



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

December 5, 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. 11/07/2019
4. **Action Items**
 - a. **Case No. 19064, 19065, and 19066 – City of St. Pete Beach Public Library**
Address: 365 73rd Avenue
The applicant requests (1) a Local Historic Designation for the St. Pete Beach Public Library which is listed in the Florida Master Site File (Case No. 19064); (2) Variance from the Floodplain Management Regulations to perform work that constitutes a substantial improvement (Case No. 19066), and (3) a Certificate of Appropriateness to make repairs and upgrades to the building including the replacement of the roof, other exterior repairs, replace doorways and windows with impact resistant materials, upgrades to the lighting and electrical system, and interior renovations. (Case No. 19065).

5. Discussion Items

a. Pass-a-Grille Streetscape Improvements / *Pass-a-Grille Historic Community Engagement Summary* (July 2014)

Continuation of the Board's discussion of draft streetscape improvements for Historic 8th Avenue prepared by Kimley-Horn, the City's consulting firm, along with a review and discussion of the *Pass-a-Grille Historic Community Engagement Summary* as requested by the Board at their November 7, 2019 meeting.

b. Handout - 2020 Meeting Dates

6. Adjournment – Next Meeting: 01/09/2019

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

November 7, 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:

Wesley Wright, Community Development Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner I
Mike Clarke, Public Works Director
Ginny Keeter-Hodkin, Deputy City Clerk

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes 10/03/2019

Member Hurley made a motion to approve the minutes of the October 3, 2019 meeting as presented. The motion was seconded by Member Young and unanimously approved by an individual roll call vote.

4. Action Items

There were no action items.

5. Discussion Items

a. Pass-A-Grille Infrastructure and Streetscape Improvements

Wesley Wright, Community Development Director introduced Mike Clarke, Public Works Director. Mr. Clarke gave an overview on the status of the following Public Works projects on Pass-A-Grille for the board:

- 8th Avenue brick paving
- 3rd and 11th Avenues paving repairs
- Beach rinse stations

The board made a recommendation that the beach rinse stations be for foot rinses only, not showers. Mr. Clarke stated that the recommendation will be incorporated into the final design.

- Paving 1st to 7th Avenues and Gulf Way from 1st to 9th Avenues
- Traffic study at 21st Avenue and Pass-A-Grille Way (provided by County)
- Beach Ball signs
- Duke Energy and other lighting changes on Pass-A-Grille
- Restroom renovations at Paradise Grille and Hurley Park

Member Hockensmith entered the meeting at 4:05 PM.

- Warren Webster building foundation waterproofing
- Shell alley maintenance
- Renovation of alley behind Circle K
- Merry Pier renovation/replacement
- 1st Avenue Pier
- Piers at 7th and 11th Avenues
- Seawall replacement from 1st to 12th Avenues
- Stormwater projects - Boca Ciega Isle, Casablanca, and Maritana neighborhoods

Following that review, Mr. Wright showed a presentation of draft streetscape improvements to Historic 8th Avenue, prepared by Kimley-Horn. The board was asked to give their input prior to the improvements being presented to the City Commission.

Amy Loughery, an 8th Avenue merchant, gave public comment on a previous consultant's study seven or eight years ago.

Board discussion continued through the presentation.

The board made a recommendation to inform the City Commission that the Historic Preservation Board would like to be involved in the decision making and planning of the 8th Avenue Streetscape Improvement project going forward.

This discussion will be continued at the next meeting, after board members have had an opportunity to view the area with improvements in mind. The board requested a copy of the previous consultant's report.

b. Florida Master Site File (FMSF) status for the St. Pete Beach Public Library

Lynn Rosetti, Senior Planner, reported that she submitted the form for the library last month and has received confirmation that it is now listed on the Florida Master Site File. She will have a Local Landmark Designation report to present at next month's meeting.

c. Review of the Draft 2018-2019 CLG Annual Report Form

Ms. Rosetti presented a draft of the Annual CLG (Certified Local Government) Report Form and asked for any corrections or comments. The board approved the submission of the report as presented.

6. Adjournment

The next meeting will be held on 12/05/2019. There being no further business to come before the board, the meeting was adjourned at 5:45 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____

ACTION ITEMS

ST. PETE BEACH PUBLIC LIBRARY

CASE NO. 19064. 19065, and 19066

Local Landmark Designation

Certificate of Appropriateness

FEMA Variance



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

Application for Local Historic Designation Case No. 19064:

City of St. Pete Beach Public Library at 365 73rd Avenue

Meeting Date: December 5, 2019

Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The City requests local historic designation for the existing St. Pete Beach Public Library.
SUBJECT PROPERTY	365 73 rd Avenue; St. Petersburg Beach Replat, Block 54, Lots 1, 6, 7, 10 and S'LY 46.2' of Lot 2 less alley N of this lot. Property ID # 36-31-15-77994-054-0010
LAND USE	DCR – Downtown Core Residential on the Zoning Map; DCR – Downtown Core Residential on the Future Land Use Map
YEAR BUILT	1969
HISTORIC STATUS	Individually listed on the Florida Master Site File (PI12951)
SURROUNDING AREA	North – Alleyway and Corey Avenue commercial properties South – 73 rd Avenue and residential properties East – Parking lot (city owned) and residential property West – Blind Pass Road and Wells Fargo Bank

BACKGROUND and ANALYSIS

The Beach Community Club was formed in 1939 and was later incorporated in 1941. The significance of the Beach Community Club is that through their efforts the St. Pete Beach Public Library was ultimately built. Several documents from the Library's archives are attached to the FMSF that outline and discuss the history of the St. Pete Beach Public Library. Included is a timeline of the site's development including Library's site and building plans.

Essentially, the Beach Community Club built a recreational center on the current Library site in 1947. By 1950, books were being donated to the Club. In 1951, the Long Key Library (Long Key is the technical name for the island that contains the City of St. Pete Beach) was formed as a part-time library within the club building. According to the library archive records, an addition to the Beach Community Club was opened in 1952. By 1955, the Beach Community Club voted to turn their library over to St. Petersburg Beach and in the same year a library annex was built. The Library continued

to grow and by 1959 expansion was being planned, including an expansion to the children's department.

Because of the growing needs of the community, the City built the Long Key Library which was completed in 1969. The Library officially opened on July 7, 1969. However, prior to its official dedication on October 5, 1969, the federal government, which had granted \$100,000 to the City of St. Petersburg Beach to assist in the construction of the new library, insisted that the new library be named the St. Petersburg Beach Public Library. Since this time, the St. Petersburg Beach Public Library has served the community of St. Pete Beach. Of note, the St. Petersburg Beach Public Library received a First Place Award for the Design of the Most Outstanding Institutional Structure Completed in Pinellas County during 1965, 1966, 1967, 1968, and 1969 by the Architects Annual Building Award Association.

[As a side note, Long Key historically consisted of the towns of St. Petersburg Beach, Pass-a-Grille, Don Cesar, Belle Vista, plus unincorporated Pinellas County until 1957. At that time, the entirety of Long Key was incorporated as the City of St. Petersburg Beach. In 1994, the citizens of St. Petersburg Beach voted to shorten the name to the City to St. Pete Beach in part due to continued confusion about its autonomy from St. Petersburg. Following the citizen vote to shorten the City's name, the Library's name was also shortened to reflect the municipality's name change.]

The St. Pete Beach Public Library was designed by noted architect Glenn Quincy Johnson. Mr. Johnson is responsible for at least 16 potentially significant residential structures in St. Petersburg known as the "Bird Cage" houses according to a December 2018 City of St. Petersburg report that listed these and other Johnson buildings, along with his biography. In addition, Mr. Johnson is known for designing both commercial and institutional buildings in the area including the First Federal Savings and Loan Bank, the Pinellas County Judicial Building in St. Petersburg, Azalea and Riviera Middle Schools, and others. Additional information about Glenn Johnson is provided in this report.

The property is developed as a municipal public library that is 50 years old this year. It is a single-story building with an adjoining parking lot. Notable architect Glenn Johnson built the library in a mid-century modern commercial style known as Brutalism. The building includes exposed aggregate precast finish on the exterior walls. 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.

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 an institutional mid-century modern style known as Brutalism. It features glass anodized aluminum storefronts on the east and south sides, and monumental stairs express the building's front (south) entrance. A handicap accessible ramp (exterior addition, date unknown) provides access on the east side. In addition, the building features an exposed aggregate precast finish on the exterior walls, and a glass "ribbon" encircling the entire building without breaks to give the appearance that the flat overhanging roof is floating. The

building's structural systems include a steel skeleton and cast-in-place concrete. The foundation is placed on piers and is continuous. The building's foundation is a poured concrete footing.

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.

Built in 1969, the St. Pete Beach Public Library is 50 years old this year. It is a single-story building with an adjoining parking lot. Designed by notable architect Glenn Quincy Johnson in a mid-century modern institutional style known as Brutalism, the building includes exposed aggregate precast finish on the exterior walls. 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. The building's architectural integrity is well intact with few alterations except for the handicap ramp on the exterior east side which was added post construction with an undetermined date of construction. There were interior alterations in 1985. The restrooms were remodeled in 2018.

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 existing roof of the library is not in good condition and needs to be replaced. The roof leaks and these leaks are causing problems to the entire roof system which in turn needs to be replaced completely. The City wants to make the necessary repairs as soon as possible to preserve the overall integrity of the building as proposed in the attached Certificate of Appropriateness /FEMA Variance application (Case No. 19065 and 19066).

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

The City is not proposing to alter the historical use of the building, currently being utilized as a public library. Several months ago, it was determined that the amount of work needed to be undertaken exceeded the substantial improvement value of the library building. As demonstrated in the Certificate of Appropriateness application (Case No. 19065) the work will not change the exterior appearance of the library. The scope of work is outlined in COA Case File No. 19065.

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

The library site is zoned DCR, Downtown Core Residential, on the Zoning Map and DCR on the future land use map. This zoning district is intended for single and multifamily residential development. The library is a public building and as such is an allowed conditional use in all districts in the City (Section 6-19 of the Land Development Code).

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 to be recognized as a locally designated historic structure due to its significance as a municipal library designed by notated architect Glenn Quincy Johnson in 1969. Furthermore, as noted in this staff report, a local civic organization, the Beach Community Club whose roots date back to 1939, was instrumental in starting the Long Key Library on this site in 1950 and was instrumental in facilitating the construction of the St. Pete Beach Public

Library in the 1960's. The library's architectural integrity remains intact with almost no alterations. The work being proposed will repair and rehabilitate the library building without altering its architectural integrity. This will be in keeping with the Land Development Code which encourages preserving the integrity of the historic properties

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 is attached to this designation report.

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 to locally designate this historic property. According to this property's Florida Master Site File, the building is significant in the areas of architecture, politics/government, and community planning and development. Staff finds that the library is an essentially unaltered public building designed by notable architect Glenn Quincy Johnson who has designed numerous significant residential, commercial, and institutional buildings in Pinellas County. The architectural style, materials, historic associations, and use of this property make it a valuable local historic resource.



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 19064

Property Owner Name & Address

City of St. Pete Beach
155 Corey Avenue
St. Pete Beach, FL 33706

Phone 727-363-9266

Email Address lrosetti@stpetebeach.org

Agent or Representative Name & Address

Alex Rey, City Manager
155 Corey Avenue
St. Pete Beach, FL 33706

Phone 727-363-9266

Email Address lrosetti@stpetebeach.org

Property Address, Legal Description, Parcel ID

365 73rd Avenue, St. Pete Beach, FL 33706
St. Petersburg Beach Ryplet, Block 54, Lots 1, 6, 7, 10 & 5'LY
46.2' of lot 2 less alley N of thrs lot. Tax ID# 36-31-15-77994-054-
0010

Historic Name of Property (if applicable): St. Petersburg Beach Public Library

Florida Master Site File Number (if applicable): PI 12951

Florida Master Site File Recorder:

(Name and Title, if applicable): Lynn Rosetti, AICP, CFM, Senior Planner
Community Development Department, City of St. Pete Beach

I (the undersigned) am the legal owner/legal representative of St. Pete Beach Public Library located at 365 73rd Avenue and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: _____

Date: 11-23-19

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☐ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting the proposed boundary. (Use continuation sheet if necessary). Include acreage or land square footage of the subject property.

Property bounded by 73rd Avenue to the South/Southwest ; Blind Pass Road to the West/Southwest ; alley to the north/northwest ; parking lot to the east/northeast. Lots 1, 6, 7 and 10, Block 54, St. Petersburg Beach Replat.

FUNCTION OR USEHistoric Functions

Public Library

Current Functions

Public Library

DESCRIPTIONArchitectural Classification

Architectural Style -
Brutalism

Materials

Exposed aggregate architectural pre-cast concrete wall, fascia and column panels, cantilevered roof to appear as if floating.

STATEMENT OF SIGNIFICANCE

Designation Criteria Established (mark one or more boxes for the appropriate criteria)

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:

- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and
- ☒ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

(2) **Historic districts.** A district is of historic significance if it:

- ☐ Represents a significant entity whose components may lack individual distinction; or
- ☐ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
- ☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

(3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:

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

Areas of Significance (please describe the following):

1. Period of Significance

St. Pete Beach Library 1969 to present - It's predecessor was the Long Key Library which began in 1950 by the Beach Community Club on the present day site.

