



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

November 7, 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. 10/03/2019
4. **Action Items**

None
5. **Discussion Items**
 - a. **Pass-a-Grille Infrastructure and Streetscape Improvements**

Public Works Director Mike Clarke, along with Jennifer Daoulas representing Kimley-Horn, the City's consulting firm that is preparing streetscape improvements for Historic 8th Avenue, will provide an overview and answer questions about Pass-a-Grille's on-going infrastructure improvements and the draft streetscape improvements being developed.
 - b. **Florida Master Site File (FMSF) status for the St. Pete Beach Public Library**
 - c. **Review of the Draft 2018-2019 CLG Annual Report Form**

6. Adjournment – Next Meeting: 12/05/2019

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

October 3, 2019

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Chris Marone, Chairman
Sean Hurley, Vice Chair
William Loughery, Member
Holly Young, Member
Tia Hockensmith, Member

ALSO PRESENT:

Lynn Rosetti, Senior Planner
Brandon Berry, Planner I
Wesley Wright, Community Development Director
Ginny Keeter-Bodkin, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

Chair Marone asked the city's new Senior Planner, Lynn Rosetti, to introduce herself; Ms. Rosetti shared some of her background and planning experience with the Board.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes –07/11/2019

Member Young made a motion to approve the minutes of the July 11, 2019 meeting as presented. The motion was seconded by Chair Marone and unanimously approved by an individual roll call vote.

4. Action Items

There were no action items.

5. Discussion Items

Senior Planner Lynn Rosetti stated that instead of National Register of Historic Places, she would be presenting information on Local Landmarking, as that is the likely direction for the St. Pete Beach Public Library. Ms. Rosetti reviewed the criteria to be applied in the designation of a historic building in Section 28.22 of the city's Land Development Code.

Ms. Rosetti explained how the Florida Master Site File (inventory of historical, cultural resources) works and reviewed the components of the required Historical Structure Form, which is submitted to the state for review. She also outlined the other requirements for Local Landmarking, including owner permission and a public hearing. Ms. Rosetti gave an overview of the history and significance of the St. Pete Beach Library.

Community Development Director Wesley Wright verified for the board members that a FEMA Variance would be one of the advantages of a Local Landmark designation. A Floodplain Management Bulletin for Historic Structures was distributed, which outlines requirements.

After the state reviews the Historical Structure Form to be submitted next week and responds, this will go on a City Commission agenda in November and then back to this board in December.

Discussion followed on the installation of the historic plaque for the Merry Pier and also concerns about city projects and street closings. Member Loughery suggested a monthly status report on projects, particularly in months where there are no action items.

Mr. Wright and Ms. Rosetti agreed to create a list of projects/motions/action items to track status throughout the year and year-end and involve the Commission accordingly; this can be included in the agenda or a separate sheet. Member Hockensmith suggested that members can review past actions and minutes for follow up.

6. Adjournment

The next meeting will be held on 11/07/2019. There being no further business to come before the board, the meeting was adjourned at 4:45 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____

