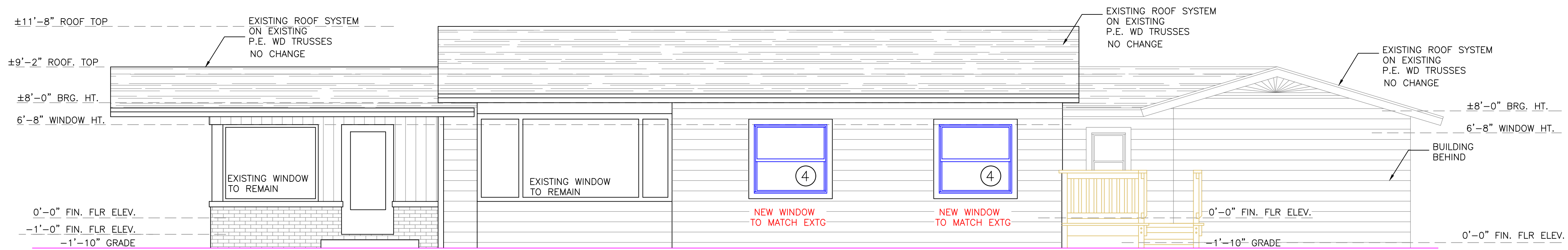
COMMISSION NO.:
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REVISIONS:

A3



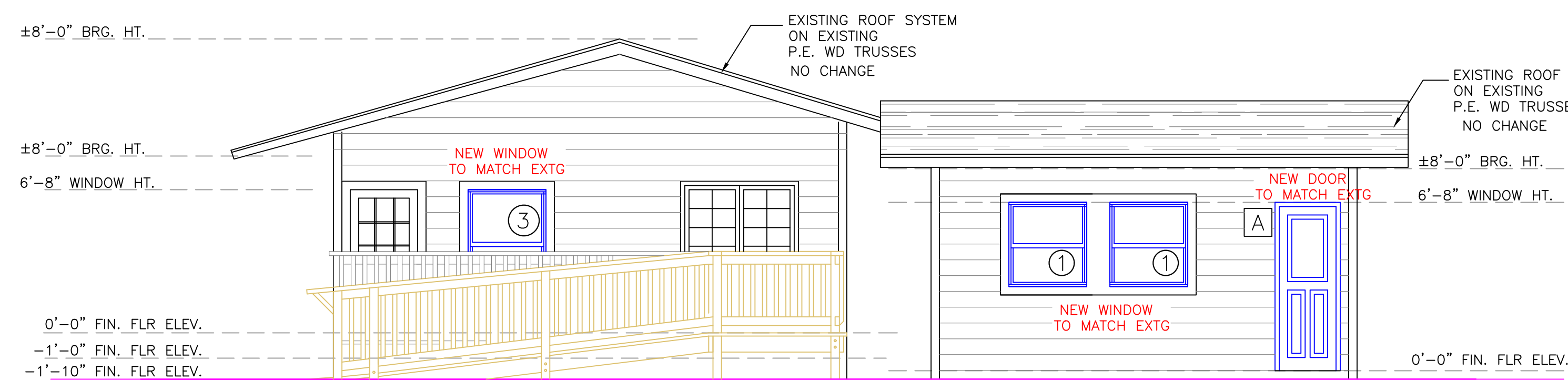
EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

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



EXISTING WEST ELEVATION

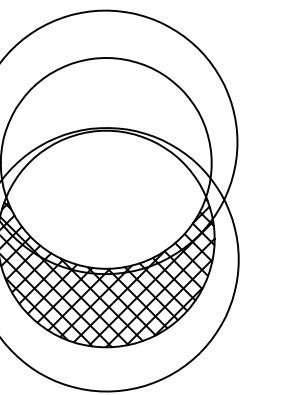
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION

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

PETER GOLDHAMMER
ARCHITECT



3112 PASS A GRILLE

ST PETE BEACH, FL

FL. LICENSE: AR-0006567
146 2nd ST. N. STE. 301, ST. PETERSBURG, FLORIDA 33712 TEL# 727 798 5695

COMMISSION NO.:
DATE: 2-5-19
DRAWN BY: SF
CHECKED BY: PG

A4

A/C - AIR CONDITIONER
 Δ - CENTRAL ANGLE
 BLK - BLOCK
 CAL - CALCULATED
 C.B. - CHORD BEARING
 C.B.S. - CONCRETE BLOCK STRUCTURE
 C.M. - CONCRETE MONUMENT
 CONC. - CONCRETE

D - DEED
D.E. - DRAINAGE EASEMENT
F.F.E. - FINISHED FLOOR ELEVATION
FND - FOUND
ID. - IDENTIFICATION
I.P. - IRON PIPE
I.R. - IRON ROD
I.R.C. - IRON ROD & CAP
L - ARC LENGTH
L.B. - LICENSED BUSINESS
L.S. - LAND SURVEYOR
M - MEASURED
N&D - NAIL AND DISK
O.B. - OFFICIAL RECORDS

P - PLAT
P.B. - PLAT BOOK
P.C. - POINT OF CURVATURE
P.C.C. - POINT OF COMPOUND CURVATURE
P.C.P. - PERMANENT CONTROL POINT
P.I. - POINT OF INTERSECTION
P.L. - PROPERTY LINE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.O.L. - POINT ON LINE
P.R.C. - POINT OF REVERSE CURVATURE
P.R.M. - PERMANENT REFERENCE MONUMENT
P.T. - POINT OF TANGENCY

R. - RADIAL
 RAD. - RADIUS
 R/W - RIGHT OF WAY
 S/W - SIDEWALK
 U - UTILITY EASEMENT
 U.F.S. - WOOD FRAME STRUCTURE
 * - FOUND "x" CUT
 * - FOUND PROPERTY CORNER
 * - 4" x 4" CONCRETE MONUMENT
 * - FOUND DRILL HOLE
 * - INACCESSIBLE CORNER
 * - HYDRANT
 * - MANHOLE
 * - POWER POLE
 * - WELL
 RIGHT-OF-WAY LINE

Diagram illustrating various fence types and their corresponding symbols for mapping:

- CENTERLINE
- BUILDING SETBACK LINE
- METAL FENCE
- CHAIN LINK FENCE
- VINYL FENCE
- WOOD FENCE
- OVERHEAD LINE

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CLIVE VICK

BRAND

2010

LB No. 7589

4034 LAUREL BRANCH

ORLANDO, FL 328

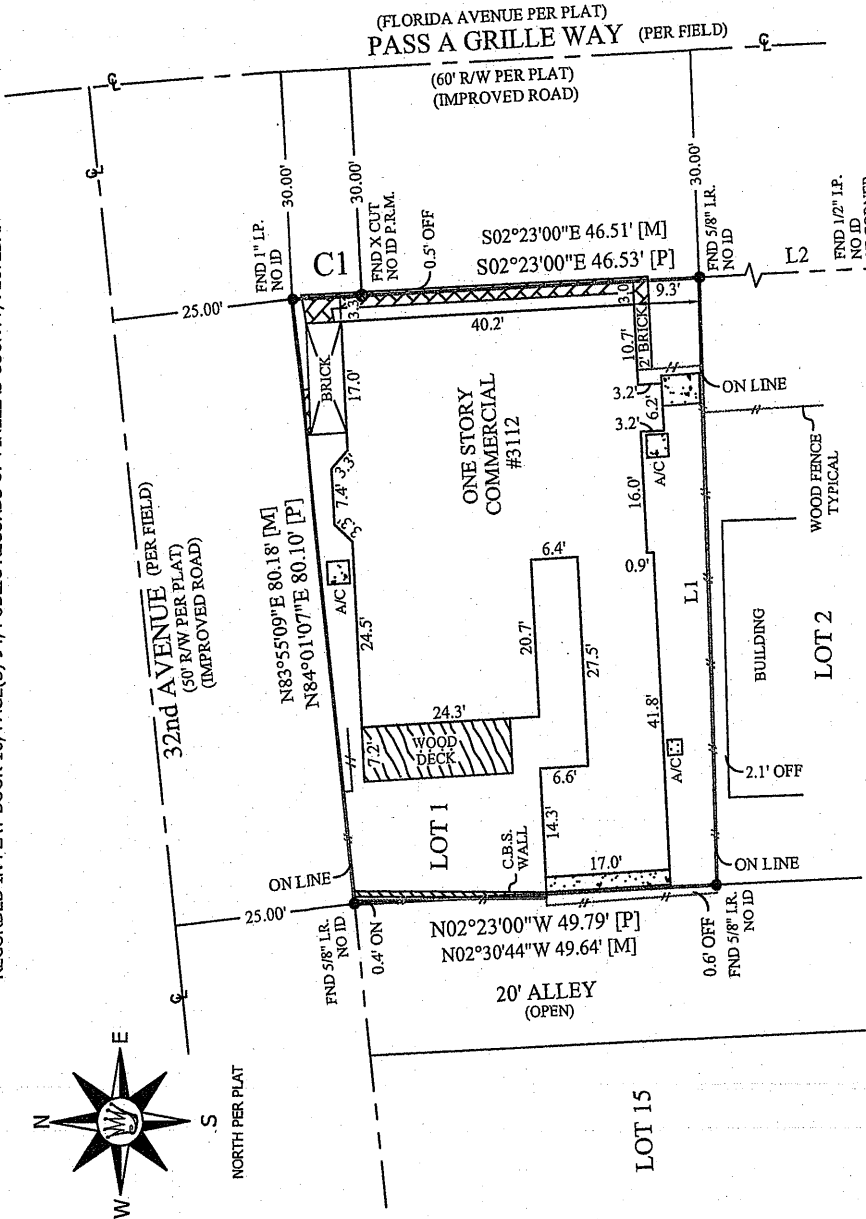
Office 407-810-08

Office 401-610-0000
Fax 1(800) 975 9000

Fax 1(800)-636-8

WWW.VIPSURVEYIN

LEGAL DESCRIPTION: LOT 1, REPLAT OF BLOCK TWELVE, NORTH PASS-A-GRILLE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE(S) 94. PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



LINE TABLE		
LINE	LENGTH	BEARING
L1[P]	80.00'	S87°37'00"W
L1[CAL]	80.00'	S88°37'00"W
L1[M]	80.23'	S88°37'04"W
L2[P]	50.00'	S02°23'00"E
L2[M]	50.01'	S02°23'08"E

CURVE TABLE						
	CURVE	LENGTH	RADIUS	DELTA	CH DISTANCE	CH BEARING
	Cl[P]	9.70'	818.24'	00°40'45"	9.70'	S02°43'23"E
	Cl[M]	9.70'	818.24'	00°40'45"	9.70'	S03°16'52"E

**Beth Bentley;
Platinum National Title, LLC;
Westcor Land Title Insurance Company;
551 Properties, LLC, a Florida
Limited Liability Company**

PROPERTY ADDRESS:
3112 Pass A Grille Way
St. Pete Beach, Fl. 33706

FLOOD ZONE INFORMATION:		SURVEY #	
COMMUNITY NO:	FLRA DATE:	V13433	
125149	09/03/2003		
PANEL:	FLOOD ZONE:		
0278	G AE		
FIELD DATE:	SURVEY BY:	DRAFTED BY:	CHECKED BY:

05/23/2017
SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF
LOT 1 BEING S02°23'00"E PER PLAT

NOTES:

1. This survey is based on the legal description as provided by the Client.
2. The lands surveyed must not be abstracted for ownership, easements, rights-of-way or other title matters by this firm.
3. Do not reconstruct property lines from building ties.
4. Do not record or exchange have been located except as shown.
5. Underground improvements or utilities have not been located except as shown.
6. The flood data provided is for informational purposes only; the surveyor makes no guarantees as to the accuracy of the information provided.
7. This survey does not address the identification or location of jurisdictional wetlands or sovereign lands, if any, that may be within or adjacent to the lands surveyed.
8. Survey results are not determined.
9. Survey is intended for mortgage or financing purposes only and not to be used for construction, settlement, deed or any other use.

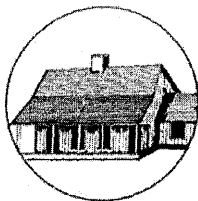
Certification: I certify that this survey was made under my direction and that it meets the standards of practice set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5117, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



Electronic Seal: 3112PASSAGRILLEWAY201.77705847BBYSS
Miguel A. Cortes License No. LS 5920
Florida Professional Surveyor and Mapper
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC
SEAL. IT IS VOID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA
SURVEYOR AND MAPPER.