2. Significant Dates (date constructed and altered, if applicable)

Mid to late 1960's. Completed in 1969.

3. Significant Persons

Architect Glenn Quincy Johnson. See attached biographical data.

4. Cultural Affiliation/Historic Period

The Beach Community Club (formed in 1939, incorporated in 1941). It is through the efforts of the Beach Community Club that the SPB Public Library was ultimately built. See attached Evaluation of Significance.

5. Architect

Glenn Quincy Johnson. See attached biographical data.

6. Builder

Unknown.

Narrative Description

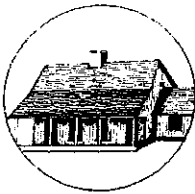
1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs. *See Attached.*
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20. *See Attached.*
3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site. *See Attached.*
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable. *See Attached.*
5. Provide a location map, showing relevant zoning and land use information. *See Attached.*

Major Bibliographic References

Please cite the books, articles, and other sources used in preparing this form below or on one or more continuation sheets.

- 1) Florida Master Site File - PI19064 (October 2019)
- 2) St. Pete Beach Public Library archive records including:
 - Brief History compiled 4-14-69. pdf
 - 69 History- pdf
 - Long Key Library Story. pdf
 - libhistory- dox
 - Beach Library Opens! .jpg (St Pete Times)
 - Library dedication newspaper. .jpg (St Pete Times)
 - Long Key Library To Open Saturday .jpg and .dox (May 11, 1951)
 - Open House Opens Long Key Library .jpg and .dox (June 5, 1952)
 - Rapid Growth of the Long Key Library Cited .jpg and .dox (November 22, 1953)
 - News Article - Tampa Bay Times¹⁵ (March 17, 2019) - about Glenn Johnson and some of his "Bird Coc." homes in St Pete

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

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

Site# **PI12951**
 Field Date 9-18-2019
 Form Date 10-11-2019
 Recorder # _____

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 & 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)

HISTORICAL STRUCTURE FORM

Site #8 PI12951

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 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)

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

- | | |
|---|--|
| Document type <u>Unspecified by recorder</u> | Maintaining organization _____ |
| 1) 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 INFORMATION

Recorder 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.

ST. PETE BEACH PUBLIC LIBRARY EVALUATION OF SIGNIFICANCE

The Beach Community Club was formed in 1939 and was later incorporated in 1941. The significance of the Beach Community Club is that through their efforts the St. Pete Beach Public Library was ultimately built. Several documents from the Library's archives are attached to this FMSF application that outline and discuss the history of the St. Pete Beach Public Library. Included is a timeline of the site's development including the Library's site and building plans.

Essentially, the Beach Community Club built a recreational center on the current Library site in 1947. By 1950, books were being donated to the Club. In 1951, the Long Key Library (Long Key is the technical name for the island that contains the City of St. Pete Beach) was formed as a part-time library within the club building. According to the library archive records, an addition to the Beach Community Club was opened in 1952. By 1955, the Beach Community Club voted to turn their library over to St. Petersburg Beach. and in the same year a library annex was built. The Library continued to grow and by 1959 expansion was being planned, including an expansion to the children's department.

Because of the growing needs of the community, the City built the Long Key Library which was completed in 1969. The Library officially opened on July 7, 1969. However, prior to its official dedication on October 5, 1969, the federal government, which had granted \$100,000 to the City of St. Petersburg Beach to assist in the construction of the new library, insisted that the new library be named the St. Petersburg Beach Public Library. Since this time, the St. Petersburg Beach Public Library has served the community of St. Pete Beach. Of note, the St. Petersburg Beach Public Library received a First Place Award for the Design of the Most Outstanding Institutional Structure Completed in Pinellas County during 1965, 1966, 1967, 1968, and 1969 by the Architects Annual Building Award Association.

[As a side note, Long Key historically consisted of the towns of St. Petersburg Beach, Pass-a-Grille, Don Cesar, Belle Vista, plus unincorporated Pinellas County until 1957. At that time, the entirety of Long Key was incorporated as the City of St. Petersburg Beach. In 1994, the citizens of St. Petersburg Beach voted to shorten the name to the City to St. Pete Beach in part due to continued confusion about its autonomy from St. Petersburg. Following the citizen vote to shorten the City's name, the Library's name was also shortened to reflect the municipality's name change.]

The St. Pete Beach Public Library was designed by noted architect Glenn Quincy Johnson. Mr. Johnson is responsible for at least 16 potentially significant residential structures in St. Petersburg known as the "Bird Cage" houses according to a December 2018 City of St. Petersburg report that listed these and other Johnson buildings, along with his biography. In addition, Mr. Johnson is known for designing both commercial and institutional buildings in the area including the First Federal Savings and Loan Bank, the Pinellas County Judicial Building in St. Petersburg, Azalea and Riviera Middle Schools, and others. Additional information about Glenn Johnson is provided in the paper and electronic attachments.

KEY BIBLIOGRAPHIC REFERENCES

HISTORY OF THE ST. PETE BEACH LIBRARY

1939-Beach Community Club of the Greater Gulf Beaches is founded

1941-Club was incorporated

1947-Club's original building was built on the site of the current library as a recreational center

1950-Donation of books offered to the club by the Wilburs

1951-Long Key Library (not a free library) opened as a part time operation in the club building
(450 vols.)

1952-Formal opening of the new home of the Long Key Library in the recently completed
addition to the "Beach Community Club" (additional 2,000 vols.)

1953-3,500 vols.; 15 employees; 650 members

1955-Community Club votes to turn the library over to the city of St. Petersburg Beach and
builds an annex to the Community Club

1959-8,500 vols.; 2,200 members; library annex will be renovated, children's department
expansion is planned

1969-July 7 the Long Key Library opens

1969-Sept 4 Long Key Library has been renamed St. Petersburg Beach Public Library

1969-October 5 formal opening of the library

Today-57,000 vols.; 9 employees; 12,700 members

For Historian use.

MRS. Lyla M. Esler - Pres.
452 81ST AVE.
ST. PETERSBURG BEACH, FLA. 33706

Brief History compiled 4-14-69

4/14/69

TO: St. Petersburg Beach Mayor Richard Erclius, Commissioners Stanley Cidlowski, Phillip Klesius, Robert Manderscheid and Emanuel Sferios, and City Manager Kenneth Northuis

FROM: St. Petersburg Beach Community Club, Inc.
P.O. Box 6373
St. Petersburg Beach, Florida 33706

Members of the St. Petersburg Beach Community Club, Inc., are naturally most interested in the current discussion on a new North Community Building for St. Petersburg Beach. Over the past years, our club has worked closely with city officials to provide community building facilities for the residents of St. Petersburg Beach, and we again pledge our support and assistance when the new building is constructed.

At the suggestion of City Manager Northuis, we are listing below a brief history of our organization, outlining not only our past efforts to obtain a community building for the city, but also other civic projects which we have undertaken.

ORIGIN

The Beach Community Club of The Greater Gulf Beaches was organized during the 1930's to provide recreational activities for residents of the beaches and also to assist with civic projects for the young beach community. The organization was incorporated on June 20, 1941. In 1949, the Club was reorganized, and membership was limited to women. It was re-incorporated under the present name, St. Petersburg Beach Community Club, Inc., on May 20, 1966. Today, the Club has 175 members. Membership has been restricted to this number due to limited space in meeting room facilities.

BUILDING AND PROPERTY

The land on which the new Long Key Library building is now being constructed was originally purchased by the Beach Community Club of The Greater Gulf Beaches during the period from November 1, 1939, to July 23, 1941. Almost six years later, on March 12, 1947, the Club deeded this land to the original City of St. Petersburg Beach. At this time, the City gave the Club a 20-year lease on the property with the condition that the Club would erect a recreational center on the site within a 12-month period from May 1, 1947. The minimum cost for the building was to be \$2400.00.

Club members set to work on the project, and with volunteer labor and donations of money and materials, the original North Community Building was erected. In addition, Club members furnished the building through donations and fund-raising activities. Many of the members responsible for the first building are still residents of the beaches today.

Page 2

In 1957, when the present St. Petersburg Beach Municipal Building was erected, arrangements were made for housing city offices in the North Community Building. Consequently, the Club made arrangements to meet in Florida Power Corporation's Gulf Beach office during this period so as to accommodate the City. The tennis courts at the North Community Building were turned into free parking spaces for the City.

The 20-year lease which the City had given the Club expired on March 12, 1967, at which time, the lease was renewed for a five-year period with the option to renew for an additional five years. However, when the City decided to build the new Long Key Library Building on the site of the North Community Building, the Club was asked to vacate. This the Club was happy to do with the understanding that a new North Community Building would be built at a new location at some future date.

OBJECTIVES

The St. Petersburg Beach Community Club, Inc., not only provides fellowship for the women of the area, but more importantly, the organization assists the City in helping to meet the needs of residents and winter tourists. As stated in the articles of incorporation, this objective is realized through civic, educational, philanthropic and other related projects. Some of these projects are outlined below:

1. LONG KEY LIBRARY

Perhaps one of the greatest contributions which the Club has made to the community is the Long Key Library. Recognizing the need for such a facility, Club members started a library in one corner of the original North Community Building. Staffed by volunteers and stocked with books donated by local residents, this original library has grown to the ultra-modern facility which the City now has under construction. The Club continued operation of the library until 1957 when it was taken over by the newly-consolidated City of St. Petersburg Beach. Even after that date, however, the Club continued to devote much time and effort to the library. Practically all the library furnishings have been donated by the Club. Club members made up the Library Board until the facilities were taken over by the City, and at that time, a representative from each of the districts in the City was appointed to join the existing board. With the exception of four years since the library was formed, Club members have served as library board chairmen with Club members on the board.

2. HOBBY GROUP

In 1961, the Club organized a Hobby Group which has continued to meet on Tuesday of each week. The purpose of the Hobby Group was to provide recreation for winter visitors and help attract more persons to the area. The success of this group is evident in the attendance which averages between 70 and 80 women each week. The group not only does

an excellent job of attracting more visitors to the area, but many of the items which are made at the meetings are later sold during the Club's fund-raising projects.

3. WELFARE COMMITTEE

We feel our Club has a social responsibility, and to meet this responsibility, our Welfare Committee works to help needy families on the beaches. The Committee also works for the American Cancer Society making dressings and pads for patients. When the demand for these items is great and special dressings are needed, the Cancer Society feels free to call on our members for this extra work. Also, the Club frequently donates money to the Cancer Society to purchase the materials needed to make the dressings.

4. OTHER PROJECTS

In addition to the above activities, our Club has supported the City's Beautification Committee, Upham Park, Peter Pan School for Retarded Children, Goodwill Industries, Christmas Toy Shop, Little League of St. Petersburg Beach and other such groups. We have purchased benches for bus stops in the City, flower baskets for Corey Avenue and Christmas decorations. Our members have also served as volunteer workers for the Chamber of Commerce and the TB X-Ray unit. There are but a few of the many projects in which the Club has participated over the past years.

FUNDS

The St. Petersburg Beach Community Club, Inc., raises funds through yearly membership dues and from two annual fund-raising projects. A Bazaar is held in November and a White Elephant Sale in March. Club members work on a year-round basis planning for these two events.

Members of our St. Petersburg Beach Community Club appreciate the fine cooperation which we have received from the city officials of St. Petersburg Beach over the past years. We feel that by continuing to work closely with these officials we can help make our community a better place in which to live. We sincerely hope that one of the civic projects that will be undertaken in the near future will be a new North Community Building, and our organization will give its full support to this project.

Yours for a new North Community Building,

ST. PETERSBURG BEACH
COMMUNITY CLUB, INC.

Lucy E. Licker, Pres.

Mabel V. Martin, 1st Vice Pres.

Jeannette Groff, 2nd Vice Pres.

Helen Eberwein, Rec. Sec.

Julia Weider, Corres. Sec.

Rue M. Shaidlers, Treas.

SPECIAL INFORMATION COMMITTEE

Ruby M. Scofield (Mrs. H.C.), Chairman

Mrs. Karl H. Norberg

4-14-69

June 8, 1969

**Brief History of St. Petersburg Beach Public Library
(formerly Long Key Library)**

Two brothers Curt and Clyde Wilbur, living in the Don Ce Sar area, inherited 350 books from their parent's New York library and upon coming to Florida they stored these books in trunks. Now, books put away in trunks soon begin to collect mould and so the brothers contacted every organization from one end of Long Key Island to the other, trying to get an organization to accept the books as a nucleus for a public library.

In late summer of 1950 the St. Petersburg Beach Community Club accepted the books with the thought of a beginning of a library on the beach. The club, whose members numbered 30 women, and whose funds were meagre at that time voted the sum of \$25.00 to be used for shelves to house the books and for the purchasing of cards, a date stamper, etc. Mrs. Jean Martin, club president, asked for a volunteer to take charge of the project and Mrs. Helen Woolsey accepted. She served for a very brief time but did see that shelves were erected. For a time the project was at a standstill.