**HISTORIC 8TH AVENUE
STREETSCAPE IMPROVEMENTS**

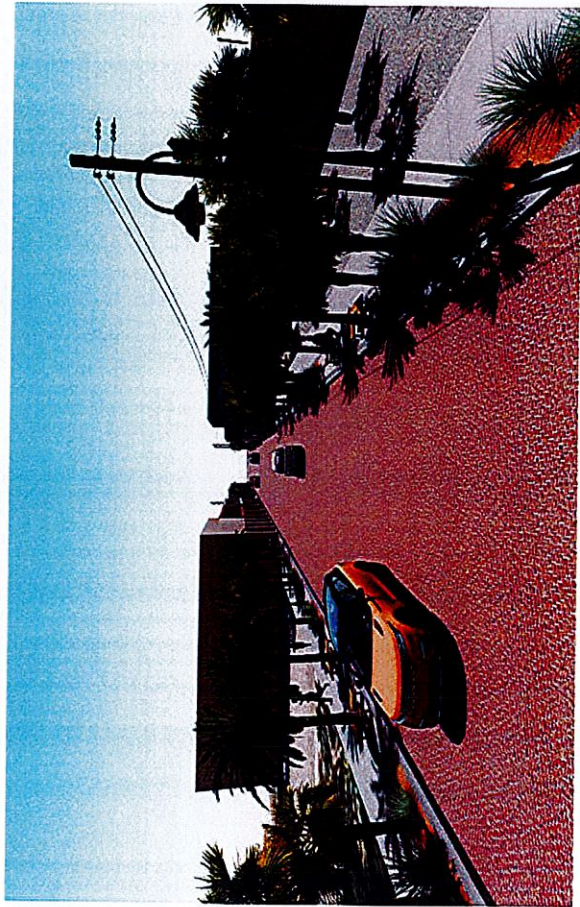


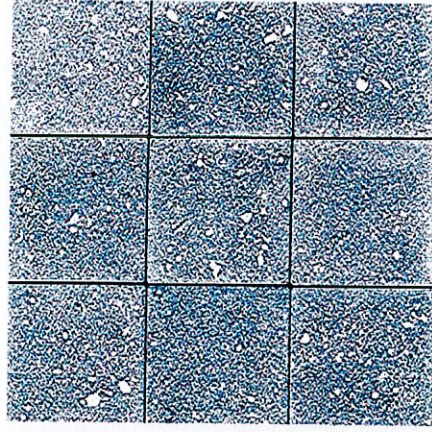
Historic 8th Avenue

Streetscape Improvements



- 1 GREENSCREEN AROUND COLUMNS
- 2 BENCH AROUND TREE/ COLUMN
- 3 PLANTERS (MOVEABLE)
- 4 PAVER BAND WITH CONCRETE SIDEWALK

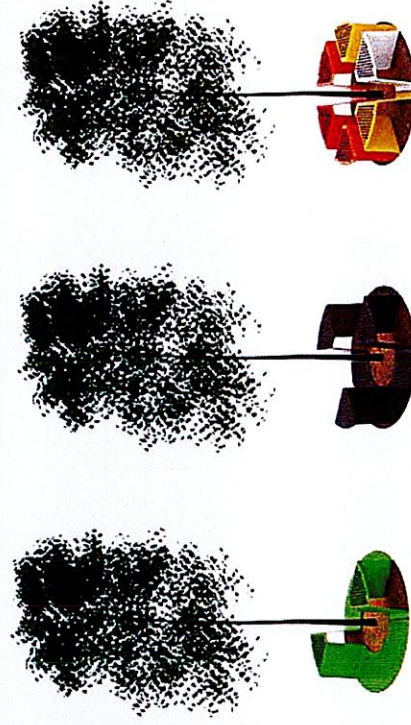
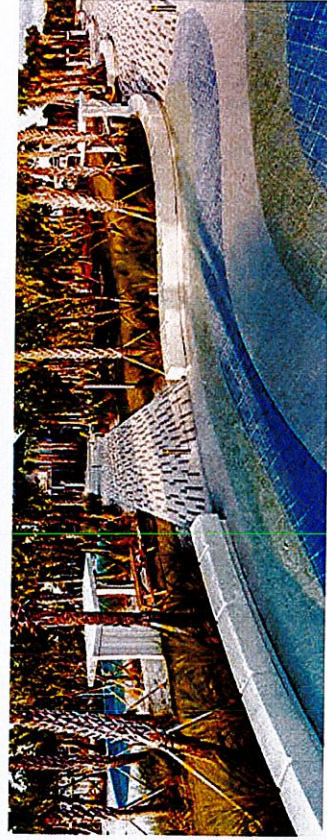
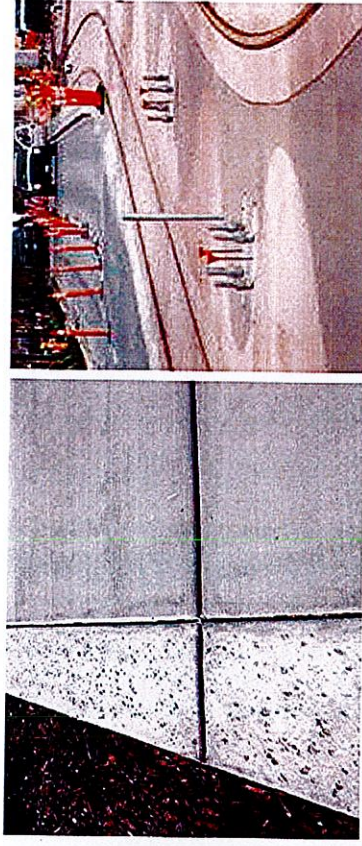