SURVEY NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL
AND/OR NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

☒ Original
☐ Update

**HISTORICAL STRUCTURE FORM****FLORIDA MASTER SITE FILE**

Version 4.0 1/07

Site #8 **PI12677**
 Field Date 1-5-2015
 Form Date 3-3-2015
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Nancy Markoe Gallery Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 3112 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: 3112
 Cross Streets (nearest / between) 31st Avenue/32nd Avenue
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 17 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 07-32-16-60948-000-0010 Landgrant _____
 Subdivision Name N. PASS-A-GRILLE REPLAT Block 12 Lot 1
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1933 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1933 To (year): Unkn
 Current Use Art gallery/Museum/Planetarium From (year): Unkn To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Siding, porch
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Front
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe PAG HD Overlay, Local landmark

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Vinyl 2. Brick 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Storefront, 1/1 double-hung vinyl sash with square surrounds, bay
 Distinguishing Architectural Features (exterior or interior ornaments) Large, low-pitched gable with exposed rafters added to facade
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) None Visible

DHR USE ONLY**OFFICIAL EVALUATION****DHR USE ONLY**

NR List Date _____ SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____
 Keeper - Determined eligible: ☐ yes ☐ no Date _____
 NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)
☐ Owner Objection

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. Continuous
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) 1-leaf entrance located on front addition

Porch Descriptions (types, locations, roof types, etc.) The porch on the original structure was enclosed and a large front addition added onto the facade.

Condition (overall resource condition): ☐ excellent ☐ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource The former 1-story dwelling has been converted to an art gallery. Alterations include the large front addition with wide front gable roof, storefront windows, and brick veneer.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP Nomination (1989); Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination (2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building is a contributing resource in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
 2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
 Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
 (address / phone / fax / e-mail)

Required Attachments

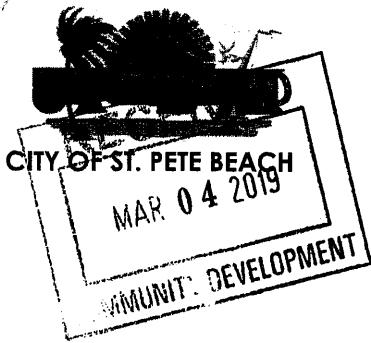
❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).

Digital image must be at least 1600 x 1200 pixels, 24-bit color, .jpeg or .tiff.



Application for Certificate of Appropriateness

FOR OFFICE USE ONLY	
Date <u>3/4/19</u>	Application Number <u>PLN19-00008</u>
Bldg. Permit No. <u>BLD19-00200</u>	Date _____
Other _____	
PIN _____	

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

Beth Bentley

3204 Gulf Blvd.

St. Pete Beach, FL 33706

Phone 813-503-1876

Representative Name & Address

Phone _____

Property Address and Legal Description

3112 Pass-a-grille way, St. Pete Beach, FL 33706 - Retail Business

Is the property part of a previously approved development proposal?

☐ Yes

☐ No

If yes, provide the case number _____

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. _____

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
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.

Beth Benton

Applicant (owner of property) signature

3/4/19

Date

Type of activity
Rehabilitation

We are updating INTERIOR retail spaces and refinishing rear area interior. We are replacing 5 windows and 2 doors in the Rear Building.

There are No Exterior Building changes visible from Pass A Grille Way, or 32nd Street.

Exterior Materials:
NONE

Windows:

Replacing 5 windows in rear building. *WINDOWS ARE NOT VISABLE* from 32nd. St. or Pass A Grille Way.

JELD-WEN. Single hung, vinyl, white, Low E clear glass. Single hung, no grid. Item number 121493. ***

Doors:

Replacing 2 exterior doors in rear building. *DOORS ARE NOT VISIBLE* from 32nd St. or Pass A Grille Way.

Masonite half- lite blinds in-between the glass, steal, decorative 2 panel, half lite. Item Number 741078.

Roofing:
NONE

Entrance/ Porches:

The Main Retail Entry will be re-graded, from existing sidewalk on PAG Way and curb on 32nd St., per ADA requirements ***.

Final walk finish either concrete or pavers, to be determined.

The Rear access, visible from 32nd St. to be pressurized

treated lumber built to ADA ramp requirements,
parallel to rear wall. ***



FEMA VARIANCE APPLICATION

Case Number: 19 - 00009

APPLICANT/AGENT:

Name: Beth Bentley

Address: 3310 E. Maritana Dr.

City: St. Pete Bch State: FL

Zip: 33706 Phone: 813-503-1876

PROPERTY OWNER:

Name: Same

Address: _____

City: _____ State: _____

Zip: _____ Phone: _____

PROPERTY:

Address: 3112 Pass-a-Grille way, St. Pete Beach, FL 33706

Parcel ID: _____

Current Zoning RM/PAG Current Land Use: Retail Lot Area: _____

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

We request FEMA variance for interior renovation
of retail & living areas to update usability

This application, together with all required supporting document, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.

Beth Bentley

Signature of Applicant/Authorized Agent and Date

For office use only:

Hearing Date: _____ Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied ☐ Continued



FEMA VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

BB I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

BB On all variances, a majority vote is required. Action on this application by the Historic Preservation Board may be continued to a later meeting.

BB I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.

BB I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

BB I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

BB I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, that:

- (1) The variance will not preclude the structure's continued designation as a historic structure.
- (2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

After acknowledgement of these conditions, complete the application form on the next page

Beth Bentley
Signature of Applicant/Authorized Agent and Date

Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE

Beth Bentley
(print name of property owner)

hereby authorize

Cory Chlapowski
(print name of agent)

to represent me/us in an application for

COA
(type of application: variance, conditional use, zoning, etc.)

Beth Bentley
Signature of Owner

Signature of Owner

Beth Bentley
Print Name of Owner

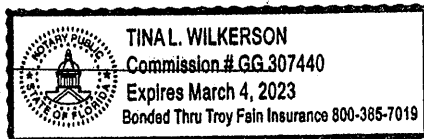
Print Name of Owner

The forgoing instrument was acknowledged before me this 20 day of march
2019 by Beth Bentley or who is personally known _____
produced _____ as identification

Tina L. Wilkerson
(Notary Signature)

3/20/19
(Date)

My Commission Expires





PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Beth Bentley, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Beth Bentley

Address: 3310 East Maritana Dr. St. Pete Beach, FL 33706

Beth Bentley

Signature

3.20.19

Date

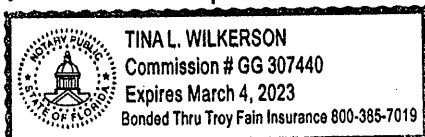
STATE OF FLORIDA)

PINELLAS COUNTY)

SS:

The foregoing instrument was acknowledged before me this 20 day of March, 2019 by Beth Bentley, who appeared before me, and is personally known to me, or has produced _____ as identification, and did take an oath.

My Commission Expires:

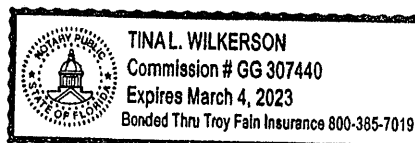


NOTARY: Tina L. Wilkerson

Print Name: Tina L Wilkerson

Notary Public, State of Florida

(Notarial Seal)





NOTICE OF PUBLIC MEETING

The next meeting of the Historic Preservation Board will be on **Thursday, February 1st, 2007**, at 2:00 PM in City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

Agenda

Review of Minutes

Discussion of Historic Designation for 401 70th Avenue

Discussion of Historic Designation for 3112 Pass-a-Grille Way

Update on Pass-a-Grille Plan Amendments

Discussion of Consultant for Pass-a-Grille Design Standards

General Discussion

In accordance with the Americans with Disabilities Act and Florida Statutes 186.26, persons with disabilities needing special accommodation to participate in this proceeding should contact the Public Works Department no later than seven days prior to the proceedings at (727) 363-9248 for assistance; if hearing impaired, contact the Florida Relay Service Number (800) 955-8771 (TDD).

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

A Meeting of the **Historic Preservation Board** was held on **Thursday, February 1, 2007** in the Commission Chambers at City Hall, 155 Corey Avenue, St. Pete Beach, Pinellas County, Florida beginning at **2:00 p.m.**

The Meeting was called to order by Historic Preservation Board Chairman John "Jay" Anderson.

Pledge of Allegiance

ROLL CALL

PRESENT: Board Members Beverly Garnett, Kay Peterson, and Frank Hurley; Chairman John "Jay" Anderson; Deputy City Clerk Pamala Prell.

ABSENT: Barbara Ferriter.

APPROVAL OF MINUTES: October 5, 2006 Meeting; November 15, 2006 Meeting; November 15, 2006 Joint Meeting with the Planning Board.

- Ms. Garnett moved to approve the October 5, 2006 HPB Minutes. Ms. Peterson seconded the motion.

The motion was unanimously approved by voice roll call vote.

- Ms. Garnett moved to approve the November 15, 2006 HPB Minutes with the following amendment by Chairman Anderson: Page 2, last paragraph, should read: With respect to the letter . . . lose its historic designation, "Chairman Anderson stated that this home, in his eyes, will always be historic." Mr. Hurley seconded the motion.

The motion was unanimously approved by voice roll call vote.

- Ms. Garnett moved to accept the November 15, 2006 Minutes of the Joint Meeting with the Planning Board. Mr. Hurley seconded the motion.

The motion was unanimously approved by voice roll call vote.

- The Minutes of the January 4, 2007 Joint Meeting will be on the agenda for the next Meeting.

NEW BUSINESS

DISCUSSION OF HISTORIC DESIGNATION FOR 3112 PASS-A-GRILLE WAY

Mr. Holley referred to the application for Historic Designation presented by Ms. Nancy Markoe stating that the structure clearly meets the specified standards of the Historic Preservation Ordinance for designation as a historic structure.

Nancy Markoe, owner of the property, spoke to the history of the home stating that it was built in 1925 in St. Petersburg and in 1933 it was moved to Pass-a-Grille on a barge. This structure was probably one of the first mixed use properties in Pass-a-Grille. The owners lived on the property, had a retail store and a rental unit. The structure today is exactly as it was in the late 1940s early 1950s when the garage was connected to the home. The home is a contributing structure to the Historic District. Commissioner Markoe noted that President Clinton visited the home in 1992. Discussion followed.

Mr. Hurley moved to approve Ms. Markoe's application for Historic Designation for her home at 3112 Pass-a-Grille Way. Ms. Garnett seconded the motion.

The motion was unanimously approved by individual roll call vote.

DISCUSSION OF HISTORIC DESIGNATION FOR 401 70TH AVENUE

Mr. Holley noted that this issue was introduced for consideration at this Board's previous Meeting. Because of the non-standard nature of the request in that this structure is neither a residence nor a business, the Board members requested additional information, specifically some photographic documentation of the structure. Mr. Holley presented a photograph in response to the Board's request. The photograph was that of a brick fireplace with inscribed date of 1953. The applicants would like to restore it and preserve the site. Mr. Holley explained that the only way this Board could grant a historic designation would be if they find the architecture to be unique or if they find that it typifies a type of construction from a historical period. Discussion followed. The home was built in 1948; however, upon a drive-by, the home has been altered greatly. Mr. Holley stated that staff did not conduct an analysis of the residential structure to determine its suitability for historic designation.

Mr. Hurley moved to deny the application for Local Historic Designation at 401 70th Avenue on the basis that it lacks historical significance. Ms. Garnett seconded the motion.

The motion was unanimously approved by individual roll call vote.

The application for Local Historic Designation at 401 70th Avenue was denied.

UPDATE OF PASS-A-GRILLE PLAN AMENDMENTS

Mr. Holley stated that the proposed process that was addressed at the November Joint Meeting of the Planning Board and the Historical Preservation Board was, at that time, to place the proposed Comprehensive Plan amendments on the Planning Board agenda for formal consideration at its January Meeting.

Mr. Holley noted that City Attorney Driscoll suggested that they might constitute a grant for special privilege or be synonymous to spot zoning because of the nature of the development rights being granted. He also suggested doing further research: (1) whether similar provisions are contained in the plans of other Florida cities or counties; (2) requesting feedback from the Florida DCA as to whether they believe the amendments would be consistent with rules for State planning; (3) requesting feedback from the PPC as to whether they felt that such amendments would be consistent with the provisions of the Countywide plan. Mr. Holley will

bring this matter back to the February 21 Planning Board Meeting for formal consideration. The question is whether this research will be done before or after considering the amendments. The Board has requested information from the pertinent agencies, but has not yet received any response.

Mr. Holley explained that the Pass-a-Grille plan amendments are actually amendments to the Comprehensive Plan that would address the issues in Pass-a-Grille identified specifically to the density and use changes necessary to implement the proposed Division for 8th Avenue and the standards necessary to provide for rebuilding or reconstruction of those existing non-conforming hotels in Pass-a-Grille. Discussion followed. Mr. Holley would like to get these opinions and information from the outside sources to City Attorney Driscoll prior to the February 21 Planning Board Meeting. If this information is agreeable to City Attorney Driscoll, the Board and the City Commission will need to approve it. Then it will go to the voters. Mr. Holley stated that the Board has determined that the most appropriate sequence of events would be to have the proposed amendments reviewed by the appropriate state, regional and local agencies prior to submitting them to the voters. The citizens must have enough time to be informed and understand what will be on the ballot. Discussion followed.