In December of 1950 Pres. Martin appointed club member Mrs. Dorothy Heath as first chairman of the new library project. Mrs. Heath asked for volunteers from the club to help get the books listed and catalogued before they could go out for circulation. Mrs. Heath conferred with Mrs. Haslam of Haslam's Book Shop who instructed her in library procedure. To Mrs. Haslam goes a great deal of credit in helping to get the new library off on the right foot, so to speak. Now came the work for the volunteers---not only were there the Wilbur books, but there had been publicity requesting donations of used books---and the books began to pour in. At that time each book was listed under donor's name and address. The volunteers sent letters of thank-you to donors and they also had the job of cutting corners out of heavy brown wrapping paper (there was no money then to buy the expensive ready-made corners). These brown paper corners were pasted in the backs of the books to hold the book cards and title and author had to be written on same. Three plain white cards had to be typed for each book, one for the book pocket and two for cross file records. It might be mentioned here that the filing case was just an ordinary paper shoebox--compare with what is now in the library! The library really started from scratch! In those days the women exclaimed just as much over a donation of used books as we do now over a large purchase of new books. They were so grateful that the library was showing progress.

Long Key Library opened May 12, 1951

450 books

15 library cards issued

Dues were 25¢ per year

\$1.00 deposit for out-of-town people. The

\$1 returned when visitors left town.

Mrs. Dorothy Heath in charge.

Assistants: Mrs. John MacKenzie, Mrs.

Alice Moran and Mrs. Karl Norberg

Membership increase is interesting:

1951	May	15 library cards issued, increased to:
	June	23
	July	50
	August	64
	Sept.	72
	Nov.	88
1952	Jan.	106

In August of 1951 an outdoor library sign was donated by the Community Club. The Community Club was very small at that time, numbering about 30 members, so this library project was quite an undertaking.

In May of 1953 the Florida State Library Extension Service loaned the library 400 books--200 adult and 200 children's books. These could be sent back in three to six months for a change in books. It might be well to mention that today, any book that is not in our library, and there is a call for it, Mrs. Heath, head librarian, immediately writes to the Florida State Library and it is sent to us on loan. Many people do not realize that the Florida State Library helps struggling small libraries to get a start and they continue to loan books which are too expensive, or for which there is little call, so that smaller libraries can give excellent service to the public.

When it came time to name the library, even tho the St. Petersburg Beach Community Club started the project, it was given the name "Long Key Library". At that time there were distinct little towns along the island of Long Key, St. Petersburg Beach was just one of these. So, the name Long Key Library was chosen because it would encompass them all. (Now that the towns have consolidated and are known as St. Petersburg Beach, the new library will bear that name.)

In 1952 the City Commission added a room to the south of the Community Building. Since the library was then open only afternoons and evenings, this room served a double purpose, mornings it was used by the City Clerk and the rest of the time used by the library. Hours were:

Monday thru Thurs. 3-5 P.M. and 7-9 P.M.
Fri. and Sat. 2-5 P.M.

Each day of the week two volunteers from the Community Club were responsible for checking books in and out. Those serving:

MondayMrs. Eleanor MacKenzie, Mrs. Melita Fieber
Tuesday.....Mrs. Helen Norberg and Miss Betty Norberg
WednesdayMrs. Dorothy Heath and Miss Katherine Hance
ThursdayMrs. Erna Goetz and Mrs. Catherine Meir
Friday.....Mrs. Heath
Saturday.....Mrs. Heath

In Feb. of 1955 the Community Club turned the library over to the City. The City requested the Community Club continue supervision as before. The City realized the library was getting cramped for book space so a larger library was built connecting with the smaller one (this later used as a children's library room). The new Library was dedicated in May 1955. Mayor Carlyle Manley and Commissioner Earl Compton (now deceased) drew the plans and supervised the actual building. Much of the work was done by local people who donated their time. This building served until October 1968 when it was demolished along with the

3. Community Club building to make room for the new \$200,000.00 library which is to be dedicated in July of 1969. Library facilities had to be moved to temporary quarters while the new library was being built so a store at 348 Corey Ave. served for this purpose.

All credit for a library being on St. Petersburg Beach is due to the foresight of the women of the St. Petersburg Beach Community Club who with 30 women founded the library and thru all the years have seen to it being equipped and staffed properly. The club now has a membership of 175 and these women are so proud of what they have been able to do for their city.

The present Library Board:

Mrs. Charles Rettberg, chairman

Mrs. Harold Austin

Mrs. Leonard Bartlett, Treas.

Mrs. Walter Divine

Mrs. Helen Harshaw

Mrs. John MacKenzie

Mrs. Karl Norberg, Sec.

Mrs. Dorothy Heath, Head Librarian

Women of the St. Petersburg Beach Community Club who started the library in 1951 and have continued to serve the library these 19 years and are still active on the Board:

Mrs. Dorothy Heath, Head Librarian

Mrs. John MacKenzie

Mrs. Karl Norberg

Mr. William Barnett, Jr. from Milwaukee Wis. Public Library will assume the duties of Administrator when the new St. Petersburg Beach Public Library is opened in July of 1969.

(Helen Norberg, sec.)
360-8978

Page 1

The story of the Long Key Library, from an original report given by the head librarian, Mrs. E. C. Heath, to the Beach Community Club:

In the fall of 1950 Mr. C. Wilbur of Don Cesar offered to donate some books for a library at Long Key, hoping the Beach Community Club would sponsor such a project, as we already had the building. We were not too enthused about such a project, knowing the amount of work and money it would entail. It was brought up at several meetings and discussed. Quite a few members were not in favor of the project since the Gulf Beach Women's Club was sponsoring a library for the upper beaches and had solicited funds up and down the beaches. Many of our members had already contributed money and books to them. However, there was some interest shown and it was pointed out that there was no such thing as competition in a library, just as there was no competition in schools and churches. It was moved to accept Mr. Wilbur's offer for books (350 volumes) and allow \$25 for the project, try it out for the summer and see how it worked. If it failed, we would only be out \$25.¹⁰ Mrs. O. D. Woolsey of St. Petersburg Beach was the first chairman. The \$25 was soon used up for shelving and office incidentals. We got quite a few donations of books and others promised books and other assistance when they were assured that the library would be a success. At the resignation of Mrs. Woolsey, Mrs. E. C. Heath took over. Mrs. Heath gave a great deal of time and energy to the project, faithfully keeping the library open several days a week with the help of Mrs. A. J. Moran, Mrs. John McKenzie, Mrs. Karl Norberg, and Mrs. Ernest Goetz. Other women also on the first Library Committee were Mrs. J. Frailey, Mrs. Rose Caso, Mrs. John Fieber, Mrs. Donald Alvord, Miss K. Hance, Miss Betty Norberg and Miss Barbara Nyberg. The library opened on May 12, 1951 with 15 memberships. A charge of 25¢ registration fee was made, with a \$1.00 deposit for visitors. Donations of books kept coming in. Then Mrs. Heath told the sponsors that she was out of funds and needed more money. Some of us were not in favor of allotting any more, so one of the members gave money to carry the project along. Through donations of money from the many interested persons, the library was able to continue.

1951/2

One day the city council (who also held its meetings in the community club-house) allowed \$3200 to the Beach Community Club for an addition to the building, to house the library and to be used as an office for the city clerk. It was a wonderful break, because the library was outgrowing the space allotted to it in the club room, and could not extend the hours because of other activities. Then after one year, the library was moved into its new quarters, with 1500 volumes and 170 registered members. A children's story hour on Saturdays was started in June. Of course, lots of things were still needed: money, new books, especially children's, and the services of a book-binder. But we were growing and were indeed proud of our accomplishment.

new permanent 5/22/55

6000 -

Long Key Library to Open Saturday

May 11, 1951

Long Key Library will open Saturday at 2 p.m. in conjunction with the St. Petersburg Beach Community Club bake sale.

The library, to be housed in the Community Club, will be open every Wednesday from 7 to 9 p.m. and Saturdays, from 2 to 5 p.m.

Books for the beach library were donated by C. F. and C. S. Wilber of Don Ce-Sar, and their sister Mrs. E. A. Considine of Des Moines, Ia., and the estate of another sister, Mrs. George Perry of Glen Ellyn, Ill.

Mrs. E. C. Heath, librarian, said other book donations are needed.

Announcement of the library opening was made yesterday at a Community Club luncheon

Open House Opens Long Key Library

June 5, 1952

Volunteer librarians and their assistants played host Tuesday evening at an open house marking the formal opening of the new home of the Long Key Library.

The open house, held in the recently completed addition to the Beach Community Club, 7301 Blind Pass Road, featured punch, cookies and a chance to examine the nearly 2,000 books donated to the library in the past year. The library opened a year ago as a part-time project but with a few books and fewer members. It is now open afternoons from 3 to 5 and evenings from 7 to 9. Current membership totals 170.

Library chairman is Mrs. Edgerton C. Heath. Volunteer librarians include the Mesdames John McKenzie, Karl Norberg, Andrew Moran and Ernest Goetz. Assistants to the librarians are the Mesdames Josie Fraily, Rose Caso, John Fieber, Katherine Hance and Miss Barbara Nyberg.

Current plans call for the establishment of a weekly children's hour, to begin shortly after school closes.

Rapid Growth of the Long Key Library Cited November 22, 1953

National book week, which ended yesterday, coincide appropriately with a report made Wednesday to the beach community club by Mrs. E. C. Heath, chairman of the fast growing Long Key Library.

In reporting on the year's library activities, Mrs. Heath cited the rapid expansion of the library from its 450-volume start in 1951 to its present 3,500-volume capacity. The library started with a working staff of six women of the community and 15 members. Today, 15 persons maintain the library, and membership has risen to 630.

Its origin as a department of the Beach Community Club was spurred on by two civic-minded brothers, C. W. and C. F. Wilbur, who gave 300 books to start the organization. An additional 100 books were given by Oswald Tracy, St. Petersburg Beach real estate broker.

Chairman Mrs. E. C. Heath turned for assistance to Mrs. Charles Haslam, wife of a St. Petersburg bookstore proprietor and Pinellas Park librarian. With Mrs. Haslam's aid the library adopted a method of procedure and a 50-cent membership fee (for children under 12, 25 cents). The library is open to residents and visitors alike, and no deposit is required of visitors who have, according to Mrs. Heath, "been very honest."

The Long Key Library is a member of the Florida state Library Association and has a rotating loan system which enables it to obtain 500 books each six months from the Florida State Library Extension Service.

The library occupies one end of the Community Club building, 73rd Ave. and Blind Pass Rd., St. Petersburg Beach. Hours are 3 to 5 and 7 to 9 p.m. Monday, Wednesday and Friday and 2 to 5 p.m. Saturday.

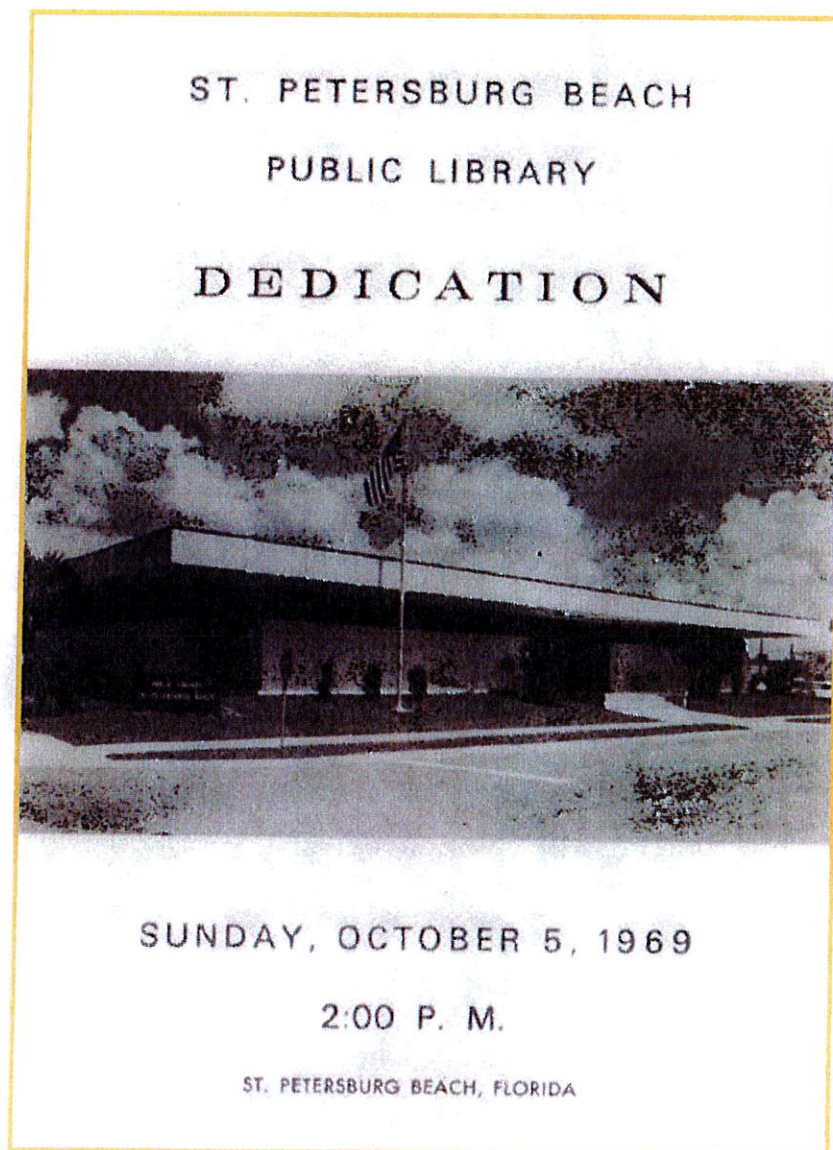
[Caption under photo]

Original members of the Long Key Library Committee who have built the library since its organization in 1951 pose here in a corner of the library building at St. Petersburg Beach. Seated are Mrs. Charles Park and Library Cahirman Mrs. E. C. Heath. Standing from left are Mrs. Erma Goetz, MRs. Karl Norberg, Mrs. Alice Moran and Mrs. Eleanor McKenzie.