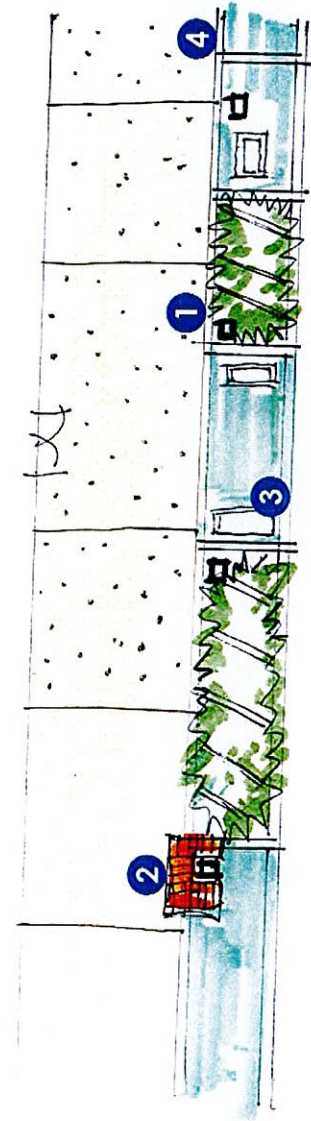




- 1 LANDSCAPE BED
- 2 BENCH IN LANDSCAPE AREA
- 3 PAVED AREA FOR PLANTERS & HEXAGON PAVES THRESHOLD
- 4 WAVE SIDEWALK PATTERN

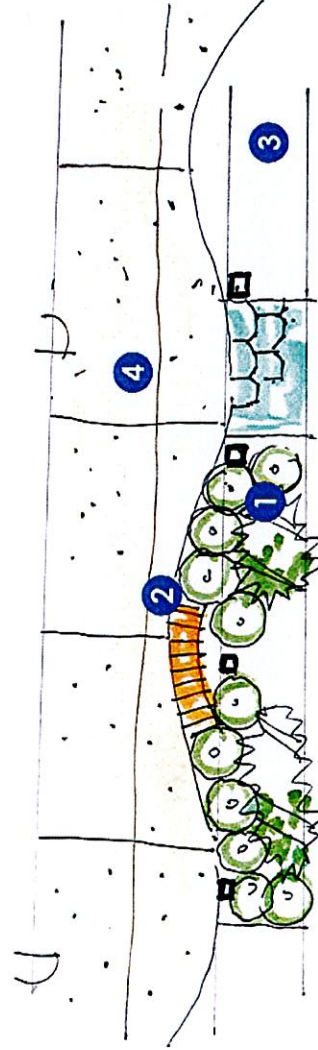






- 1 GREENSCREEN AROUND COLUMNS
- 2 BENCH AROUND TREE/ COLUMN
- 3 PLANTERS (MOVEABLE)
- 4 PAVER BAND WITH CONCRETE SIDEWALK

PLAN SKETCH - OPTION 1
3/16" = 1'-0"



- 1 LANDSCAPE BED
- 2 BENCH IN LANDSCAPE AREA
- 3 PAVED AREA FOR PLANTERS & HEXAGON PAVER THRESHOLD
- 4 WAVE SIDEWALK PATTERN

PLAN SKETCH - OPTION 2
3/16" = 1'-0"

FLORIDA MASTER SITE FILE

**ST PETE BEACH PUBLIC
LIBRARY**

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 PI12951
 Field Date 9-18-2019
 Form Date 10-11-2019
 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) St. Pete Beach Public Library Multiple Listing (DHR only) _____
 Survey Project Name _____ 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 365 Direction _____ Street Name 73rd Street Type Avenue Suffix Direction _____
 Address: 365 73rd Avenue
 Cross Streets (nearest / between) Blind Pass Road
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 2018 Plat or Other Map _____
 City / Town (within 3 miles) St. Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 31S Range 15E Section 36 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: _____
 Tax Parcel # 36-31-15-77994-054-0010 Landgrant _____
 Subdivision Name St Petersburg Beach Repl Block 54 Lot 1,6,7,10
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1969 ☐ approximately ☐ year listed or earlier ☒ year listed or later
 Original Use Library From (year): 1969 To (year): 2019
 Current Use Library From (year): 1969 To (year): 2019
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☐ unknown Date: _____ Original address 365 73rd Avenue
 Alterations: ☒ yes ☐ no ☐ unknown Date: _____ Nature Interior 1985; Remodel bathrooms 2018
 Additions: ☒ yes ☐ no ☐ unknown Date: _____ Nature Add handicap accessible ramp E elevation
 Architect (last name first): Johnson, Glenn Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.)
City of St. Pete Beach