DISCUSSION OF CONSULTANT FOR PASS-A-GRILLE DESIGN STANDARDS

Mr. Holley advised the HPB members that the City will be contracting with a professional architectural consultant, and with regard to developing design standards for new residential construction in Pass-a-Grille, the 8th Avenue issue will be included as part of their work. Mr. Holley is in the process of developing a request for proposal that will be made available to appropriate consultants. Discussion ensued regarding design standards. This will be a public process where the consultant will conduct Meetings.

GENERAL DISCUSSION

Pass-a-Grille Street Lighting

Chairman Anderson stated that Mike Moso (Progress Energy) stated that the Work Order release has been forwarded to the City and he is waiting for payment from the City before he can start the installation.

County-wide Task Force for Historic Interest

Chairman Anderson announced that the county has formed a county-wide task force for all the municipalities having a historic interest (department or board). They are trying to tie together the historic aspects to make sure everyone gets recognized and the projects are uniformly looked at in terms of what goes on in the county. The following workshops are planned: Monday, February 5, 7:00 p.m. at the Sunshine Center; Wednesday, February 7, 7:00 p.m. at the Tarpon Springs Cultural Center; and, Tuesday, February 13, 7:00 p.m. at Heritage Village. Some of our Board members will be attending these workshops.

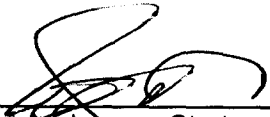
Citizen Interest in Historic Designations

Chairman Anderson and Mr. Holley answered questions by a resident at 101 22nd Avenue concerning the benefits of having her home designated historic. She was also informed as to how to go about obtaining information on her home and how to apply for Historic Designation.

Mr. Hurley stated that Manny Perez, 104 7th Avenue, would like to have his home (built in 1914) designated historic. Mr. Perez has documented information on his property. Mr. Holley will contact Mr. Perez.

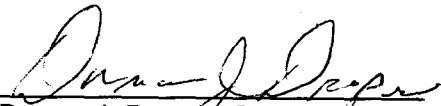
ADJOURNMENT

Time being 3:00 p.m. and no further business this Meeting was adjourned.



John "Jay" Anderson, Chairman

ATTEST:



Donna J. Draper, Secretary







4/ 1/2012



4/ 1/2012



4/ 1/2012







**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

**Application for Local Historic Designation Case No. 19-00012: 1706 Pass-a-Grille Way,
Ralph Lickton for Paulette Bosela**

Meeting Date: May 2, 2019

Prepared By: Brandon Berry, Planner I, Planning and Zoning Division

REQUEST	The applicant requests local historic designation for the existing single-story courtyard apartment and detached garage located on the property.
SUBJECT PROPERTY	1706 Pass-a-Grille Way; PHILLIPS DIVISION REV MAP BLK F, LOTS 17 AND 18 & N 7.5FT OF ALLEY ON S OF LOT 17; Property ID # 18-32-16-68634-006-0170
LAND USE	RLM-2/PAG – Residential District/Pass-a-Grille Overlay on the Zoning Map; RLM – Residential Low-Medium on the Future Land Use Map
YEAR BUILT	1938 or 1941 (primary structure and garage outbuilding)
HISTORIC STATUS	Pass-a-Grille Historic District – Contributing building (courtyard apartment) and contributing outbuilding (detached garage)
SURROUNDING AREA	North – 18 th Avenue/Condominium South – Condominium East – Pass-A-Grille Way/single-family residences West – Alleyway/single-family residence

BACKGROUND and ANALYSIS

The property is developed with a single-story, five-unit courtyard apartment building and detached garage both constructed in either 1938 (according to the Property Appraiser) or 1941 (according to the property's Florida Historic Master Site File). The primary building is constructed in a Craftsman style with a low-pitched roof, exposed rafters under wide eaves, a recessed front porch, double-hung windows with square surrounds, and one-leaf entrance with square surround to each unit. The building has transite asbestos shingle siding as exterior fabric, is constructed in a conventional wood frame with a concrete stemwall and has a piers crawlspace foundation according to the applicant. The single-bay garage has a hipped roof, overhanging eaves with exposed rafter tails, 2/2 sash windows with square surrounds, and roll-up door. According to the property's Florida Master Site File, neither building has experienced any major additions or alterations since their initial construction. A building permit applied for in 2009 indicates that the garage entry door was to be replaced, siding and shingles to be repaired, and foundation screens were to be repaired.

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.

The building is constructed in a Craftsman style with a low-pitched asphalt shingle hip roof, wide eaves with exposed rafters underneath, a front recessed porch, and double-hung windows with square surrounds. The foundation of the multifamily structure features pierced concrete vents along the foundation. The contributing garage outbuilding also features a low-pitched hip roof with exposed rafters, and 2/2 sash windows with square surrounds.



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.

Both the primary structure and contributing garage outbuilding contain several features of the Craftsman style popularized around the turn of the 20th century. Furthermore, despite the structures' construction dates falling shortly before the start of World War II, these apartments may have been used to house the influx of residents and visitors moving to Pass-a-Grille in the post-war period.

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.

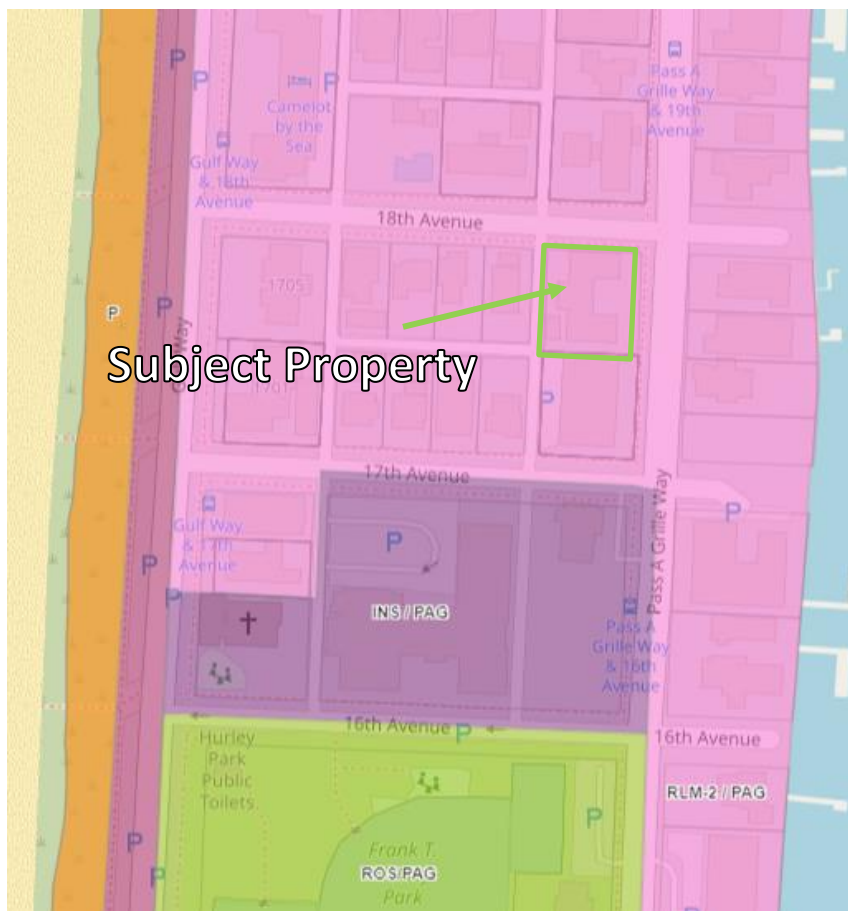
The primary structure was listed as being in good condition as of the structure's Florida Master Site File recording in 2015. Along with the Certificate of Appropriateness application for this property the applicant has included a letter from an engineer stating that it is their opinion the structure is structurally adequate to be elevated as proposed in the attached Certificate of Appropriateness application (Case No. 19-00011).

d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicant is not proposing to alter the historical use of the building, currently being utilized as a five-unit apartment building. The applicant has applied to elevate the building and add a third story in the associated Certificate of Appropriateness case (Case No. 19-00011), but intends to retain the use and density of the structure.

e. A location map, showing relevant zoning and land use information.

The property is zoned RLM-2 (Residential District)/PAG (Pass-a-Grille Overlay) on the Zoning Map and RLM on the future land use map. This zoning district allows for attached and detached single-family, multifamily and two-family developments as primary uses, as well as the retention of uses in existence as of the date of the adoption of the Pass-a-Grille Overlay District (February 2017) to remain as limited uses within a structure.



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.

Staff recommend this building and outbuilding to be recognized as locally designated historic structures. The Land Development Code encourages preserving the integrity of the historic district, including allowing for the preservation of residential properties by allowing for building additions to be of a size and scale that promote harmony with existing structures in the area. Staff are not recommending any specific historic preservation treatments, although staff do recommend that the work retain the existing eaves with exposed rafters that are distinguishing architectural features of the buildings and a common feature of the Craftsman style generally.

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.

The photographic record will be attached to the agenda packet for the May 2019 Historic Preservation Board public meeting.

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.

Staff analysis: Staff support this application for a locally-designated historic property and outbuilding. According to the property's Florida Master Site File, the contributing building and outbuilding are significant in the areas of architecture and community planning and development. The primary building is one of the few courtyard-style apartment buildings facing Pass-a-Grille Way in the district, and the building contains several of the architectural elements that categorize the Craftsman style popularized around the turn of the 20th century. Although constructed prior, this property may have been one of the several to support the large influx of residents and visitors into Pass-a-Grille in the post-war boom period, as referenced in local historian Frank T. Hurley, Jr's *Pass-a-Grille Vignettes; Times Past Tales Remembered*.

The passage of the Pass-a-Grille Overlay District in early 2017 recognized the retention of uses and overall character in the district had equal importance to massing, scale and materials that typically categorize historic districts, allowing for the retention of certain uses whose underlying districts whose Euclidean zoning standards would otherwise prohibit them. The architectural style, materials, orientation and use of this property make it a valuable local historic resource.



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness Case No. 19-00011 Ralph Lickton for Paulette Bosela

Meeting Date: May 2, 2019

Prepared By: Brandon Berry, Planner I, Planning and Zoning Division

REQUEST	The applicant requests a Certificate of Appropriateness to elevate the existing one-story courtyard apartment building and detached garage to allow for the creation of seven parking spaces at ground level, a third-floor addition within the existing building footprint, attached deck additions at the west and east sides of the apartment building, the additions of stairs within the apartment building's forecourt, the addition of paver driveways, the removal of doors and windows on the second story (living floor) of the structure, and the installation of a swimming pool with decking, fencing and pool equipment (Case No. 19-00011). The applicant further requests a recommendation to the Board of Adjustment on variances to setbacks for pool equipment in the required front yard (Land Development Code Sec. 6.14), a pool and decking in the required front and side yards (Land Development Code Sec. 6.13(c)), and a variance to fence height in the required front yard (Land Development Code Sec. 6.15).
SUBJECT PROPERTY	1706 Pass-a-Grille Way; PHILLIPS DIVISION REV MAP BLK F, LOTS 17 AND 18 & N 7.5FT OF ALLEY ON S OF LOT 17; Property ID # 18-32-16-68634-006-0170
LAND USE	RLM-2/PAG – Residential District/Pass-a-Grille Overlay on the Zoning Map; RLM – Residential Low-Medium on the Future Land Use Map
YEAR BUILT	1925 – one-story dwelling; moved to Pass-a-Grille in 1933
HISTORIC STATUS	Pass-a-Grille Historic District – Contributing building (courtyard apartment) and contributing outbuilding (detached garage)
SURROUNDING AREA	North – 18th Avenue/Condominium South – Condominium East – Pass-A-Grille Way/single-family residences West – Alleyway/single-family residence

BACKGROUND and ANALYSIS

The property is developed with a single-story, five-unit courtyard apartment building and detached garage both constructed in either 1938 (according to the Property Appraiser) or 1941 (according to the property's Florida Historic Master Site File).

The applicant is requesting to elevate the primary structure above base flood elevation and construct three carports and a two-car garage on the bottom floor of the primary structure facing 18th Ave and the adjacent western alleyway, as well as elevate the garage to create an additional two spaces in the ground-floor portion accessible from the alleyway. The ground-floor portion of the structure facing Pass-a-Grille Way will be covered in lattice and include a single-door entryway along with L-shaped stairs leading to the second living story. The applicant is also proposing a third story for the primary structure with the enclosed portion within the existing building footprint, generally recessed from the building's existing frontage along Pass-a-Grille Way and 18th Ave. According to the applicant's floor plan, this third story will include walk-in closets and master bathrooms; the existing number of units in the building (5) are not proposed to increase. On the second and third stories, the applicant is requesting to add four decks along the western and eastern building faces, with one along the southwest corner connecting to the elevated garage.