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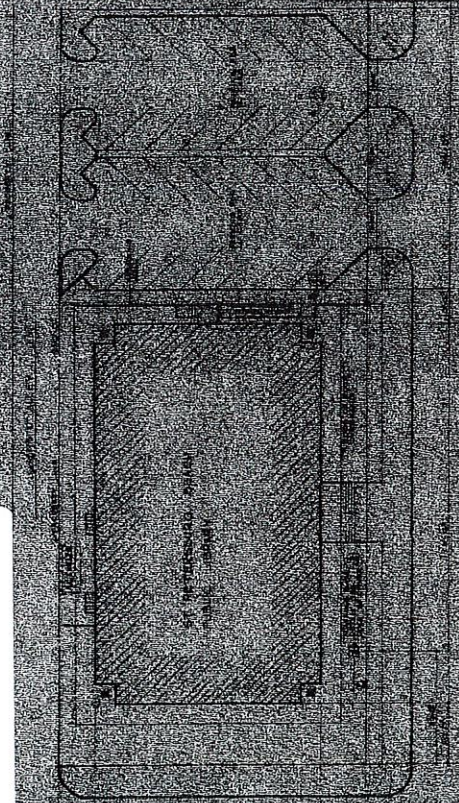
PI 12951
09/18/2019
EVALUATION OF SIGNIFICANCE
LIBRARY ARCHIVE RECORDS

HISTORIC DOCUMENTS



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LIBRARY SITE PLAN/ BUILDING
PLANS



ST. PETERSBURG BEACH PUBLIC LIBRARY
ST PETERSBURG BEACH
FLORIDA

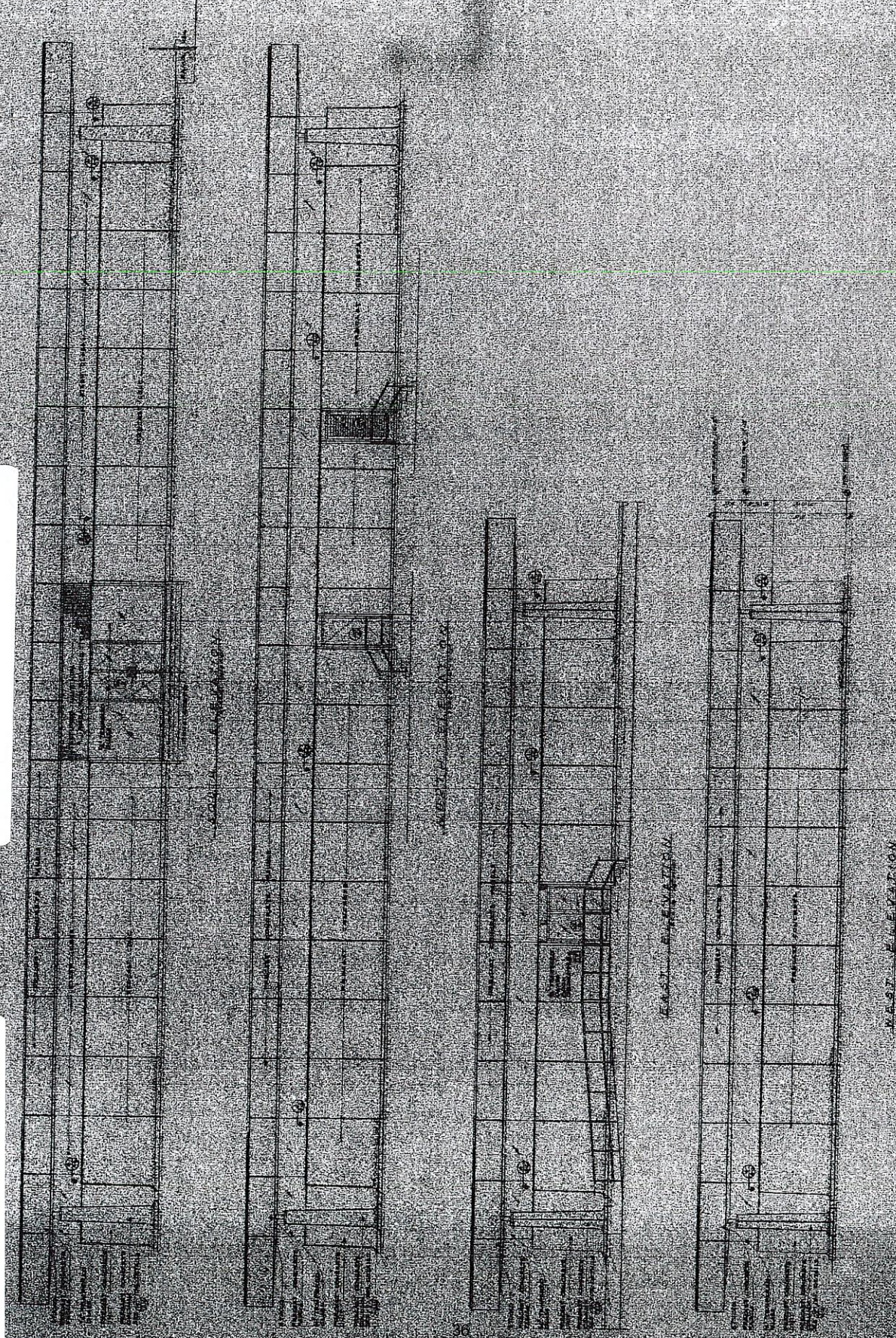
BOARD OF CITY COMMISSIONERS

NAME	ADDRESS	COMMISSIONER	OFFICE NO.
NICHOLAS J. JONES	1700 1st Street NW	Commissioner	Office No. 1
JOSEPH A. BARRINGTON	1000 1st Street NW	Commissioner	Office No. 2
LEONARD J. BARRINGTON	1000 1st Street NW	Commissioner	Office No. 3
FRANK J. BARRINGTON	1000 1st Street NW	Commissioner	Office No. 4
LEONARD J. BARRINGTON	1000 1st Street NW	Commissioner	Office No. 5

APPROVED AS FINAL DOCUMENT
DATE: 9/18/2019
DRAWN BY: J. BARRINGTON
FILE NO: 12951

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LIBRARY SITE PLAN/ BUILDING
PLANS



ARCHITECTS
ANDERSON • JOHNSON • HENRY • PARSONS
ENGINEERS • ASSOCIATES

228
A-4

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09/18/2019
EVALUATION OF SIGNIFICANCE
ARCHITECT: GLENN JOHNSON

Glenn Quincy Johnson, Architect (Attachment C)

Since 2017, City historic preservation staff has been working with several property owners interested in pursuing a Multiple Property Listing recognizing the contributions of Glenn Q. Johnson.

Glenn Quincy Johnson was born in Chicago, IL in 1908 and became a registered architect in that state in 1937. In 1951, a friend brought him to St. Petersburg to work on a development in Coquina Key. Though the Coquina Key project never came to fruition, Johnson teamed up with designer George Leonard Ely once in the Sunshine City to create the "Visionaire" home, now often called "Birdcages" for their open design. Constructed between 1953 and 1958, these homes were inspired by Philippine tree houses to create a building form suited to the local climate. Ely and Johnson, like forward-thinking homebuilders across the United States, sought to reconsider the domestic form by combining new materials with non-traditional shapes. The homes Ely and Johnson designed often featured living areas raised above utility rooms, carports, and bedrooms and facing prevailing breezes to maximize air flow; they were marketed as being "air conditioned by nature." Johnson and Ely constructed a small cluster of Birdcage homes in Pinellas Point which retain a high degree of integrity and are cherished by their owners for their innovative design. Johnson also constructed a handful of Birdcage style homes throughout the city, some of which remain. Many of his commercial and multi-family designs have been highly altered or destroyed since their construction in the mid-twentieth century, but the First Federal Savings and Loan Bank at 800 49th St N has been identified as a noteworthy example of Johnson's efforts to maximize light and air while avoiding the ill effects of Florida's heat.

Continued →



LIST OF ELIGIBLE PROPERTIES

City of St. Petersburg, Florida

Address No.	Street	Resource Type	Historic Name	Evaluation Source	NR Criteria	Year Added to PBL
4610	Cypress Way. S	Building	Bayou Bonita Birdcage	Johnson, Gary	C	2018
4619	Sunrise Dr. S.	Building	Bayou Bonita Birdcage	Johnson, Gary	C	2018
800	49th St. N.	Building	First Federal Savings and Loan	Johnson, Gary	C	2018
856	68th Ave. S.	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
712	69th Ave. S.	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
724	69th Ave. S.	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
725	69th Ave. S.	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
736	69th Ave. S.	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
746	69th Ave. S.	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
749	69th Ave. S.	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
780	69th Ave. S.	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
880	69th Ave. S.	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
711	Pinellas Pt. Dr. !	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
721	Pinellas Pt. Dr. !	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
731	Pinellas Pt. Dr. !	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
741	Pinellas Pt. Dr. !	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
751	Pinellas Pt. Dr. !	Building	Pinellas Point Birdcage	Johnson, Gary	C	2018
319	61st St. N.	Building	Henry Silverberg House	Johnson, Gary	C	2018

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EVALUATION OF SIGNIFICANCE
ARCHITECT: GLENN JOHNSON

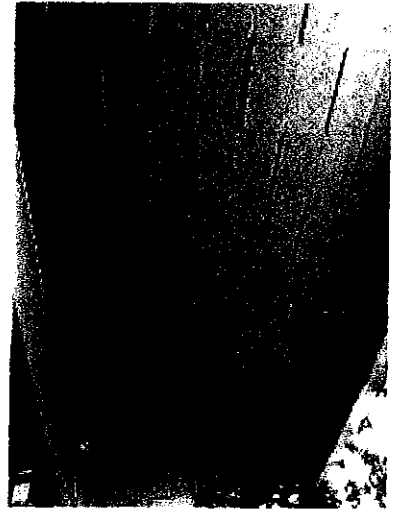
Glenn Q. Johnson

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PI12951
09/18/2019
EVALUATION OF SIGNIFICANCE
ARCHITECT: GLENN JOHNSON

Born in Chicago, Johnson (1909-1999) was responsible for many of St. Petersburg's modern masterpieces including the Pinellas County Judicial Center (one of the city's only examples of the Brutalist architectural style), the St. Pete Beach Library, the Snell Isle Shopping Center, North Shore Pool and the Sebring Building. He also designed about a dozen schools, including Gibbs High and Azalea Middle School in St. Petersburg, Oak Grove Middle School in Clearwater and Oakhurst Elementary in Largo.

Johnson received his education at Crane College, Armour Institute of Technology and Atelier Nelson. During the Second World War, Johnson was the director of a division of Douglas Aircraft, a major supplier of war materiel. In 1952, he came to St. Petersburg and joined George Ely as a land developer, and it is with Ely that Johnson developed his locally-famous "Bird Cage" homes along Pinellas Point Drive and 69th Avenue South. The homes were built with the main living areas on the second floor and the bedroom and bathroom on the ground floor. The porches on both floors were tied together with floor-to-ceiling screens to allow outdoor living free of insects. Johnson oriented the homes to the southeast to catch the sun in the winter and to take advantage of cross ventilation which was aided by jalousie windows. Bedrooms also had wooden jalousies to allow ventilation as did closet doors.



<https://birdcagehome-weekly.com/about-the-architect.html>

Tampa Bay Times Student loan payment is more than I can afford. Dear Penny 2D

BUSINESS

JobLink PAGE 3
Tampa Bay Times MONSTER

money.tampabay.com

**** Sunday, March 17, 2019

GRAHAM BRINK
gbrink@tampabay.com

Female leader's seat at the table

Cathy Bessant has been called the most powerful woman in banking. The chief operations and technology officer for Bank of America oversees 55,000 employees and manages 15 countries and a budget of \$12 billion.

She joined the bank in 1982, a time when the industry had few women in its upper echelons. She remembers a few drinks taken when the men in the board rooms discovered she was a woman's boss.