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe Hist. Pres. Ord 2006-01

DESCRIPTION

Style Brutalism Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Concrete-pre-cast 2. _____ 3. _____
 Roof Type(s) 1. Built-up 2. _____ 3. _____
 Roof Material(s) 1. Tar & gravel 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
Butt glazed strip windows with structural sealant and aluminum storefront.

Distinguishing Architectural Features (exterior or interior ornaments)

Exposed aggregate architectural precast concrete wall, fascia and column panels with a cantilevered cement plaster soffit.

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

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 _____
☐ Owner Objection NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

DESCRIPTION (continued)Chimney: No. 0 Chimney Material(s): 1. Not applicable 2. Not applicableStructural System(s): 1. Steel skeleton 2. Cast-in-place concrete 3. _____Foundation Type(s): 1. Piers 2. ContinuousFoundation Material(s): 1. Poured Concrete Footing 2. _____**Main Entrance (stylistic details)**

Exposed aggregate precast fins, glass, anodized aluminum storefront and monumental stairs express the building entrance.

Porch Descriptions (types, locations, roof types, etc.)

The flat cantilevered roof element over the building was intended to appear like it was floating over the entire building both covering all the entry doors and providing shade for the building in the Florida sun.

Condition (overall resource condition): ☐ excellent ☐ good ☒ fair ☐ deteriorated ☐ ruinous**Narrative Description of Resource**

St. Pete Beach Library was completed at the end of mid modern period in a Brutalism style favored by architect Glenn Johnson for public buildings in this area. The building included exposed natural finishes like architectural precast, glass and aluminum.

Archaeological Remains _____ ☐ Check if Archaeological Form Completed**RESEARCH METHODS (select 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) <u>Google Earth aerials and photographs</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

See attached copies of research materials, maps, and historic documents which have been labeled.

OPINION OF RESOURCE SIGNIFICANCEAppears to meet the criteria for National Register listing individually? ☐ yes ☐ no ☒ insufficient informationAppears 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)**

With respect to level of significance, the City of St. Pete Beach (a CLG) is interested in locally landmarking the St. Pete Beach Public Library. It is unclear if the SPB Public Library would be National Register eligible. (see attached evaluation)

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

- | | | |
|-------------------------------|---|----------|
| 1. <u>Architecture</u> | 3. <u>Community planning & developm</u> | 5. _____ |
| 2. <u>Politics/government</u> | 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 <u>Unspecified by recorder</u> | Maintaining organization _____ |
| Document description <u>Original/digital bldg/site plans</u> | File or accession #'s <u>SPB Public Works Dept/SPB Library</u> |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATIONRecorder Name Lynn Rosetti, AICP, CFM, Sr Planner, SPB Affiliation _____Recorder Contact Information 155 Corey Avenue/727-363-9266/727-363-9222/lrosetti@stpetebeach.org
(address / phone / fax / e-mail)**Required Attachments****① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED****② LARGE SCALE STREET, PLAT OR PARCEL MAP** (available from most property appraiser web sites)**③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).

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

2018 – 2019
CLG ANNUAL REPORT FORM

DRAFT

2018-2019 CLG Annual Report Form

Name of Certified Local Government: <i>City of St. Pete Beach</i>
Report Submitted By: <i>Lynn Rosetti, AICP, CFM, Senior Planner</i>
Contact Information: <i>727-363-9266/lrosetti@stpetebeach.org</i>
Date Report Submitted: Click here to enter a date.

1.) ORDINANCE

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

☐ Yes

☒ No

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

Click here to enter text.

2.) RULES OF PROCEDURE

Were there any changes made to the rules of procedure?

☐ Yes

☒ No

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

Click here to enter text.

List all board members, their profession, and length of service on the board. **Please include the resumes of any new board members if they have not previously been submitted.**

Name	Profession	Years of Service
Sean Hurley	Realtor	5 or more years
William Loughery	knowledgable/interested citizen	2-3 years
Chris Marone	Lawyer	3-4 years
Holly Young	Realtor	2-3 years
Tia Hockensmith	Realtor	Less than 1 year
Click here to enter text.	Choose an item.	Choose an item.
Click here to enter text.	Choose an item.	Choose an item.