At the ground level, in the northwestern corner of the property, the applicant is requesting to add a pool, pool deck, pool equipment, and six-foot privacy fence. The pool, pool deck, and pool equipment will require a variance due to their encroachment into required setbacks, and the fence will require a variance due to its proposed height. As the applicant has applied to have the primary structure and detached garage approved for local historic designation (Case No. 19-00012), should that application be approved, a recommendation, objection and/or comment shall be transmitted from the Historic Preservation Board to the Board of Adjustment pursuant to Land Development Code Sec. 28.14 – Review of requests for variances. Specifically, the applicant is requesting the following variances:

Variance	Required	Proposed Setback
Pool encroachment in front setback	10' front setback	7' front setback
Decking encroachment	10' front setback, 5' side setback	Approximately 0' front setback, 0' side setback
Fence height in front yard	10' setback for fences greater than 4' in height	Approximately 0' for a 6' tall fence.
Pool equipment in front yard	6' setback, if adequately shielded	Approximately 4' setback.

Consistency with the Comprehensive Plan - All development applications shall demonstrate complete compliance with the Comprehensive Plan. 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.

Consistency with the Land Development Code (LDC) – The proposed Certificate of Appropriateness is also consistent with the City's Land Development Code, specifically **Division 28, Historic Preservation** as follows:

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:

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. *The property has been utilized for multifamily residential accommodation, and would continue to be used as such. As with many properties in Pass-a-Grille, the property exceeds the number of units afforded to it by the underlying district. However, the passage of the Pass-a-Grille Overlay District in February 2017 permitted existing residential structures in Pass-a-Grille to retain their existing number of units during redevelopment under the conditions outlined in Land Development Code Sec. 20.07 – Density, intensity and assembly of parcels. Furthermore, historic structures are exempt from requirements to conform to modern density standards whenever a structure on the parcel is substantially improved pursuant to the definition of substantial improvement in Division 2 – DEFINITIONS of the Land Development Code, provided that alterations would not preclude the structure's continued designation as a historic structure.*

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. *Despite the additions, the orientation and two-dimensional form of both the primary structure and detached garage are not being altered, and the overhanging eaves with exposed rafters noted as distinguishing architectural features of both buildings will remain according to the elevations submitted by the applicant. The property is characterized by its building orientation, with a u-shaped courtyard design exposed to Pass-a-Grille Way, and that orientation will remain. The existing single-story porch frontage recessed within the courtyard of the building will be retained in general form, with the ground floor parking proposed to feature a recessed entryway within the forecourt, the second floor a terrace, and the third floor a small deck.*

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. *Additions and renovations to these structures are in keeping with the features that characterized the Craftsman style of the early 1900s. The overhanging eaves with exposed rafters, recessed porch-style entryway, double-hung windows with square surrounds, and pillared entryway are being retained or expanded in the proposed design, with the applicant proposing to match eave, window and siding design and materials to the existing as well as utilizing a primarily-carport and lattice design for the ground floor that places visual emphasis on the living floors while still retaining vertical visual support for the living floors.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *According to the property's Florida Master Site File, while the property appears to meet the criteria for National Register listing as part of a district, it does not appear to meet the criteria for National Register listing individually.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *The applicant is not proposing to significantly alter any of the features that characterize it as a courtyard apartment or historical example of the Craftsman style. While the existing roof will be altered to accommodate the proposed second living floor (third floor) addition, the eaves will remain and the second living story roof will match the existing in general dimensionality and materials.*

While windows and doors with square surrounds will be removed on the first living floor, the second living floor will match the existing style of doors in design and orientation.

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. *The applicant is not proposing to replace any deteriorated features besides the ones that will be altered or removed to accommodate the proposed addition. Double-hung wood sash windows and one-leaf doors are to be removed on the elevated living floor, but will be matched on the ground and second living floor. The applicant explained in a phone conversation that third and ground floor additions will match the existing in color.*

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. *The applicant has not indicated that chemical or physical treatments are to be used.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *There are no known archeological resources on this property.*

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. *The proposal for additions to these structures generally complies with both this standard and the building design standards for residential properties in Pass-a-Grille. Aside from a 200 square foot deck addition proposed to connect the primary structure with the garage outbuilding as well as smaller 90 square foot decks at the western and eastern sides of the apartment structure, the two-dimensional building footprint on this site is not changing. The primary structure's front is still oriented toward Pass-a-Grille Way, and the courtyard-style frontage will be retained through the addition of a second-story terrace as well as exterior L-shaped stairways that lead to the first living story. The proposed design otherwise demonstrates substantial compliance with the provisions of the Pass-a-Grille form-based code for residential buildings, including the provision of proportional design elements, the existence of a distinct primary and secondary (if recessed) mass with both vertical and horizontal voids, and rhythm between design features.*

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. *Additions proposed for the third story of the elevated building could be removed in the future without significantly impacting the essential form and integrity of the historic property. While the ground floor parking area of the structure could not be removed in the future as Base Flood Elevation is considerably above grade for this property, elevating the building will preserve the existing structure and is proposed with visual and feature-based care to the design standards of the Pass-a-Grille Overlay.*

LDC Section 28.18 – Additions and modern equipment, prescribe additional considerations for

additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

- 1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.** *The applicant is proposing additions in the same Craftsman style as the existing building and proposes similar or identical roofing and siding materials, and windows, as the existing building. The applicant has stated that they plan to retain the existing color of the structure for additions.*
- 2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable 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.** *With the exception of the deck addition that connects the apartment building with the garage, rooftop additions to this structure are entirely within the existing building footprint. The Pass-a-Grille Overlay District ordinance indicates that “existing structures that are listed as contributing structures in the most recent Historic Resources Survey or that are locally designated historic structures are exempt from the setbacks imposed by this division...”, provided that additions comply with the building types permitted in the district. The applicant has set back the rooftop addition approximately four feet from the existing building face, with the exception of dormer-style triangular overhangs that extend to the existing building face on the north, south and interior east of the primary structure and a western-side addition that aligns with the structural rear and is generally masked from Pass-a-Grille Way. The addition as proposed complies with building height standards in Pass-a-Grille generally, at 34 feet in height from grade and 28 feet from Base Flood Elevation to the highest point of the roof. The adjacent property to the south along Pass-a-Grille Way is also a three-story apartment building, and the property to the north across 18th Ave is a two-story apartment building. This proposal appears to generally protect the existing integrity of the property and its environment.*
- 3. Additions shall be attached to the rear and/or to the side of the original structure.** *Small, approximately 90 square foot deck additions are proposed for the structural front facing Pass-a-Grille Way, and the third story addition would constitute a rooftop addition. The Secretary of the Interior’s standards for rooftop additions indicate that they should be minimally visible, set back at least one full bay from the primary elevation of the building, and no more than one story in height. Furthermore, these additions are “more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings”^[1]. While these standards indicate that rooftop additions are generally not appropriate for one-story buildings, Staff believe that this proposal does not threaten the suitability of the site or district for continued designation as the addition is generally recessed from the existing building face, the structure would not be considerably taller than adjacent properties, and is no more than one story in height.*
- 4. Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.** *The applicant is proposing pool equipment for the property’s front along 18th*

[1] Grimer, A.E. & Weeks, K.D. (n.d.). New exterior additions to historic buildings: Preservation concerns. *National Park Service Preservation Briefs*. Retrieved from <https://www.nps.gov/tps/how-to-preserve/preservedocs/preservation-briefs/14Preserve-Brief-Additions.pdf>.

Ave, which will be concealed by a proposed six-foot-tall solid and picket fence from the right-of-way, which will require a variance due to the fence height.

Sec. 28.14. - Review of requests for variances.

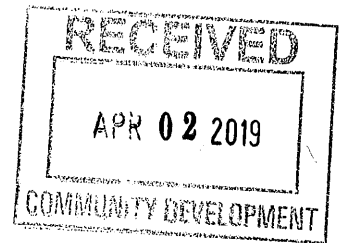
(a) All requests for a variance for a designated historic property under this division shall be presented to the historic preservation board, which shall upon review submit its objection, recommendation and comment to the board considering the request. The historic preservation board shall establish rules for reviewing such requests. Public notice shall be in accordance with the provisions of section 3.4 of the City of St. Pete Beach Land Development Code.

(b) Before recommending that a variance be granted, the historic preservation board shall find that:

- 1. The variance shall be in harmony with the general appearance and character of the community.** *The applicant's fence proposal is for a fence that combines four feet of solid fencing with two feet of picket at the top, for a total combined height of six feet. Although that is higher than other fences in the immediate vicinity, there are other fences within a few-block radius that are similar height with an opaque base and open-style top. While somewhat atypical for the area, the fencing will shield the pool and pool equipment proposed for the northwest corner of the property. The Pass-a-Grille Overlay District building types, especially related to residential structures, are generally written to have accessory structures recessed further into the interior of the site than in other residential districts elsewhere in the City. Although the variance for the pool and pool equipment are not in general keeping with that standard, the additional two feet of fence height would help to mask structures that encroach on the Courtyard Apartment building type setbacks.*
- 2. The variance shall not be injurious to the area involved or otherwise detrimental to the public health, safety or welfare.** *The fence proposed appears to be narrowly outside of the required visibility triangle for driveways perpendicular to alleyways, which is ten feet. The pool with deck does not encroach any closer to the alleyway right-of-way than the existing garage, and a required five-foot side setback for the pool is not atypical for lot sizes in Pass-a-Grille. The pool equipment as proposed, as long as it is shielded by a fence or other barricade, should not be injurious to the area or otherwise detrimental to the public health, safety or welfare.*
- 3. The proposed work is designed and arranged on the site in a manner that minimizes aural and visual impact on the adjacent properties while affording the owner a reasonable use of his land.** *The pool and pool equipment's visual impact on adjacent properties is minimized by the proposed fence, which may also provide some buffering of noise, although it is the opinion of staff that an accessory structure such as a pool is generally not necessary to make reasonable use of the land. However, given the accessory structure envelope of the Courtyard Apartment building type provided in Land Development Code Sec. 20.15 and the location of existing contributing buildings on the property, locating the pool elsewhere without a variance would be difficult and may have an unintended visual impact if the pool were to be recessed within the courtyard. Courtyard Apartments and their Forecourt frontages are intended for the court to be utilized for "outdoor dining, gardens, vehicle drop-offs, formal entries, etc.", and staff opine that locating the pool along the northwestern alleyway would have a reduced visual impact on the property as a whole while preserving the structure's historic frontage along Pass-a-Grille Way.*

Recommendation: Staff recommend approval of the proposed Certificate of Appropriateness for additions to the primary apartment building and detached garage with the condition that the structure meet all of the landscaping requirements of Sec. 20.20 – Landscaping standards and Sec. 20.21 – Screening of elevated buildings as may be applied to this building type. Staff further recommend approval of the fence, pool, decking and pool equipment variance with the condition that no fencing be located within a required visibility triangle.

Application for Local Historic Designation



General Information:

Site Name (Property Name): BAY TERRACE APARTMENT
Site Address: 1706 PASS-A-GRIFFIN WAY, ST. PETE BEACH FLORIDA
Legal Description: SEE SURVEY
Florida Site File Number (if applicable): PI 12608
Florida Site File Recorder:
(Name and Title, if applicable): _____
Property Owner(s): PAULETTE BOSELA
Owner Address: 1426 SKYLINE ROAD, ST. PAUL, MN 55121
Type of Ownership: ABSOLUTE
Owner Signature: Paulette Bosela

Conditions of Site

Check One

- ☐ Excellent
- ☐ Good
- ☐ Fair
- ☐ Poor

Integrity of Site

Check One or More

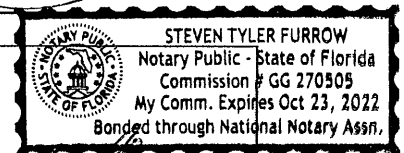
- ☐ Altered
- ☐ Unaltered
- ☐ Original Use
- ☐ Restored Use
- ☐ Moved/Date

Original Use

Present Use

Period

Significance:



Steven Tyler Furrow

Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE

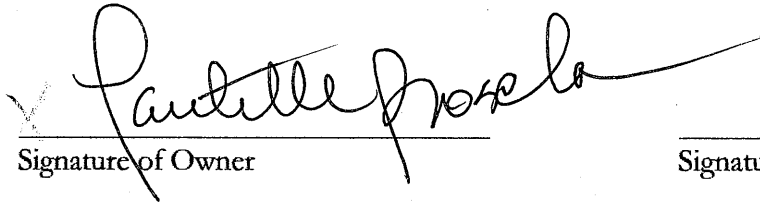
PAULETTE BOSELA
(print name of property owner)

hereby authorize

RALPH O. LICKTON
(print name of agent)

to represent me/us in an application for

HISTORIC CERT. OF APPROPRIATENESS,
VARIANCE(S) LOCAL DESIGNATION
(type of application: variance, conditional use, zoning, etc.)