She's been promoted and demoted, sometimes "super publicly," she told the crowd in Tampa earlier this month at the Girl Scouts of West Central Florida Women of Distinction event. The schedule, she said, helped her succeed.

That helped explain why Bessant decided to climb Tanzania's Mount Kilimanjaro, even though she thought of hiking as "climbing the stairs at the Ritz Carlton." It took a year of training, which included walking home along the streets of Charlotte, N.C., with a backpack and hiking boots.

She reached the summit — and has the photograph to prove it, she likes to quip.

Bessant, 68, is married with two children. She lived in Tampa's Palma Ceia neighborhood in the early 2000s and more recently helped form the Council on the Responsible Use of Artificial Intelligence at Harvard University.

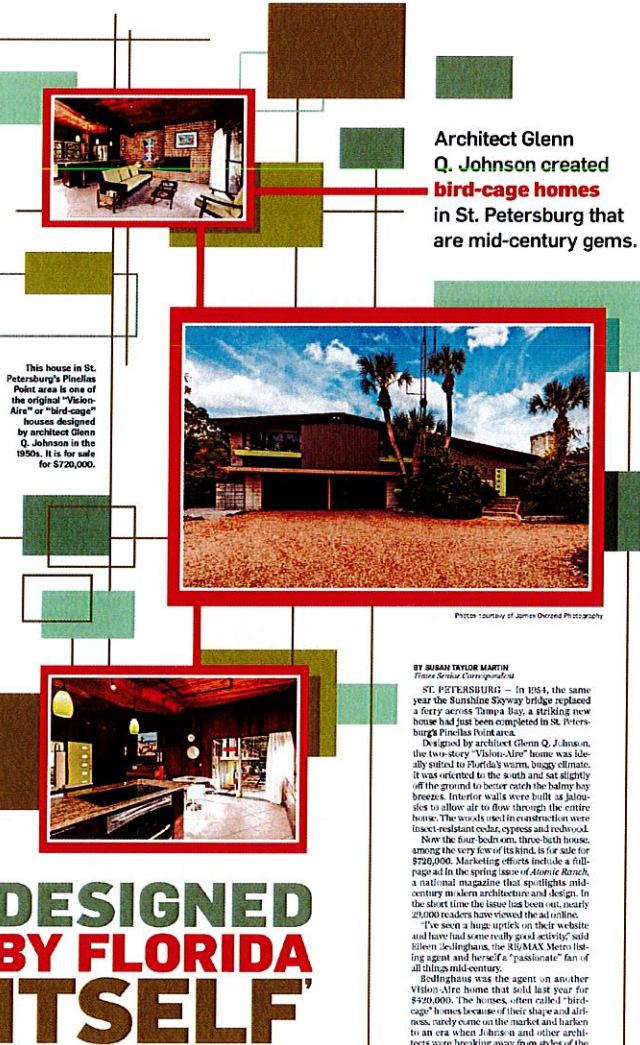
She sat down with the Tampa Bay Times after talking to a small group of Girl Scouts about the importance of making good friends and taking on big challenges. Here are excerpts from the interview, edited for length and clarity.

Men still dominate the highest levels of banking. Why?

In a lot of ways, this is the law of time. Banking is a risk management business, so the best bankers are bankers with lots of experience. Your 30-year and 35-year bankers are still predominantly men. We've got to get the critical mass of women candidates who have enough experience to be good at those senior leadership levels.

Is that starting to happen?

I think it's changed a lot. Of Bank of America CEO Brian Moynihan's direct reports, six of us are women. For the industry as a whole, I think the credit is BRINK, 2D.



Architect Glenn Q. Johnson created bird-cage homes in St. Petersburg that are mid-century gems.

This house in St. Petersburg's Pinellas Point area is one of the original "Vision-Aire" or "bird-cage" houses designed by architect Glenn Q. Johnson in the 1950s. It is for sale for \$720,000.

Photo courtesy of James Deard Photography

BY JUDITH TAYLOR MARTIN
Times Senior Correspondent

ST. PETERSBURG — In 1954, the same year the Sunshine Skyway bridge replaced a ferry across Tampa Bay, a striking new house had just been completed in St. Petersburg's Pinellas Point area.

Designed by architect Glenn Q. Johnson, the two-story "Vision-Aire" home was ideally suited to Florida's warm, breezy climate. It was oriented to the south and sat slightly off the ground to better catch the balmy bay breezes. Interior walls were built as jalousies to allow air to flow through the entire house. The woods used in construction were insect-resistant cedar, cypress and redwood. Now the four bedrooms, three bath house, among the very few of its kind, is for sale for \$720,000. Marketing efforts include a full-page ad in the spring issue of *Florida* magazine, a national magazine that spotlights mid-century modern architecture and design. In the short time the house has been out, nearly 25,000 readers have viewed the ad online.

"I've seen a huge uptick on their website and have had some really good activity," said Ellen Beilingsh, the R/MAX Metro listing agent and her office's "passionate" fan of all things mid-century.

Beilingsh was the agent on another Vision-Aire home that sold last year for \$910,000. The houses, often called "bird-cage" homes because of their shape and airflow, rarely come on the market and haven't in an era when Johnson and other architects were breaking away from styles of the pre-war period.

See BIRD-CAGE, 6D

Disney ticket prices jump to a high of \$159 for single day

The theme park giant charges less — \$109 — for admission during a slower time of year.

BY SHARON KENNEDY WYNN
AND MICHAEL EMMES
Times Staff Writers

With Disney World raising admission prices this week, making it much more costly to visit the parks during busy times of the year — up to as much as \$159 for a single day in the world's busiest tourist attraction. The price hike of 15 to 30 percent comes in a time of the opening of a new Star Wars land at Disney's Hollywood Studios last year.

In 2018, Disney introduced variable pricing, and new charges more or less depending on when you go.

and if you purchase multi-day tickets. The biggest price hike has been for admission during the height of summer vacation season or during Christmas week, as Disney continues to try to contain crowds at the park. The thickening, lower ticket prices will make traditionally less crowded days more attractive, while higher ticket prices may keep some crowds away during the holidays.

Before the increase, the cost of visiting one park per day was \$109 to \$129. Now that range is \$109 to \$139. And the cost of multi-day tickets at the park no longer brings as big a savings. The range had been \$93 to \$109 for a four-day ticket, and that cost now rises to \$191 to \$141 per day — and the ticket must be used within seven days.

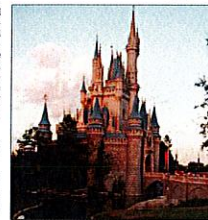
Disney World is expected to be a very busy place once Star Wars: Galaxy's Edge opens in late August at Hollywood Studios, the resort's new ride-themed park. "Despite social media erupting with displeasure, it's not going to stop the roughly 58 million guests who will visit the four Florida theme parks in 2019," stock analyst Rick Matarra wrote on the Motley Fool investment blog.

There are concerns that Disney World is becoming out of reach for middle-class families. Disney has increased ticket prices every year for the past 31 years, at a pace that has exceeded inflation, Matarra noted. "But Disney World is still scoring record attendance with every passing year."

Disney also raised the price of a one-day Park Hopper pass, bringing the range from \$164-\$184 to \$169-\$219 to be able to visit more than one park per day. A two-day Park Hopper that had been \$133-\$152 now sets you back \$142-\$190. Ticket prices for specific dates can be found online at disneyworld.com.

We wondered what else you could buy for \$139, now the highest price tag on a one-day visit to a Florida theme park. Here are 10 ideas.

See DISNEY, 2D

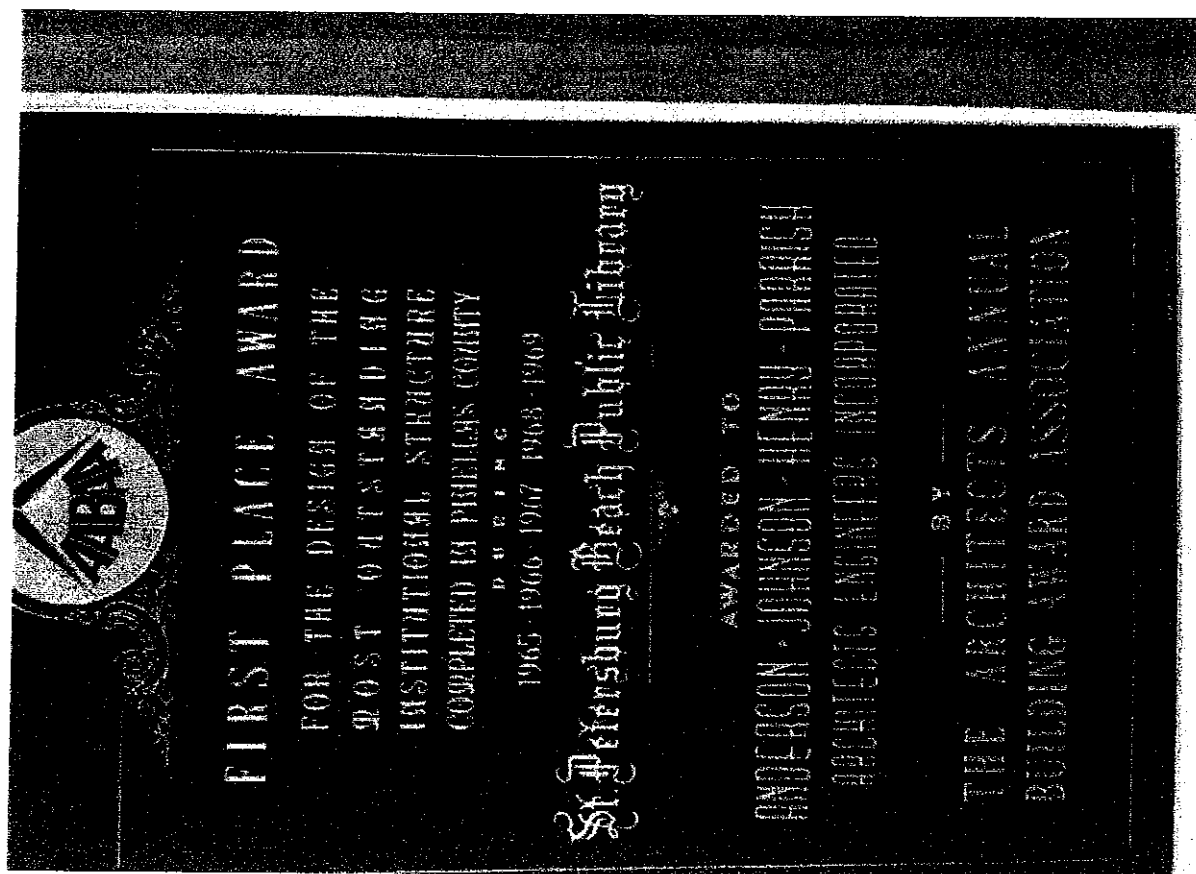


© 2019 Disney Photo

Disney's \$159 is now the highest price tag on a one-day visit to a Florida theme park. Disney World is expected to be a very busy place once Star Wars: Galaxy's Edge opens in late August at Hollywood Studios.