3.) SUMMARY OF PRESERVATION BOARD ACTIVITIES

- Date of the last Division of Historical Resources sponsored CLG training that members of your board attended (including participation in CLG Regional Trainings, onsite training, DHR webinars): 2013
- Date of the last locally-sponsored CLG training (i.e. any training your board members received that was not sponsored by the Division of Historical Resources): NA

Florida Certified Local Government Annual Report (Federal Fiscal Year)
October 1, 2018 through September 30, 2019

- c) Date/Time of regularly scheduled HPC meetings: First Thursday of each month at 3:30 p.m.
- d) Please provide the dates of all Historic Preservation Board/Commission meetings that were held between October 1, 2018 and September 30, 2019. 10/4, 11/1, 1/3, 2/7, 3/7, 5/2, 7/11
- e) How many individually listed local designations are there in your community? (Please include a full list and/or map of all locally designated properties.) 52 (list attached)
- f) Review your historic districts – please list each district (local and National Register) and identify the year it was listed and the year that area was resurveyed. If the district or historic resource inventory has not been updated, please use “N/A” as a response.

Name of District	Local or National Designation?	Year of Designation	Year Updated
Pass-a-Grille Historic District	National	1989	2003
Re-survey Pass-a-Grille Historic District	National		2015

- g) ***New designations since last annual report (please list and identify property type, i.e. “building” “district” “archaeological site”):**

Local designations: 1

National Register designations: 0

*** Please submit local designation reports for newly designated resources, if available.**

- h) Number of Florida Master Site File forms submitted since last annual report: 0
- i) National Register nomination proposals reviewed since last annual report: 0
- j) COAs (Certificates of Appropriateness) reviewed: 11
- k) Does your community have an Ad Valorem Tax Exemption Program? (yes or no): Yes
- l) Number of Ad Valorem Tax exemption projects reviewed since last annual report (Please indicate “N/A” only if your community does not have an Ad Valorem Program.): 0

Please return the annual report and related materials to this office, either via mail to:
Megan McDonald, Certified Local Government Coordinator, R.A. Gray Building, 500 S. Bronough Street,
Tallahassee, FL 32399-0250; **or electronically to:** Megan.McDonald@DOS.myflorida.com

- m) DHR grant projects (federal or state funds) completed since last annual report: 0
- n) DHR grant projects (federal or state funds) applied for since last annual report: 0

4.) HISTORIC PRESERVATION INCENTIVES

- a) Please list any local organizations that support historic preservation in your community: Unknown
- b) Does your local government offer grants to support historic preservation? If so, please describe and include links to relevant information. No
- c) Does a historic preservation revolving fund exist in your community? If so, please describe and include links to relevant information. No
- d) Does your local government (or other local organization) have an awards program to highlight successful preservation projects? No

5.) MISCELLANEOUS

- a) Does your historic preservation ordinance allow for local designation of properties without owner consent? If so, please provide ordinance citation. No
- b) Does your historic preservation ordinance include provisions for imposing a demolition delay for non-designated properties over a certain age? (i.e. 50 years or older) Yes
- c) Are your Board/Commission meetings recorded in an audio or video format and made publicly available? If so, please provide the link where recordings may be found. Yes. The link is <http://www.stpetebeach.org/committees/historic-preservation.html>
- d) Does your community's comprehensive plan have a historic preservation element? If so, when was it last updated? No

5.) How can the Division of Historical Resources better assist your Certified Local Government in its local historic preservation efforts?

Continue to inform the City of St. Pete Beach of training opportunities and grants.

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Megan McDonald, Certified Local Government Coordinator, R.A. Gray Building, 500 S. Bronough Street,
Tallahassee, FL 32399-0250; **or electronically to:** Megan.McDonald@DOS.myflorida.com

REMINDER:

Please attach the following:

- ☐ A copy of the amended ordinance(s)/rules of procedure (if applicable)
- ☐ Resumes of any new board members (If applicable)
- ☒ **A list and/or map of all individually designated properties and historic districts within your CLG**
- ☒ A copy of the designation reports for any new locally designated properties.