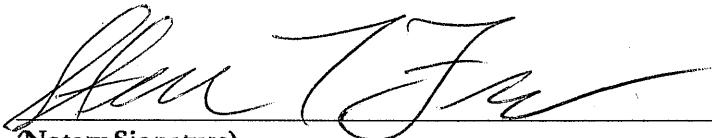

Signature of Owner

Signature of Owner

PAULETTE BOSELA
Print Name of Owner

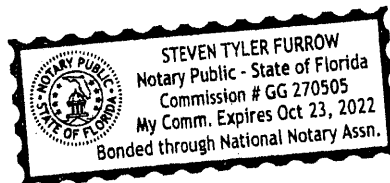
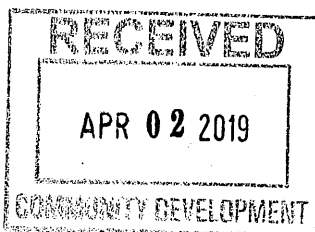
Print Name of Owner

The forgoing instrument was acknowledged before me this 9th day of February
2019 by Paulette Bosela or who is personally known _____
produced Minnesota DL #V102-225-938-603 as identification


(Notary Signature)

2/9/19
(Date)

My Commission Expires 10/23/22



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

January 9, 2018

Ms. Paulette L. Bosela
1426 Skyline Road
Saint. Paul, MN 55121-1127

RE: Evaluation of existing structure
1704-6 Pass-A-Grille Way
St. Pete Beach, Florida

Dear Ms. Bosela:

This letter is to provide you with an evaluation of the condition of the existing structure with regard to elevation of the structure and also the subsequent remodeling that is proposed. I have previously visited the site and inspected the condition of the structure as it pertains to the proposed work.

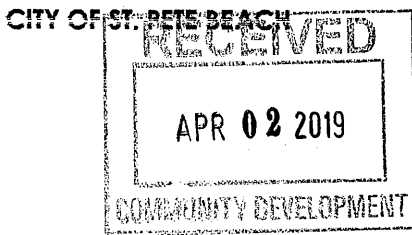
The existing structure is a wood framed one story five unit residence. The structure has a wood framed floor above a crawl space. It also includes a concrete front porch deck. The living area is approximately 3723 s.f. The concrete front porch is approximately 607 s.f. There is a detached one car garage of approximately 273 s.f.

The structure was observed to be in a very well maintained condition with no significant deterioration of the wood framing or concrete porch noted. It is my opinion that the structure is structurally adequate to be elevated as proposed. Additionally, the proposed elevation of the structure can be accomplished and the structure re-supported above a proposed garage/storage area with an engineered foundation and wall/column system. It is anticipated that any remodeling of the structure to provide egress from the living level to the ground level or as may otherwise be desired can be readily designed to meet any such requirements. This is due to the relative ease that the wood framing can be modified or augmented to suit any proposed remodeling.

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

Respectfully Submitted,

Patrick Knapp, P.E.



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

PAULETTE BOSELA

1426 SKYLINE ROAD

ST PAUL, MN 55121

Phone (612) 991-5660

Property Address and Legal Description

1706 PASS-A-GRILLE WAY.

Representative Name & Address

RALPH O. LICKTON

1706 PASS-A-GRILLE WAY #3

ST. PETE BEACH, FLORIDA

Phone (727) 368-0017

LICKTON DESIGN @ VERIZON.NET

SEE SURVEY

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number _____

TYPE OF ACTIVITY

New

Construction _____

✓ Addition _____

Demolition _____

✓ Rehabilitation _____

✓ Relocation _____

ELEVATION

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.

EXISTING STRUCTURES (PRIMARY AND ACCESSORY) TO BE ELEVATED
ABOVE F.E.M.A. BASE FLOOD ELEVATION, UPPER LEVEL AND DECK
ADDITIONS, AND SWIMMING POOL ADDITIONS

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

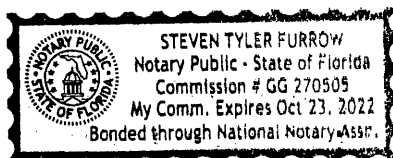
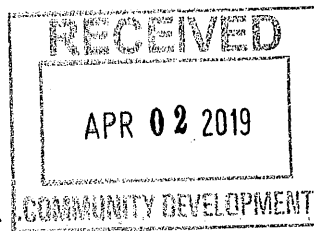
Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite

Exterior material/siding	JAMES HARDY FIBERCEMENT SINGLE SIDING TO MATCH EXISTING TRANSITE ASBESTOS
Windows	DOUBLE HUNG INSULATED IMPACT VINYL ALTERNATE: METAL CLAD WOOD
Doors	PERMATRU INSULATED IMPACT FIBERGLASS
Roofing	FIBERGLASS-ASPHALT TO MATCH EXISTING ALTERNATE: STANDING SEAM GALVALUME
Entrances/Porches	CERAMIC TILE (NON-SLIP) COVERED WOOD DECKS

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

APRIL 1 2019
Date



Building Information:

Site Name: BAY TERRACE APARTMENTS

Architect: UNKNOWN

Builder: "

Style and/or Period (include year of construction): "PASS-A-GRIFF VERNACULAR"

Floor Plan (layout & organization): 1938/1940
5 UNIT COURTYARD · 1 STORY

Exterior Fabric (major exterior materials): TRANSITE ASBESTOS SHINGE SIDING

Structural System(s) (bearing wall, post and beam): WOOD FRAME · CONVENTIONAL

Porches (yes/no; location): FRONT CONCRETE SLAB · COVERED

Orientation (front door direction): 3 FACE EAST, 2 FACE WEST

Foundation System (slab on grade, crawl space, basement...): CONCRETE STEMWALL, PIERS
CRAWL SPACE

Roof Type (hip, gable, gambrel, mansard, flat): HIP

Secondary Roof Structure: N.A.

Roof Surface (roofing material): FIBERGLASS ASPHALT SHINGLE

Window Type (double-hung, casement, awning, jalousie): WOOD DOUBLE HUNG
ALUMINUM AWNING (PORCH)

Ornamentation – Exterior: SIMPLE WOOD TRIM

Chimney (yes/no, location): (REMOVED BRICK)

Number of Stories: ONE

Number of Dormers: NONE

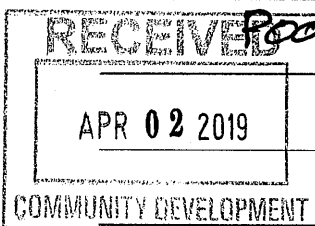
Outbuildings (accessory buildings): GARAGE WITH LAUNDRY AND STORAGE

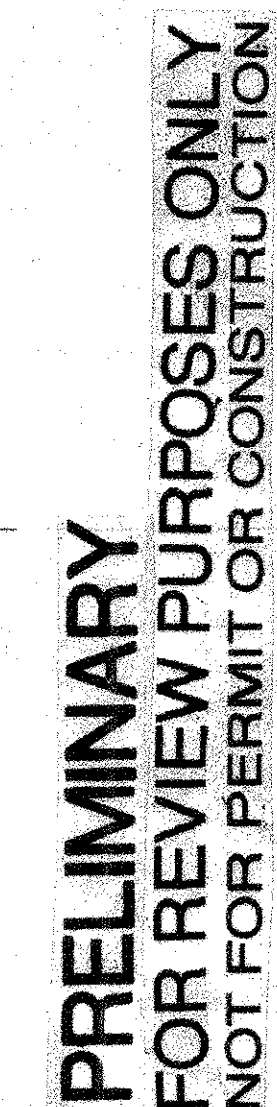
(If the outbuilding is a part of the application for Local Historic Designation, please provide separate Building Information sheet(s) for those structures.) - SAME AS PRINCIPAL STRUCTURE

Surroundings (location, site amenities, landscape elements):

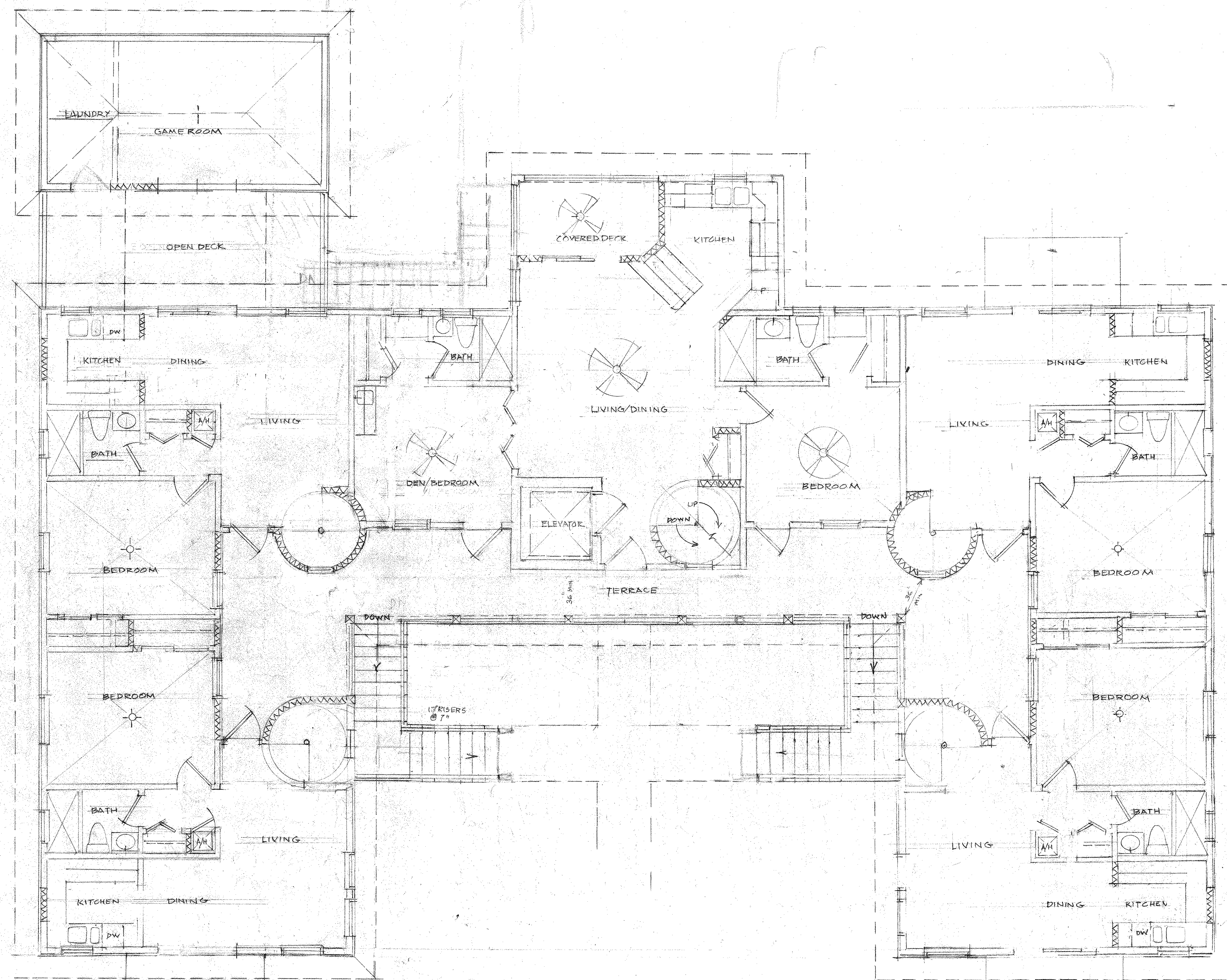
MINIMAL LANDSCAPE 12 SAGUARO PALMS, 1 WASHINGTONIAN