41

HISTORIC DOCUMENTS



PI 12951

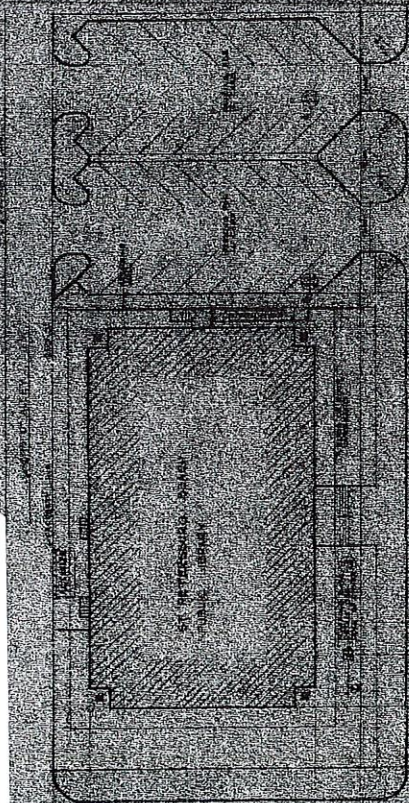
9/18/2019

SPB PUBLIC LIBRARY

365 73RD AVENUE

ST PETE BEACH FLORIDA

LIBRARY SITE PLAN/ BUILDING
PLANS



ST. PETERSBURG BEACH PUBLIC LIBRARY
FLORIDA

BOARD OF CITY COMMISSIONERS

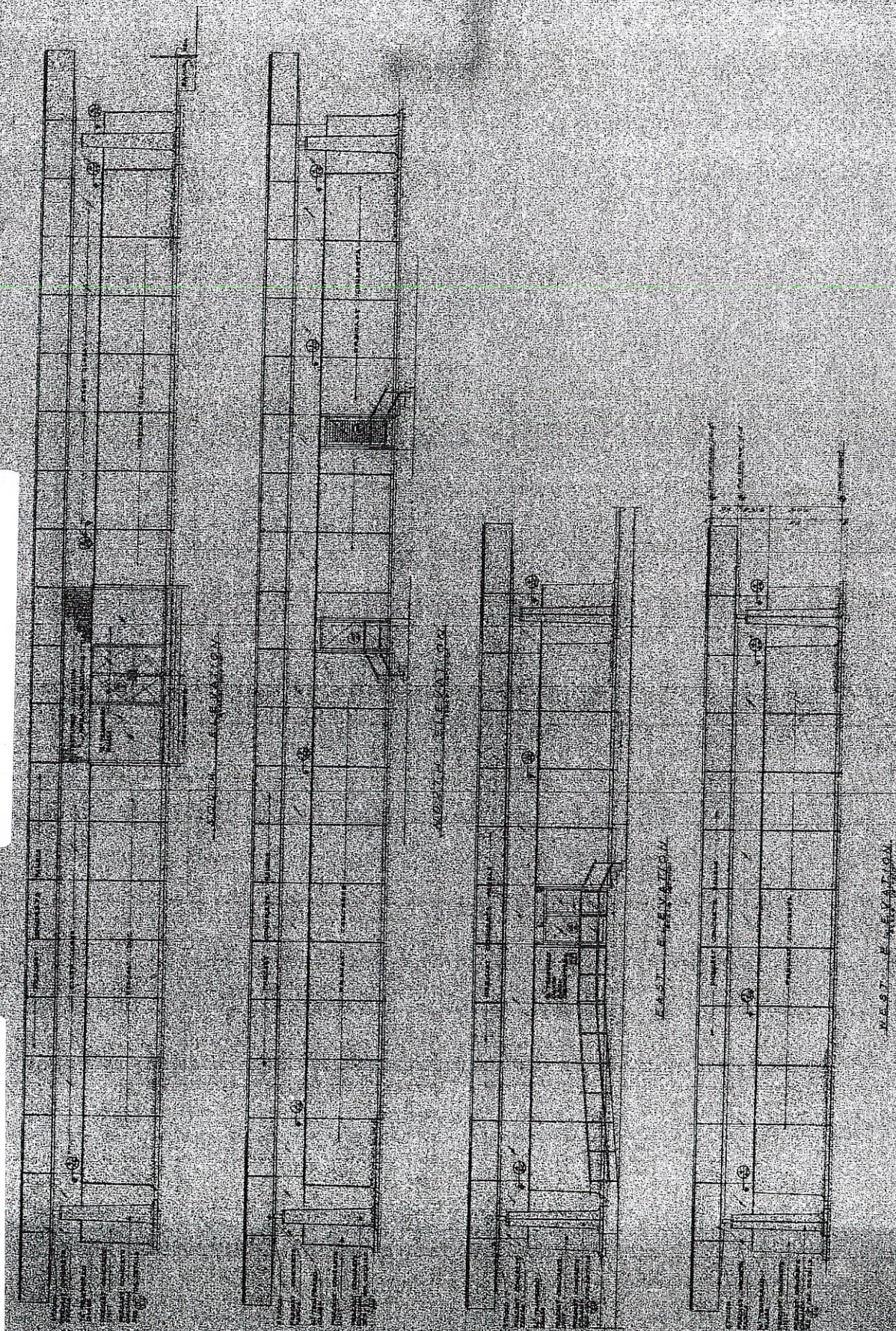
RICHARD J. JONES	Mayor
STEVEN J. COLEMAN	Commissioner District No. 1
JOHN P. MATHIASSEN	Commissioner District No. 2
EMANUEL STEIN	Commissioner District No. 3
FRANK T. HARTLEY, JR.	Commissioner District No. 4
CONNOR D. MORTIMER	City Manager

APPROVED AS FINAL DOCUMENT
DATE: _____
OWNER: CITY OF ST. PETERSBURG, FLORIDA
PROJECT: ST. PETERSBURG BEACH PUBLIC LIBRARY
SHEET: 1 OF 1
SCALE: 1/8" = 1'-0"

ANDERSON • JOHNSON • HENRY • HANSEN
ARCHITECTS • PLANNERS • ENGINEERS
1111 11TH AVENUE, SUITE 100
ST. PETERSBURG, FLORIDA 33705
TEL: 727-921-1111
FAX: 727-921-1112
WWW.AJHEH.COM

PI 12951
9/18/2019
SPB PUBLIC LIBRARY
365 73RD AVENUE
ST PETE BEACH FLORIDA

LIBRARY SITE PLAN/ BUILDING
PLANS

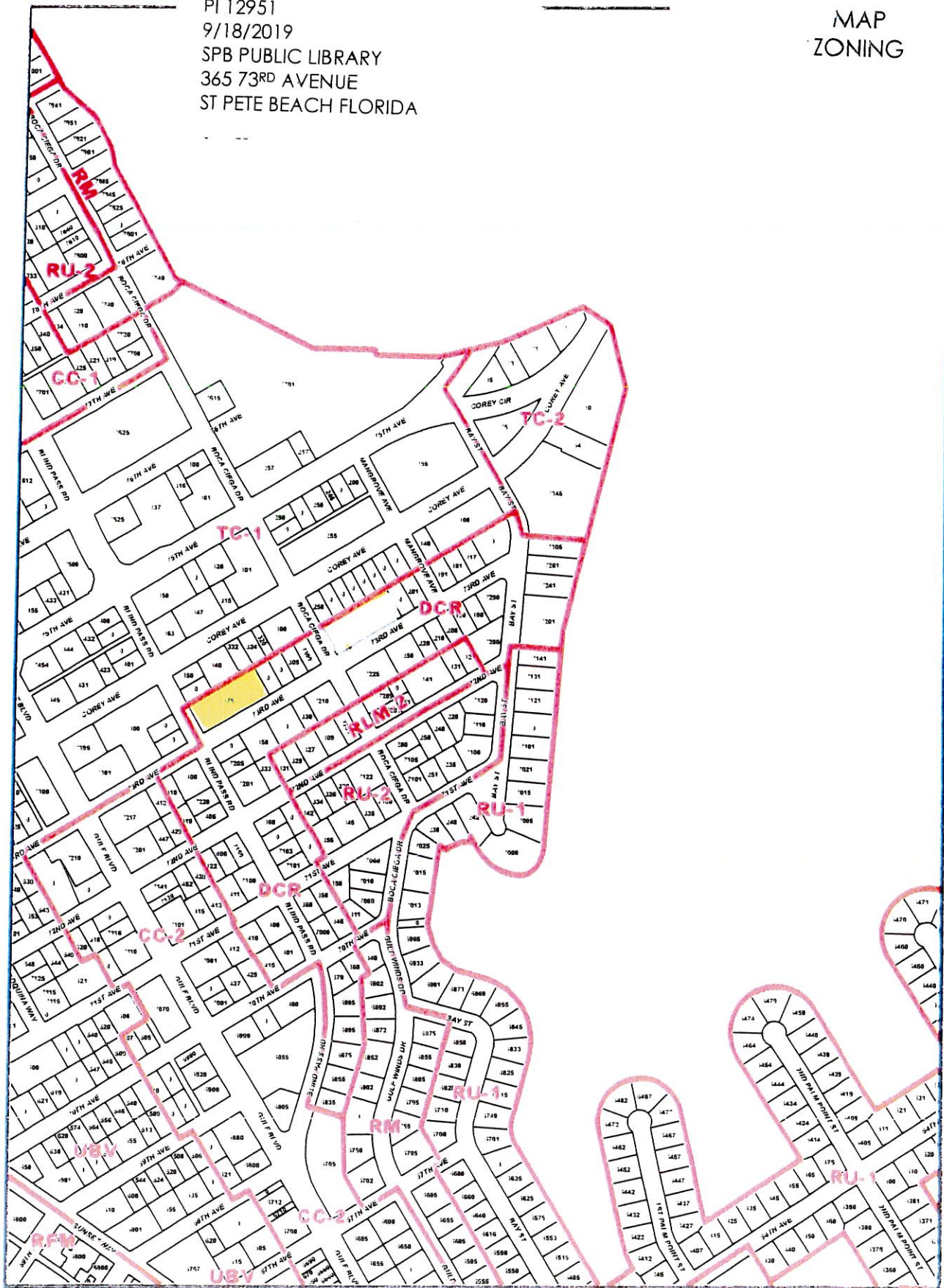


ARCHITECTS
ANDERSON • JOHNSON • HENRY • ENGINEERS
ASSOCIATES
PARRISH

228

1-4

MAP ZONING



JCR Downtown Core Residential
 NS Institutional
 NS/PAG Institutional/Pres & Small Diverse
 R Large Resort
 R/P Large Resort/Preservation
 R Preservation
 R/O Recreation/Open Space
 R/O/P Recreation/Open Space/Open

RFM Resort Facilities Medium District
RFMP Resort Facilities Medium District/Preservation
RL-R Residential District
RL-R Residential District
RL-R/PAG Residential District/Park & Grade Overlay
RL-R/RFO Residential District Resort Facilities Overlay
RM Residential District
RM-P Low Density Residential/Preservation

ROR Residential Office Retail District
ROR-PAG Residential Office Retail Plus a Grade Overlay
RU-1 Residential District
RU-2 Residential
RU-PAG Residential District Plus a Grade Overlay
"C" Town Center Corridor
"C-2" Town Center Corridor for Industrial/Community Mixed
C-2-PAG "C" Town Center Corridor Plus a Grade Overlay

St. Pete Beach Future Land Use Map



FMSF #PI12951

PI 12951

9/18/2019

SPB PUBLIC LIBRARY

365 73RD AVENUE

ST PETE BEACH FLORIDA

Legend

- bamboo bistro asian diner
- Exxon
- Feature 1
- Feature 2
- London Hair & Spa
- Revealing Truth Ministries
- St Pete Beach Public Library
- Swigam Beach Bar
- US Post Office
- Wells Fargo Bank



Google Earth

2018, Google





PI 12951

9/18/2019

SPB PUBLIC LIBRARY

365 73RD AVENUE

ST PETE BEACH FLORIDA

PHOTOGRAPH
DETAILS – FRONT DOOR







PI 12951
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ST PETE BEACH FLORIDA

PHOTOGRAPH
WEST ELEVATION



FMSF #PI12951

PI 12951

9/18/2019

SPB PUBLIC LIBRARY

365 73RD AVENUE

ST PETE BEACH FLORIDA

PHOTOGRAPH
REAR ELEVATION

Legend

-  bamboo bistro asian diner
-  Exxon
-  Feature 1
-  Feature 2
-  London Hair & Spa
-  Revealing Truth Ministries
-  St Pete Beach Public Library
-  Swigam Beach Bar
-  US Post Office
-  Wells Fargo Bank