Please return the annual report and related materials to this office, either via mail to:
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Tallahassee, FL 32399-0250; **or electronically to:** Megan.McDonald@DOS.myflorida.com

Locally Designated Historic Properties

1/6/1994	2506 Pass-a-Grille Way - Hurley Realty	1	1921	Yes
1/6/1994	107 26 th Avenue - Butler House Condo	2	1914	Yes
4/6/1995	103 -105 1 st Avenue (main house)	3		
5/4/1995	103 ½ 1 st Avenue (outbuilding)	4		No
5/4/1995	105 ½ 1 st Avenue (outbuilding)	5		No
11/2/1995	2311 Pass-a-Grille Way	6	1936	Yes
2/1/1996	3401 Casablanca Avenue	7		Yes
3/7/1996	3300 Pass-a-Grille Way - Don Vista Building	8		Yes
6/6/1996	202 Pass-a-Grille Way	9	1917	Yes
6/6/1996	204 Pass-a-Grille Way	10	1910	Yes
6/6/1996	2201 Pass-a-Grille Way	11	1930	Yes
8/1/1996	1005 Gulf Way	12		Yes
10/17/1996	103 6 th Avenue	13		No
3/1/1997	113 & 115 10 th Avenue - County Museum & Cottage	15		Yes
7/10/1997	110 4 th Avenue	16	1910	Yes
9/4/1997	2200 Pass-a-Grille Way	17		Yes
10/2/1997	102 6 th Avenue	20	1910	Yes
1/8/1998	107 6 th Avenue (main house)	21	1921	Yes
6/29/1998	2409 Pass-a-Grille Way	22	1933	No
1/7/1999	1801 Pass-a-Grille Way	23	1929	No
8/5/1999	608 Pass-a-Grille Way	24	1899-1920	
9/3/2003	2900 Pass-a-Grille Way	25	1920	No
8/8/2005	2605 Pass-a-Grille Way	29	1935	No
8/8/2005	1403 Pass-a-Grille Way	30	1926	No
10/5/2006	104 2 nd Avenue	31	1935	No
10/5/2006	105 22 nd Avenue	32	1939	No
2/2/2007	3112 Pass-a-Grille Way	33	1933	No
8/20/2009	105 10 th Avenue	36	Pre-1915	No
8/20/2009	3313 W. Maritana Drive	37		
1/5/2010	101 9 th Ave- Shuffle Board Court Clubhouse	38		
2/5/2010	104 7 th Avenue	39	1920	No
7/17/2012	102 8 th Avenue	40	1923	
7/17/2012	108 Pass-a-Grille Way	41	1949	
7/17/2012	106 8 th Avenue	42	1913-14	

Locally Designated Historic Properties

Designation Date	Property Address	Parcel Number	Year of Designation	Designation Status
7/17/2012	105 7 th Avenue	43	1920	
8/2/2012	2804 Pass a Grille Way	44	1954	
8/2/2012	105 8 th Avenue	45	1930	
8/2/2012	105 19 th Avenue	46	1947-48	
8/2/2012	102 19 th Avenue	47	1933	
9/5/2013	105 ½ 10 th Avenue (outbuilding)	48	1950s	No
10/3/2013	103 19th Avenue	49	1919 or 1922	No
12/5/2013	1007 Gulf Way	50	1910-1922	No
9/2/2014	1402 Pass-a-Grille Way withdrawn 4/12/16	52	1922/1925	No
10/2/2014	102 27th Avenue	53	1916	Yes
3/5/2015	2901 Pass-a-Grille Way	54	1926	Yes
6/4/2015	103 7th Avenue	55	1915	No
9/3/2015	113 11th Avenue - Coconut Inn	56	1921	No
6/2/2016	603 Gulf Way	57	1925-1948	No
6/2/2016	1500 Pass-a-Grille Way - Warren Webster Building	58	1955	No
8/4/2016	504 Pass-a-Grille Way/100 6th Ave (single-family residence and accessory carriage house on single lot of record)	59	1910/1925	No
12/7/2017	3110 and 3110 ½ Pass-a-Grille Way 2 single-family residential structures	60	1925	No
12/7/2017	4350 Gulf Boulevard Structure: steel and neon identification sign	61	1953	No
5/2/2019	1706 Pass-a-Grille Way	62	1938	No

*Missing numbers are due to properties that withdrew their designation