POOR SOD IRRIGATION SYSTEM





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REVISED	
REVISED	
APPROVED	
	
ARCHITECT RONNI GINN BOX 111965 ST. PETERSBURG FLORIDA 33733 727 302 0145 727 302 0080 FAX	
All Contractors, Subcontractors, Material and Labor Suppliers, Workmen, Tradesmen, etc. to verify the accuracy of the information on this drawing prior to commencing construction. Architect must be notified in writing of any errors or omissions. As to any drawings not passed in writing by Architect, the user assumes all responsibility. This drawing is the property of the Architect and is to be used only for the project mentioned on this sheet. Shown or implied, is the exclusive property and is copyrighted by Architect.	
Ralph Orville Lickton Designer 1704-06 PASS-A-GRILLE WAY, #3 ST. PETER BEACH, FLORIDA 33706-4277 Phone/Fax: 727/337-3333 FAX: 727/337-3333 ralph@ralphorville.com PAULLETTE BOSELA PAATRICK KNAPP, P.E. In Association With: P.E. # 41199 (R13) 954-4743 HEAVYPA@AOL.COM Comm. # 0317	
PROPOSED ELEVATION, ADDITIONS, AND RENOVATIONS BAY TERRACE APARTMENTS FIVE UNIT RESIDENCE FOR PAULETTE BOSELA 1704-06 PASS-A-GRILLE WAY ST. PETER BEACH, FLORIDA 33706	
ARG 9815	
SHEET	OF
1	8



LIVING LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

REVISED 4/1/19

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APPROVED

ARCHITECT RONN GINN
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FLORIDA 33733
727 302 0145
727 302 0080 FAX

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Ralph Orville Lickton Designer

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Phone/Fax: 727-388-0017 rlicktondesign@aol.com
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301 Woodward Avenue
ST. PETE BEACH, FLORIDA 33706
P.E. #41089 0103 864-4743 HEAVYPA@aol.com

PROPOSED ELEVATION, ADDITIONS, AND RENOVATIONS

BAY TERRACE APARTMENTS

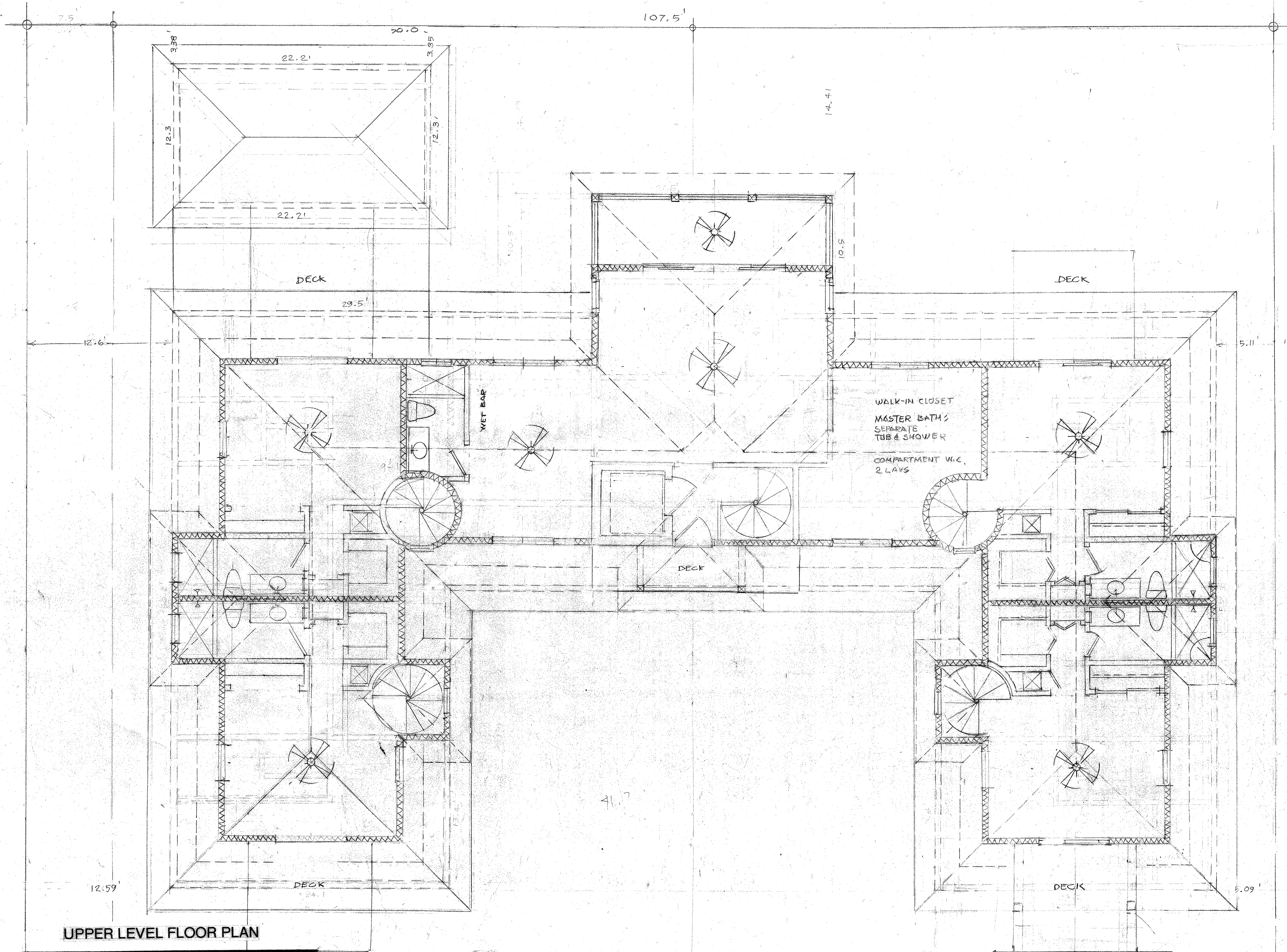
FIVE UNIT RESIDENCE

PAULETTE BOSELA

1704-06 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33706

ARG 9815

SHEET 4 OF 8



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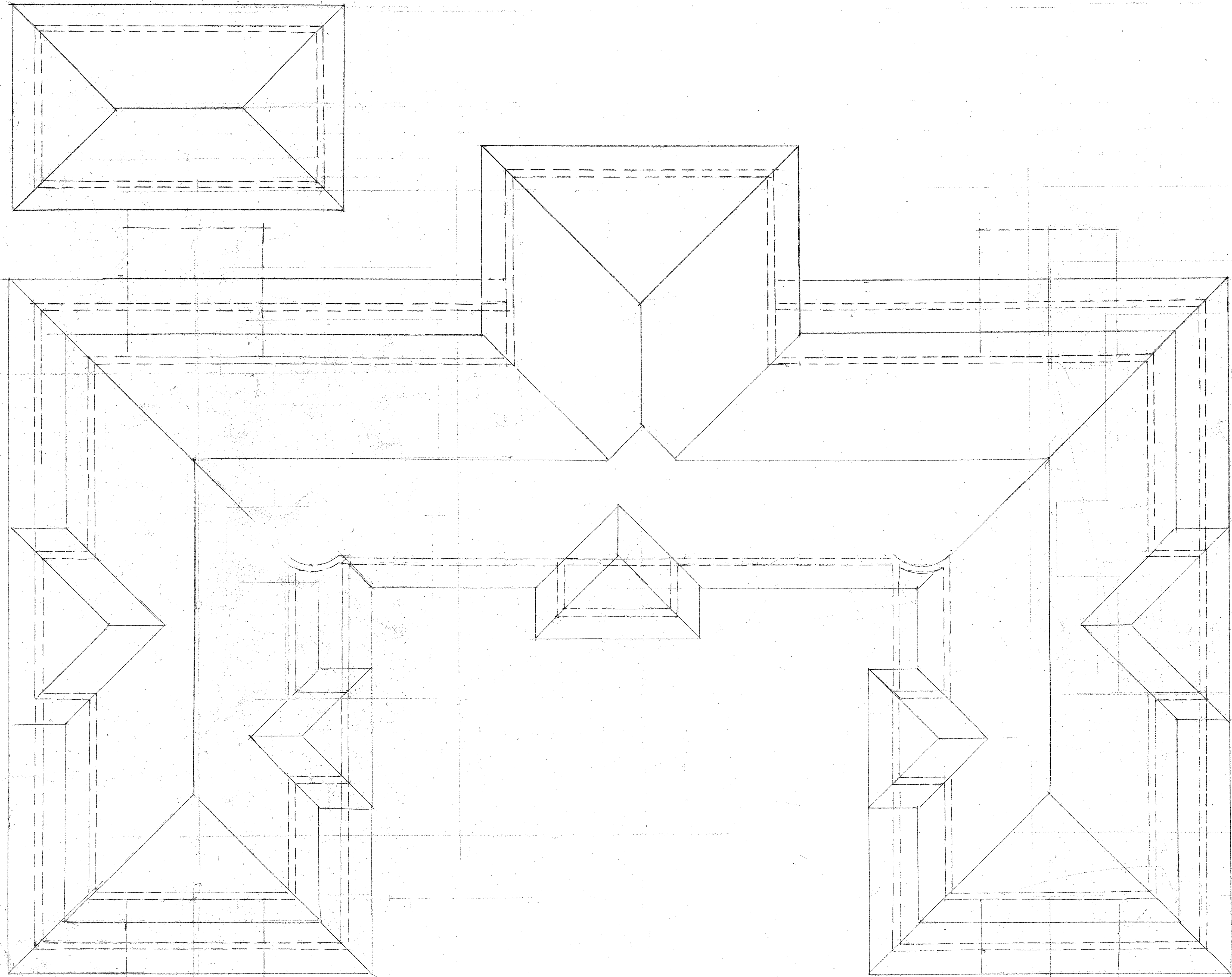
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In Association with: 301 Woodward Avenue
Orlando, Florida 32877
P.E. #41089 (F15) 682-4746 rlickton@aol.com

Proposed Elevation, Additions and Renovations
BAY TERRACE APARTMENTS
FIVE UNIT RESIDENCE
PAULETTE BOSELA
1704-06 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33706

ARG 9815

SHEET 5 OF 8



ROOF PLAN

SCALE 1/4" = 1'-0"

4/1/19

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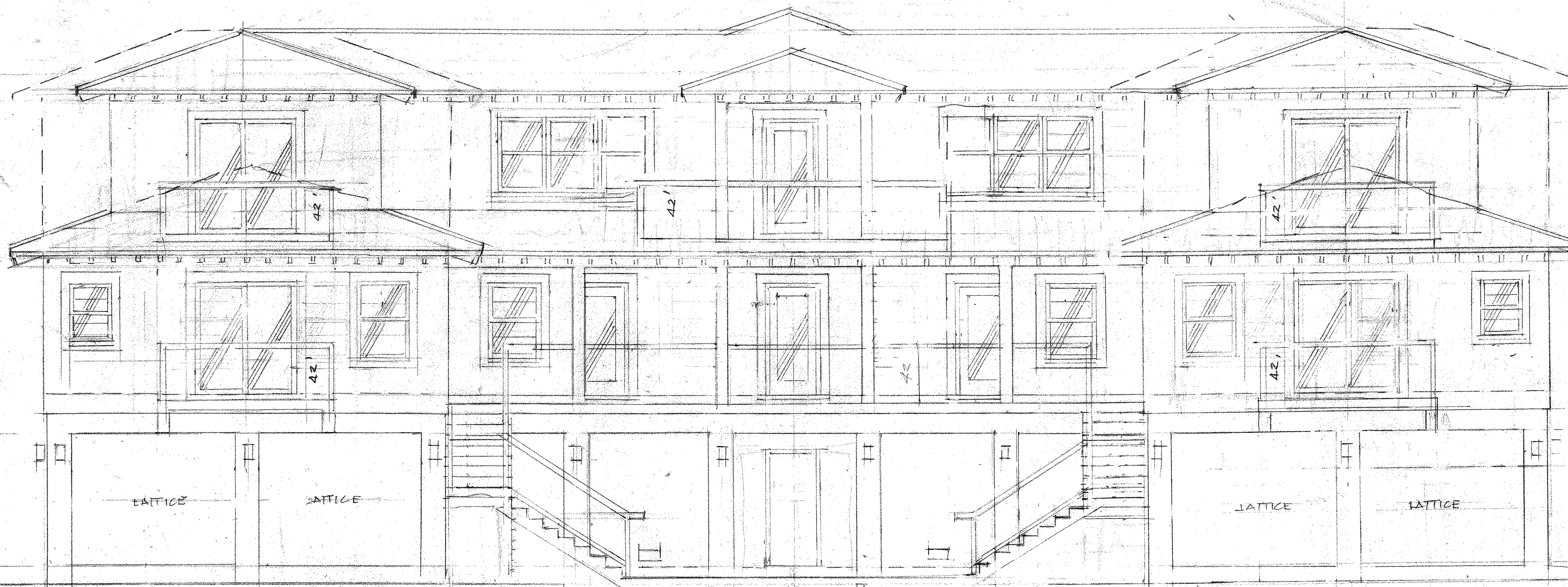
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Phone: 727 302 0145 FAX: 727 302 0080
In Association with: **PATRICK KNAPP, P.E.**
Oldemar, Florida 34677
P.E. # 11098 (B) 888-6743 HEAVY@OL.COM