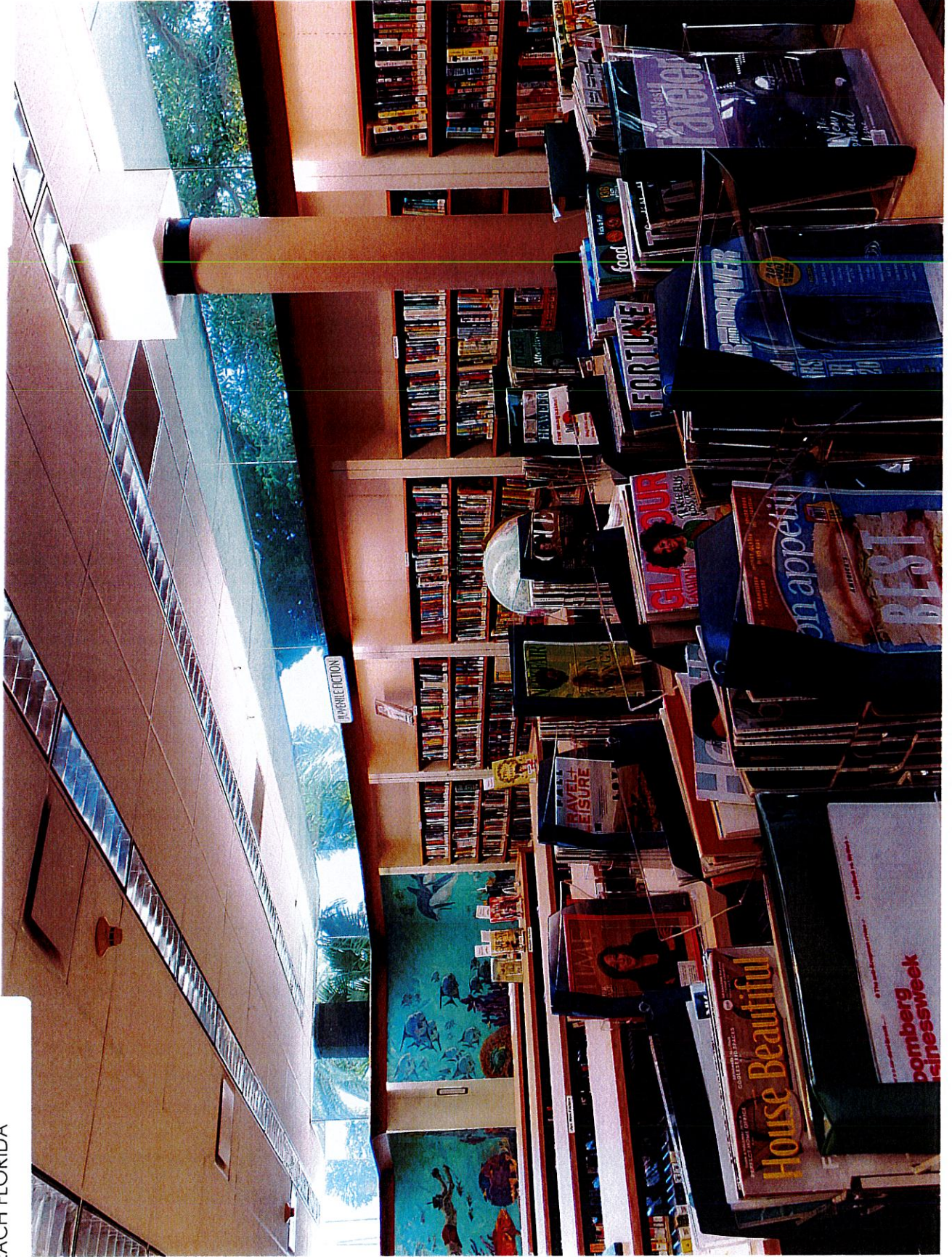




PHOTOGRAPH
INTERIOR

PI 12951
9/18/2019
SPB PUBLIC LIBRARY
365 73RD AVENUE
ST PETE BEACH FLORIDA

PHOTOGRAPH
INTERIOR





Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 19065

Property Owner Name & Address

City of St. Pete Beach

155 Corey Avenue

St. Pete Beach, FL 33706

Phone 727-363-9254

Email Address bwarner@stpetebeach.org

Agent or Representative Name & Address

Alex Ruy, City Manager

155 Corey Avenue

St. Pete Beach, FL 33706

Phone 727-363-9266

Email Address rosatti@stpetebeach.org

Property Address, Legal Description, Parcel ID

375 73rd Avenue, St. Pete Beach, FL 33706 - Parcel 36-31-15-77994-054-0010

ST PETERSBURG BEACH REPLAT BLK 54, LOTS 1, 6, 7 & 10 & S'LY 46.2FT OF LOT 2 LESS ALLEY N OF THIS LOTS

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number(s) _____

TYPE OF REQUEST

----- Alteration of building/structure

----- New Construction

----- Addition

X
----- Rehabilitation

----- Relocation

----- Demolition

PROPOSED USE

_____ Single-family residence

_____ Multi-family residence

_____ Office

_____ Commercial

_____ Hotel/Motel

_____ Restaurant

X
_____ Other Public Library

Estimated Cost of Work: \$2,300,000.00

Please address the specific criteria in Section 28 of the Land Development Code (LDC) with respect to the applicant's specific request. (Add additional sheets as necessary.)

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. **Please describe your project with respect to the Secretary of Interior Standards which 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 will remain a Library.

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 exterior will be cleaned and sealed with a non-colored sealant to maintain the historic appearance. The interior space will be updated, and non-structural interior columns that have been added over time will be removed to restore the "floating roof" look of from the interior of the building.

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.**

We will not be adding any features from other historic properties.

4. **Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

There are no changes to this property that have acquired historic significance.

5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

The original construction materials, features, finishes and construction techniques will be preserved.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

The existing/historic exposed aggregate walls will be cleaned, patched/repared, and sealed to preserve the originally intended outside appearance.

- 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.**

Cleaning of the exterior surfaces of the building will be undertaken with the utmost care, and will not use chemicals that may damage the surface.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

No present archaeological resources are known for this project. If such resources are discovered, they will be properly mitigated.

- 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 exterior soffit of the roof line will be replaced with a replica of the original soffit, and will be compatible with the historic appearance and style of the current roof line.

- 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.**

No new additions or adjacent new construction is planned for this project.

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.**

No additions are planned as part of this project.

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.**

No additions are planned as part of this project.

3. **Additions shall be attached to the rear and/or to the side of the original structure.**

No additions are planned as part of this project.

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.**

Air conditioning equipment will be located in the same place as the historic units, and will be concealed.

Please give an overview of the propose work on the following systems.

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

Exterior material/siding

Existing to remain with repairs and sealing.

Windows

New impact rated aluminum storefront windows with a black anodized aluminum finish to match the original design specifications for the building.

Doors

New impact rated aluminum storefront door assemblies with a black anodized aluminum finish to match the original design specifications for the building. South door to be replaced with similar style door to existing, east door to be replaced with similar style sliding door (ADA compliant).

Roofing

New complete roof system, including deck, flashing, sealant, scuppers, drains and penetrations. Roof is not visible from the exterior of the building.

Entrances/Porches

ADA ramp on east side of building to be removed and replaced in kind.

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.

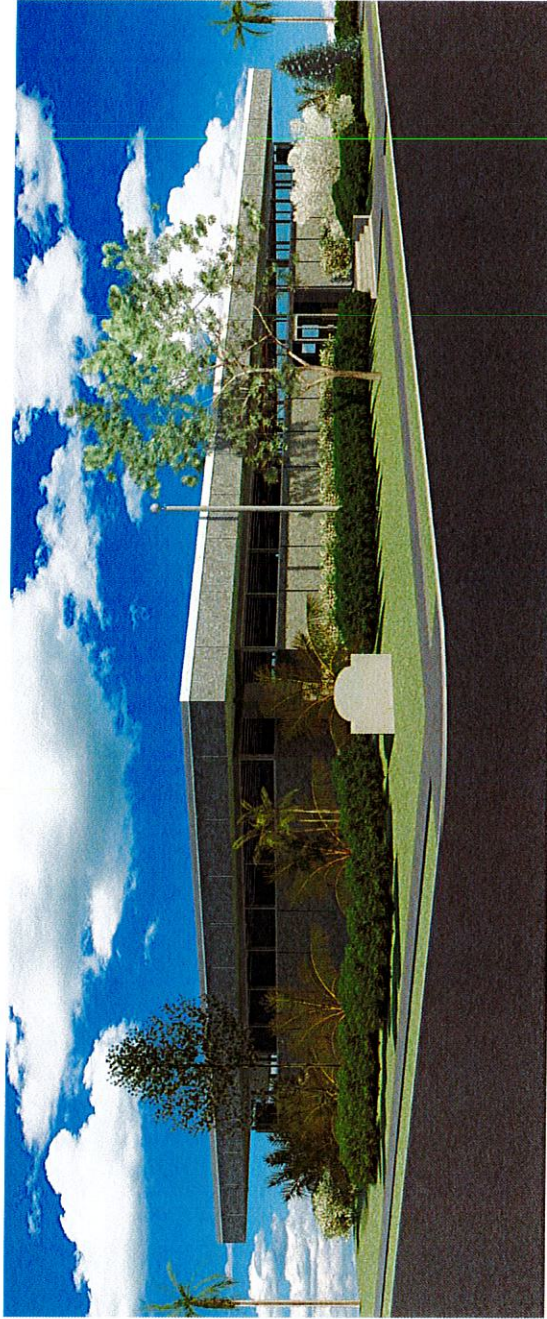
Applicant Signature

Date

11-24-19

RENOVATIONS

ST. PETE BEACH PUBLIC LIBRARY 365 73RD AVENUE, ST. PETERSBURG BEACH, FLORIDA



ARCHITECT MASON BLAU & ASSOCIATES

4625 East Bay Drive
Suite 228
Clearwater, FL 33764
Lic. #0002779
727.530.0570
www.masonblau.com

OWNER:

CITY OF ST. PETE BEACH
PUBLIC WORKS DEPARTMENT
7581 BOCA DIEGA DR.
ST. PETE BEACH, FL 33706-1839

CIVIL
CARDNO, INC.
380 Park Place Blvd,
Suite 300
Clearwater, Florida 33759
Cert. of Auth. 29915
727.431.1553
727.431.1777 fax
www.cardno.com

STRUCTURAL
McCarthy & Associates, Inc.
A Division of Pennoni
2555 Nursery Road
Suite 101
Clearwater, FL 33764
EB 0004187
727.536.8772
www.mccarthyassoc.com

ELECTRICAL
MPS Engineering
240 Pine Ave. North
Oldsmar, FL 34677
Cert. of Auth. 3967
813.855.2721
www.spychalaengineers.com

MECHANICAL, PLUMBING & FIRE PROTECTION
Griner Engineering, Inc.
1628 First Avenue North
St. Petersburg, FL 33713
Cert. of Auth. 3173
727.822.2335
www.grinerengineers.com



Mason Blau & Associates
4625 East Bay Drive
Suite 228
Clearwater, FL 33764
727.530.0570

Drawn & Signed

Michael J. Mason, P.E.

Project Name
**ST. PETE BEACH
PUBLIC LIBRARY**

Project Number

Project Location

365 73RD AVENUE, ST. PETERSBURG BEACH, FLORIDA

CONSTRUCTION LOGS

Revision

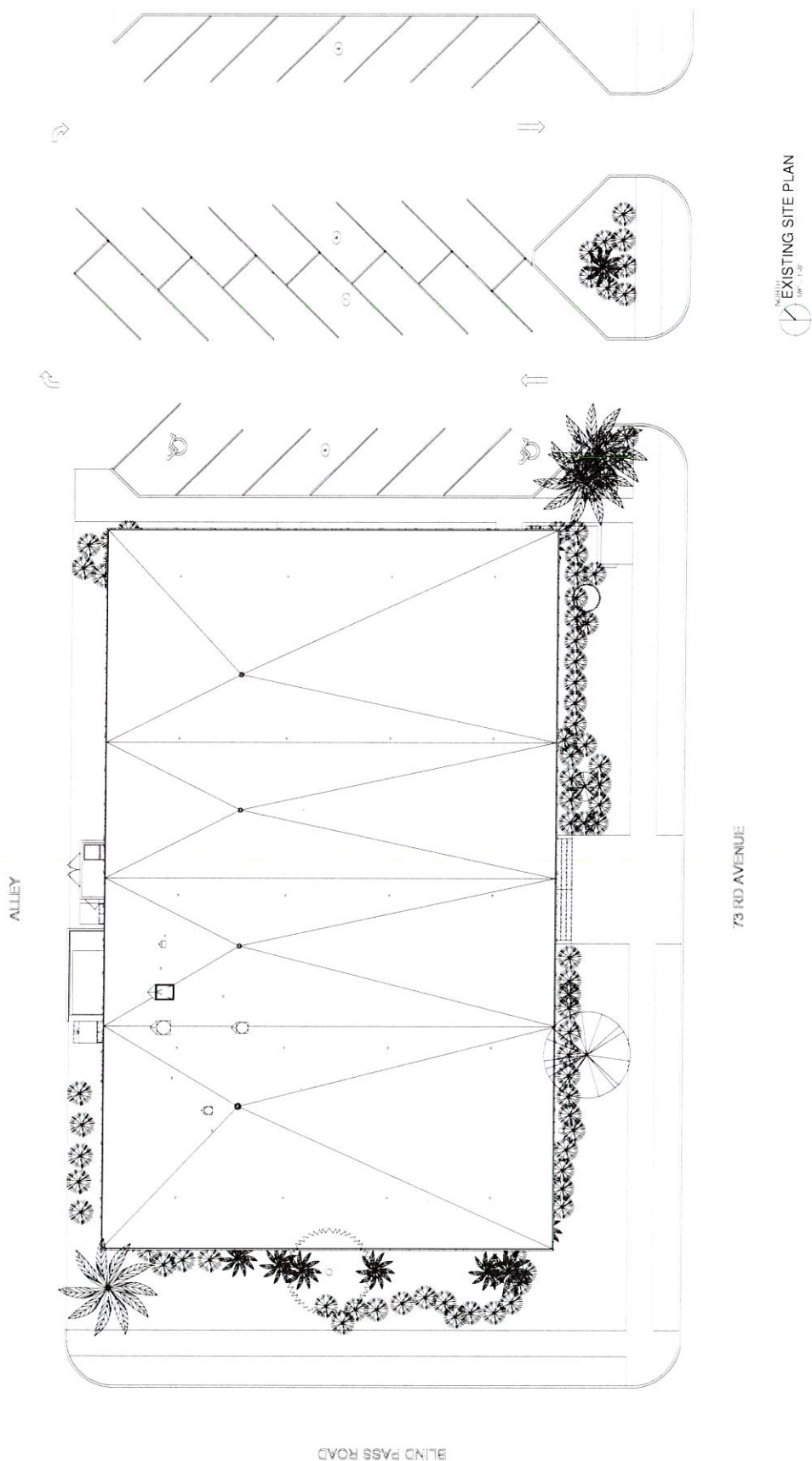
Revision

No.