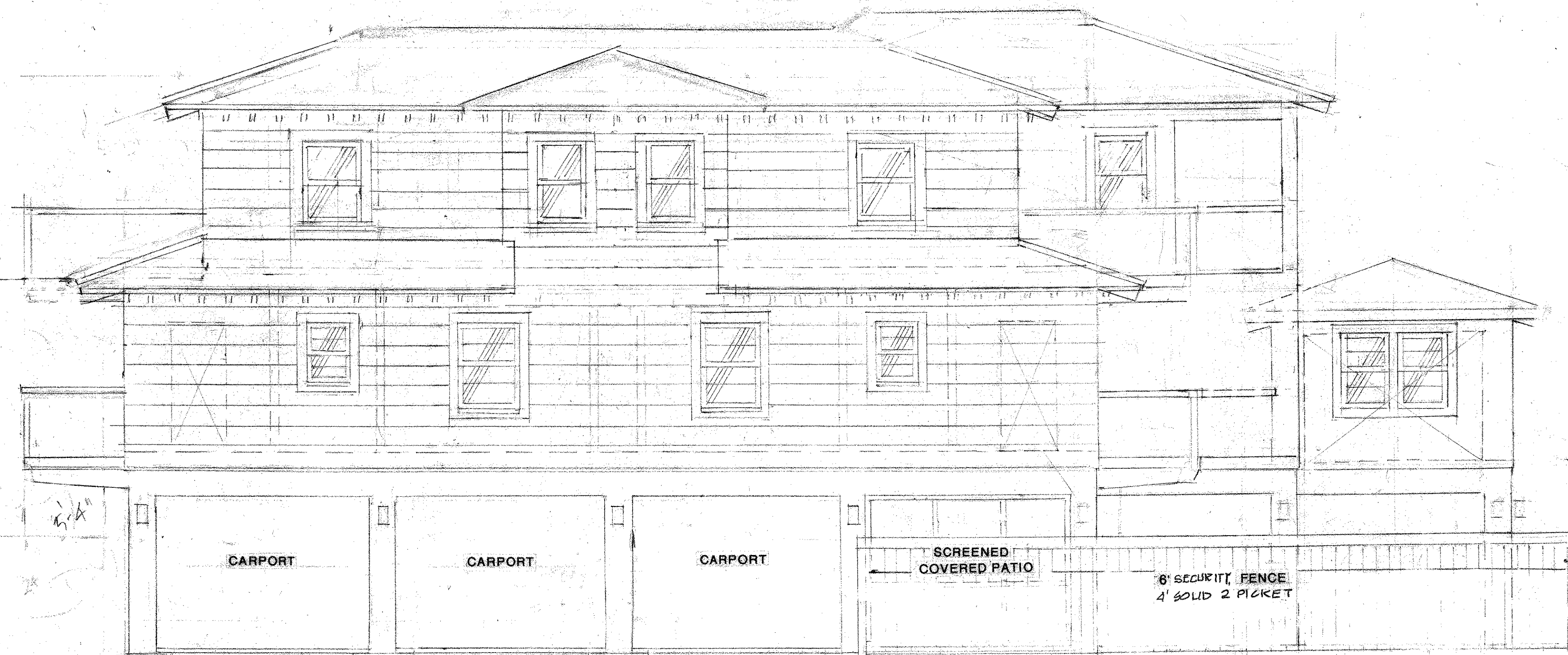
Comm. # 0317
PROPOSED ELEVATION, ADDITIONS, AND RENOVATIONS
BAY TERRACE APARTMENTS
FIVE UNIT RESIDENCE
FOR **PAULETTE BOSELA**
1704-06 PASS-A-GRIFFIN WAY
ST. PETE BEACH, FLORIDA 33706

ARG 9815

SHEET 8 OF 8



FRONT ELEVATION - EAST - PASS-A-GRILLE WAY



RIGHT SIDE ELEVATION - NORTH - 18th AVENUE

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

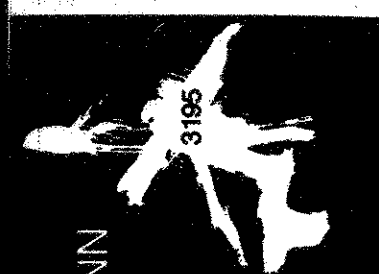
4/7/19

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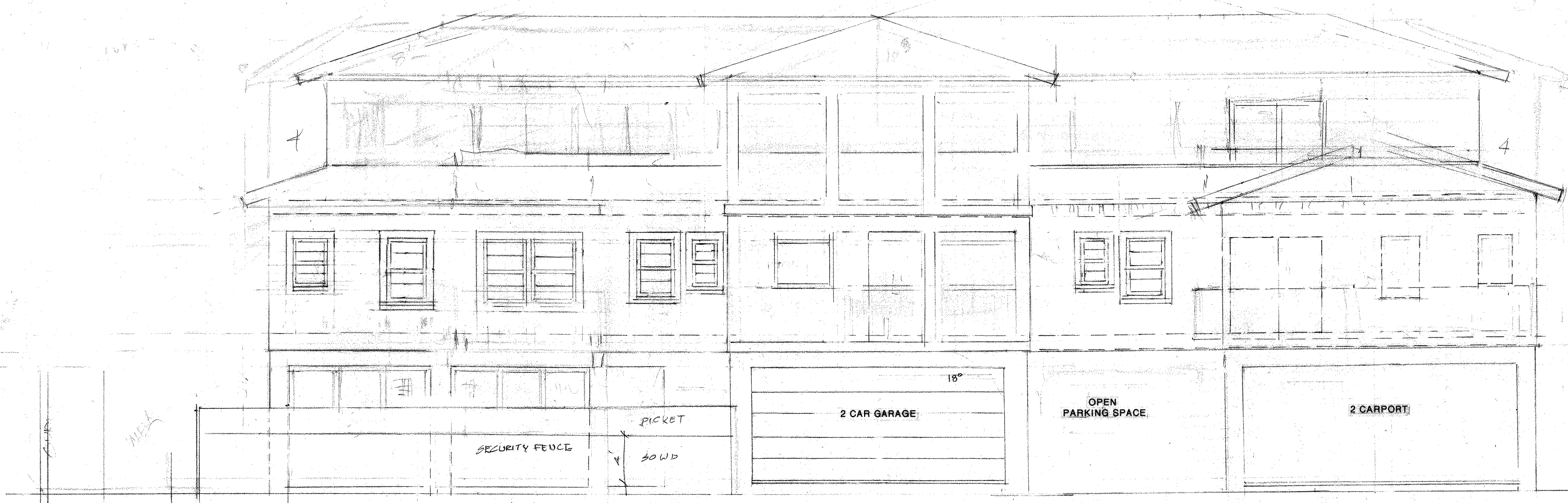
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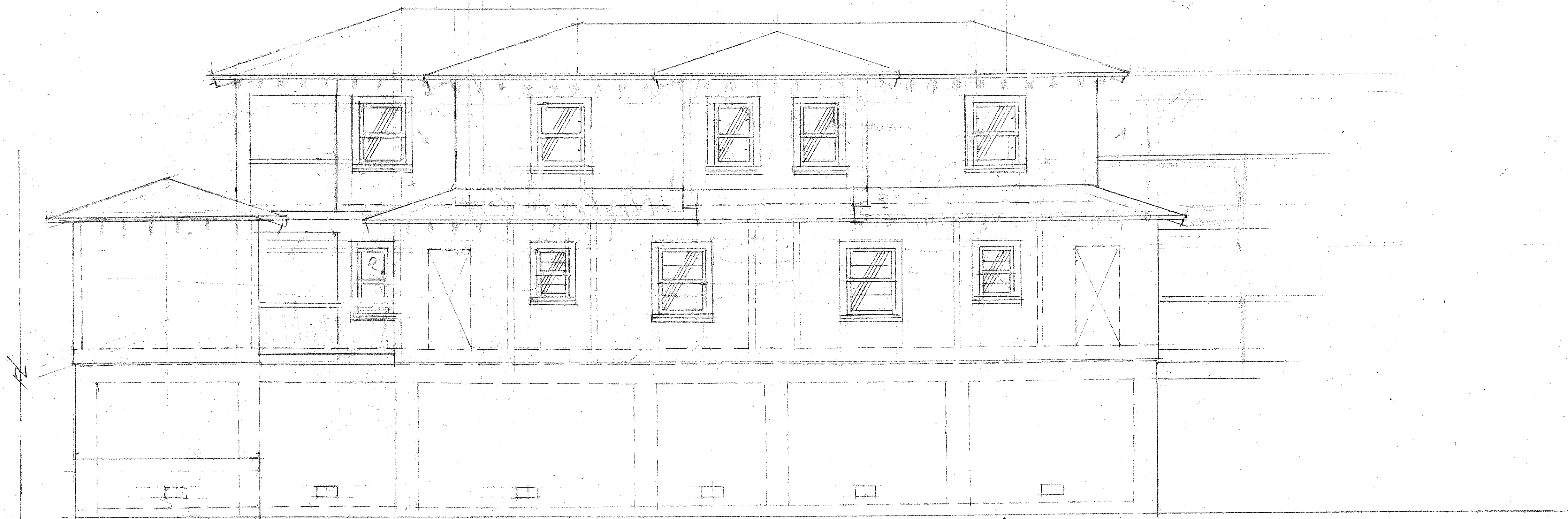
Comm. # 0317
PROPOSED ELEVATION, ADDITIONS, AND RENOVATIONS
BAY TERRACE APARTMENTS
FIVE UNIT RESIDENCE
for PAULETTE BOSELA
1704-06 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA 33708

ARG 9815

SHEET 7 OF 8



REAR ELEVATION - WEST - ALLEY



LEFT SIDE ELEVATION - SOUTH

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

4/1/19

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ST PETERSBURG
FLORIDA 33733
727 302 0145
727 302 0080 FAX

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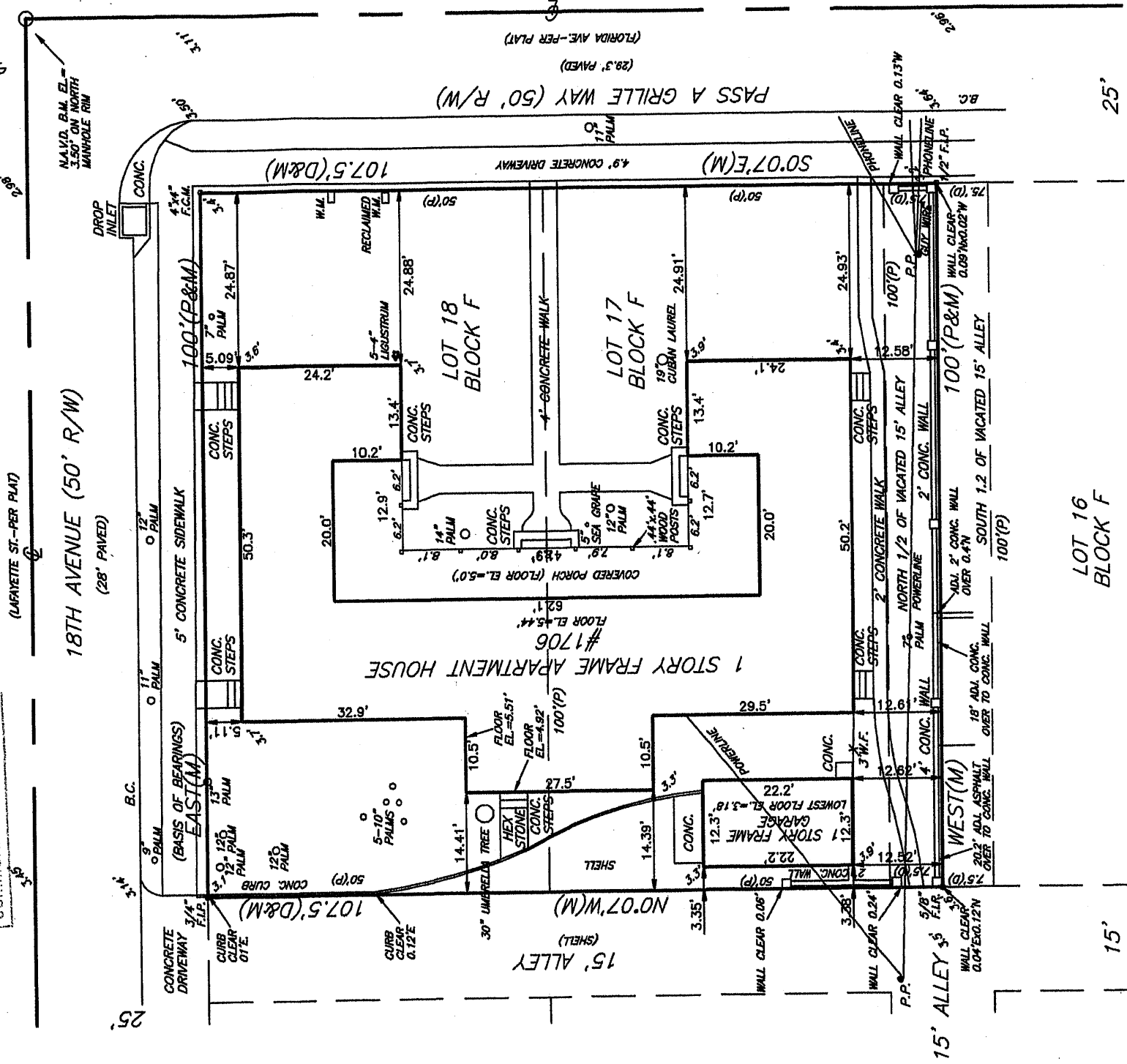
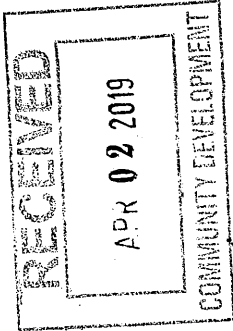
Ralph Orville Lickton Designer
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301 Woodward Avenue
Oldsmar, Florida 34677
P.E. # 11088 (613) 854-5743 HEAVY@AOL.COM

Comm. # 0317

PROPOSED ELEVATION, ADDITIONS, AND RENOVATIONS
BAY TERRACE APARTMENTS
FIVE UNIT RESIDENCE
PAULETTE BOSELA
1704-06 PASS-A-GRIFFIN WAY
ST. PETE BEACH, FLORIDA 33706

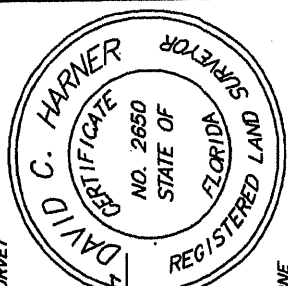
ARG 9815

SHEET 8 OF 8

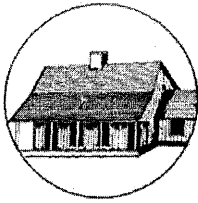


A BOUNDARY SURVEY OF LOTS 17 AND 18, BLOCK F, AND THE NORTH 1/2 OF VACATED ALLEY LYING SOUTH OF LOT 17, BLOCK F, PHILLIPS DIVISION OF PASS-A-GRIFF CITY, AS RECORDED IN PLAT BOOK 4, PAGE 26 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WITH SPOT ELEVATION AS SHOWN.
CONTAINING 10747.85 SQUARE FEET, MORE OR LESS.

JOB NUMBER: MMXVII011 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 1/11/17 SCALE: 1 INCH = 20 FEET DRAWN BY: DCH	DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706 SECTION 18 TOWNSHIP 32 SOUTH RANGE 16 EAST CHECKED BY: DCH	FLOOD ZONE: "AE" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125149 PANEL NUMBER: 0278 G
CERTIFIED TO: PAULETTE BOSELA		
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027. NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.		
LEGEND: N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CI=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE EL=ELEVATION FT=FINISHED FLOOR F.P.R.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650 O.P.=OPEN PORCH D=DEED R=IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE B.M.=BENCHMARK P.L.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT		



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12608**
 Field Date 1-5-2015
 Form Date _____
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 1706 Pass-a-Grille Way Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 1706 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: 1706 Pass-a-Grille Way
 Cross Streets (nearest / between) 17th Avenue/18th Avenue
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-68634-006-0170 Landgrant _____
 Subdivision Name PHILLIPS DIVISION REV Block _____ F _____ Lot 17&18
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1941 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Apartment From (year): c1941 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe PAG HD Overlay

DESCRIPTION

Style Craftsman Exterior Plan U-shaped Number of Stories 1
 Exterior Fabric(s) 1. Shingles-asbestos 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 double-hung wood sash windows with square surrounds, jalousie
 Distinguishing Architectural Features (exterior or interior ornaments) overhanging eaves with exposed rafter tails

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 1-story, 1-bay garage with hipped roof, overhanging eaves with exposed rafter tails 2/2 sash windows with square surrounds, and roll-up door.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date _____ Init. _____
☐ Owner Objection	KEEPER - Determined eligible: ☐ yes ☐ no	Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)	

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) Each unit has a 1-leaf entrance with square surround

Porch Descriptions (types, locations, roof types, etc.) U-shaped apartment building with incised porch supported by wood posts

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource The U-shaped small apartment building is in an unaltered state and features 2/2 double-hung wood sash windows, an incised porch covering all of the entries, and pierced concreted vents along the foundations.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒ FMSF record search (sites/surveys) ☒ library research ☐ building permits ☒ Sanborn maps
☐ FL State Archives/photo collection ☐ city directory ☐ occupant/owner interview ☐ plat maps
☒ property appraiser / tax records ☐ newspaper files ☐ neighbor interview ☐ Public Lands Survey (DEP)
☐ cultural resource survey (CRAS) ☒ historic photos ☐ interior inspection ☐ HABS/HAER record search
☒ other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP

Nomination (1989); Pass-A-Grille Historic District (Boundary Increase) NRHP Nomination (2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building and garage are contributing resources in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
 2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
 Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
 (address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, .jpg or .tiff.



Pass-a-Grille_1706_P112008_02



Pass-a-Grille_1706_P112008_03



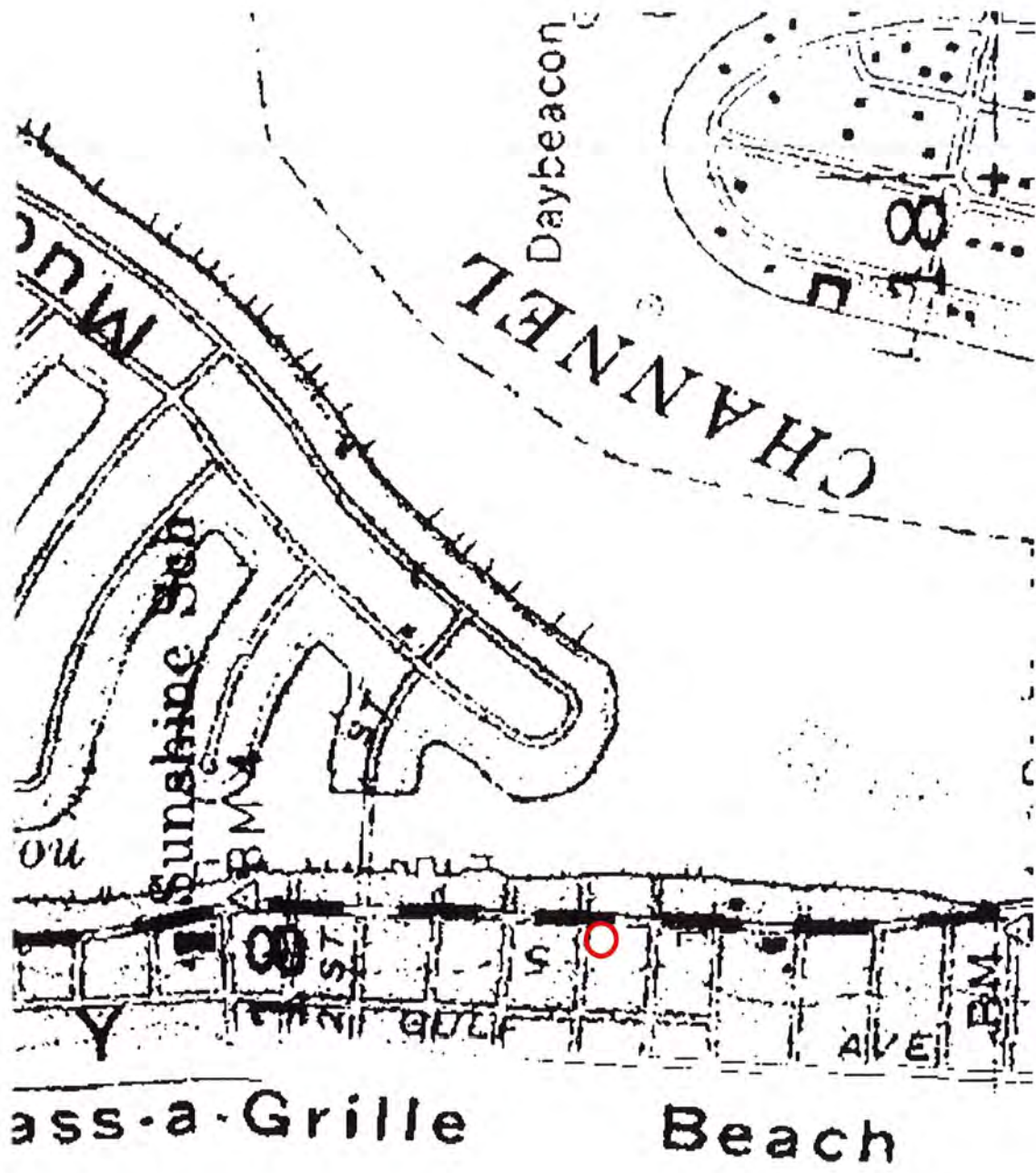
Pass-a-Grille_1706_P112008_04



Pass-a-Grille_1706_P112008_05

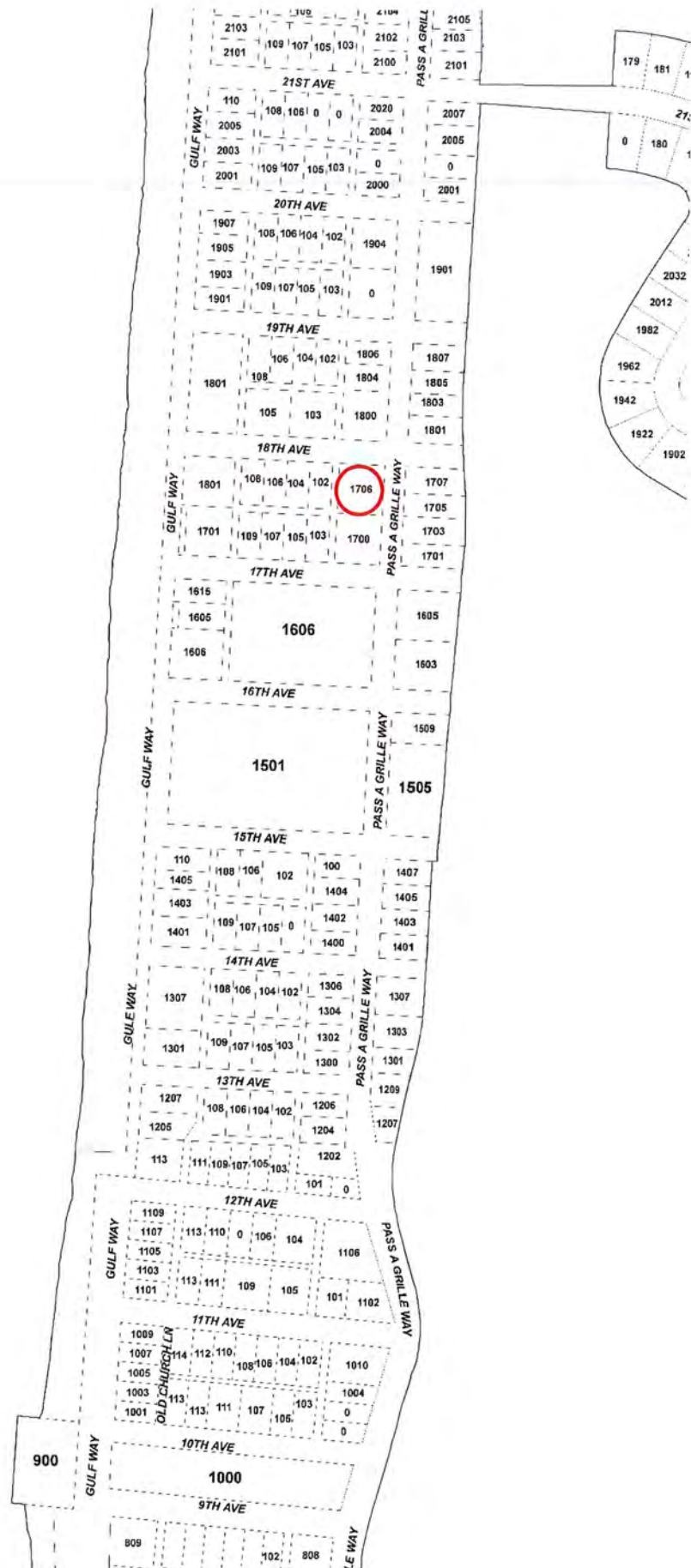


Pass-a-Grille_1706_P112003_05



Site #8P112608

Address: 1706 PASS-A-GRILLE WAY



Site #8PI12608

Address: 1706 PASS-A-GRILLE WAY



















