Description

Date

COVER



FIRST FLOOR FINISH SCHEDULE

ITEM NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
101	CEILING	SQ. FT.	10,000	1.50	15,000
102	WALL	SQ. FT.	10,000	1.50	15,000
103	FLOOR	SQ. FT.	10,000	1.50	15,000
104	DOOR	EA.	10	100	1,000
105	WINDOW	EA.	10	100	1,000
106	STAIR	SQ. FT.	100	1.50	150
107	ROOF	SQ. FT.	100	1.50	150
108	MECHANICAL	SQ. FT.	100	1.50	150
109	ELECTRICAL	SQ. FT.	100	1.50	150
110	PLUMBING	SQ. FT.	100	1.50	150
111	PAINT	SQ. FT.	100	1.50	150
112	FINISH	SQ. FT.	100	1.50	150
113	LANDSCAPE	SQ. FT.	100	1.50	150
114	TOTAL				30,000

MBA
 Miami Beach Architectural
 1000 Biscayne Blvd., Suite 1000
 Miami, FL 33132
 Tel: 305.123.4567
 Fax: 305.123.4568
 Email: info@miamiarchitect.com

Issue & Signature

Project Name:
**ST. PETE BEACH
PUBLIC LIBRARY**

Project Number: 1001
 Project Location: 1000 Biscayne Blvd., Suite 1000
 Miami, FL 33132

Project Name:
RENOVATIONS

Project Number: 1001
 Project Location: 1000 Biscayne Blvd., Suite 1000
 Miami, FL 33132

Project Name:
CONSTRUCTION DOCUMENTS

Project Number: 1001
 Project Location: 1000 Biscayne Blvd., Suite 1000
 Miami, FL 33132

Project Name:
FINISH SCHEDULE

Project Number: 1001
 Project Location: 1000 Biscayne Blvd., Suite 1000
 Miami, FL 33132

Project Name:
FINISH SCHEDULE

Project Number: 1001
 Project Location: 1000 Biscayne Blvd., Suite 1000
 Miami, FL 33132

Project Name:
FINISH SCHEDULE

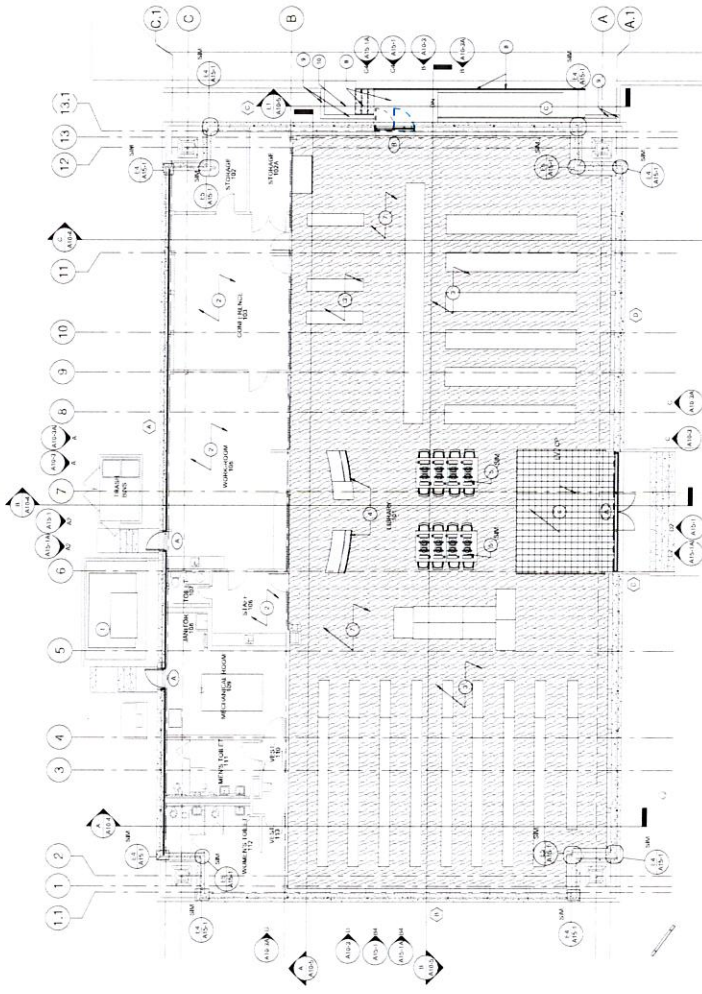
Project Number: 1001
 Project Location: 1000 Biscayne Blvd., Suite 1000
 Miami, FL 33132

Project Name:
FINISH SCHEDULE

Project Number: 1001
 Project Location: 1000 Biscayne Blvd., Suite 1000
 Miami, FL 33132

Project Name:
FINISH SCHEDULE

Project Number: 1001
 Project Location: 1000 Biscayne Blvd., Suite 1000
 Miami, FL 33132



RENOVATED ARCHITECTURAL PLAN
 Scale: 1/8" = 1'-0"





Application for FEMA Variance

GENERAL INFORMATION:

Case Number 19066

Property Owner Name/Address

Agent or Representative Name/Address

City of St. Pete Beach

Alex Rey, City Manager

155 Corey Avenue

155 Corey Avenue

St. Pete Beach, FL 33706

St. Pete Beach, FL 33706

Phone 727-363-9254

Phone 727-363-9266

Email bwarner@stpetebeach.org

Email lrosehi@stpetebeach.org

Property Address, Legal Description, Parcel ID:

375 73rd Avenue, St. Pete Beach, FL 33706 - Parcel 36-31-15-77994-054-0010

ST PETERSBURG BEACH REPLAT BLK 54, LOTS 1, 6, 7 & 10 & S'LY 46.2FT OF LOT 2 LESS ALLEY N OF THIS LOTS

Current Zoning: DCR Current Land Use: DCR Lot Area: 15,150 SF

Is the property part of a previously approved development proposal? ☐ Yes ☒ No

If yes, provide the case number(s) _____

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

Request variance to FEMA flood plain requirements for the St. Pete Beach
Library. The Library is seeking a historic designation, and complying with
current FEMA requirements would significantly alter the building, and would
completely alter the building historic significance.

This application, together with all required supporting documents, 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.

 11-22-19
Signature of Applicant/Authorized Agent and Date



FEMA VARIANCE APPLICATION

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

X 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.

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

X 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.

X 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.

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

X 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.

X I have been notified in writing from the Community Official about the NFIP flood insurance Implications of variances.

After acknowledgement of these conditions, please make sure your application is complete prior to submission. Incomplete applications will be returned to the applicant.

 11-22-19
Signature of Applicant/Authorized Agent and Date

**OFFICE OF THE
FLOODPLAIN
ADMINISTRATOR**

MEMO

To: Applicant
From: Bill Palmer, CBO, CFM
Date: October 30, 2019
RE: **Disclosure Per 44CFR 60.6(A)(5)**
NFIP Flood Insurance Implications of Variances

Please be advised that you are requesting a variance to allow a substantial improvement to your property which is either renovation(s) and/or addition(s). Substantial improvement means any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure at which the cost equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. Without a variance, the building receiving the substantial improvement would be required to be elevated above the required Base Flood Elevation (BFE) as designated by the Federal Flood Insurance Rate Map.

If your variance is granted and you complete the work be advised that:

- (i) The issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as has as \$25 for \$100 of insurance coverage and
- (ii) Such construction below the base flood level increases risks to life and property,



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

ST PETE BEACH, CITY OF
155 COREY AVE
ST PETE BEACH FL 33706-1839

22 Nov 2019

Re: 36-31-15-77994-054-0010 Situs: 375 73RD AVE

Windstorm Loss Mitigation (WLM)

Florida Statute 553.844: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value", as determined by the Property Appraiser's office for Ad Valorem taxation purposes.

For the referenced parcel, the values are: Structure(s): \$550,661; Extra Features: \$8,925; and Land: \$849,570. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by making a 15% adjustment to Just Value. This yields the following values: Structure(s): \$647,836; Extra Features: \$10,500; and Land: \$999,494.

The preceding value allocation to the structure would allow improvements not to exceed \$323,918 based on the "50% Rule".

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Please visit https://www.pinellascounty.org/flooding/sd_si_50.htm for more information regarding the FEMA "50% Rule".

Value Use Limitations

The above values are effective for the 2019 Interim Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2019. This information is provided solely for the purposes stated above. It is invalid for any other purpose.



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

Certificate of Appropriateness Case Nos. 19065 & 19066:

City of St. Pete Beach Library at 365 73rd Avenue

Meeting Date: December 5, 2019

Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The applicant requests local historic designation for the existing St. Pete Beach Public Library.
SUBJECT PROPERTY	365 73 rd Avenue; St. Petersburg Beach Replat, Block 54, Lots 1, 6, 7, 10 and S'LY 46.2' of Lot 2 less alley N of this lot. Property ID # 36-31-15-77994-054-0010
LAND USE	DCR – Downtown Core Residential on the Zoning Map; DCR – Downtown Core Residential on the Future Land Use Map
YEAR BUILT	1969
HISTORIC STATUS	Individually listed on the Florida Master Site File (PI12951)
SURROUNDING AREA	North – Alleyway and Corey Avenue commercial properties South – 73 rd Avenue and residential properties East – Parking lot (city owned) and residential property West – Blind Pass Road and Wells Fargo Bank

BACKGROUND and ANALYSIS

Built in 1969, the St. Pete Beach Public Library is 50 years old this year. It is a single-story building with an adjoining parking lot. Designed by notable architect Glenn Quincy Johnson in a mid-century modern institutional style known as Brutalism, the building includes exposed aggregate precast finish on the exterior walls. 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. The building's architectural integrity is well intact with few alterations except for the handicap ramp on the exterior east side which was added post construction with an undetermined date of construction. There were interior alterations in 1985. The restrooms were remodeled in 2018.

As previously noted, the St. Pete Beach Public Library was designed by Glenn Quincy Johnson. Mr. Johnson is responsible for at least 16 potentially significant residential structures in St. Petersburg known as the "Bird Cage" houses according to a December 2018 City of St. Petersburg report that listed these and other Johnson buildings, along with his biography. In addition, Mr. Johnson is known for designing both commercial and institutional buildings in the area including the First Federal Savings and Loan Bank, the Pinellas County Judicial Building in St. Petersburg, Azalea and Riviera Middle Schools, and others. Additional information about Glenn Johnson is provided in the paper and electronic attachments.

The existing roof of the library is not in good condition and needs to be replaced. The roof leaks and these leaks are causing problems to the entire roof system which in turn needs to be replaced completely. The City wants to make the necessary repairs as soon as possible to preserve the overall integrity of the building as proposed in the attached Certificate of Appropriateness /FEMA Variance applications (Case Nos. 19065 and 19066).

The applicant is not proposing to alter the historical use of the building, currently being utilized as a public library. Several months ago, it was determined that the amount of work needed to be undertaken exceeded the substantial improvement value of the library building. As demonstrated in the Certificate of Appropriateness application (Case No. 19065) the work will not change the exterior appearance of the library and is outlined in this report. The estimated cost of the renovation/repair work is estimated at \$2.3 million dollars. Review of the Pinellas County Property Appraiser records indicates that the estimated "Just Value" of the structure is \$647,836, or a \$323,918 limit with respect to FEMA's 50% substantial improvement rule (document attached). The cost of the work needed to properly repair and restore the library far exceeds the Property Appraiser's value of the existing building. The City is interested in upgrading the library in a manner that improves its condition while respecting its architectural integrity.

Here is a bullet list of items explaining the proposed project:

- The property will remain a library.
- The exterior will be cleaned and sealed with a non-colored sealant to maintain the historic appearance.
- The interior space will be updated, and non-structural interior columns that have been added over time will be removed to restore the "floating roof" look from the interior of the building.
- The City will not be adding any features from other historic properties.
- There are no changes to the library that affect acquired historic significance.
- The original construction materials, features, finishes and construction techniques will be preserved.
- The existing/historic exposed aggregate walls will be cleaned, patched/repared, and sealed to preserve the originally intended outside appearance.
- Cleaning of the exterior surfaces of the building will be undertaken with the utmost care and will not use chemicals that may damage the surface.
- No present archaeological resources are known for this project. If such resources are discovered, they will be properly mitigated.
- The exterior soffit of the roof line will be replaced with a replica of the original soffit and will be compatible with the historic appearance and style of the current roof line.
- No new addition or adjacent new construction is planned for this project.
- Air conditioning equipment will be located in the same place as the historic units and will be concealed.

Outlined below is the proposed work on specific systems:

Exterior material/siding: Existing siding/materials to remain with repairs and sealing of the siding/materials.

Windows: New impact rated aluminum storefront windows with a black anodized aluminum finish to match the original design specifications for the building.

Doors: New impact rated aluminum storefront assemblies with a black anodized aluminum finish to match the original design specification for the building. The south door is to be replaced with a similar style door to the existing door. The east door is to be replaced with a similar style sliding door that is ADA compliant.

Roofing: A new complete roof system, including deck, flashing, sealant, scuppers, drains, and penetrations is being proposed. The roof is not visible from the exterior of the building.

Entrances/Porches: ADA ramp on the east side of the building to be removed and replaced in kind.

The proposed work constitutes a substantial improvement. The St. Pete Beach Public Library is listed on the Florida Master Site File of historic properties. Should the Historic Preservation Board locally designate the library as a historic structure on December 5, 2019, it would be designated by the City at a time when the City is an actively designated Certified Local Government recognized by the State of Florida. As such, the Historic Preservation Board has the authority to locally designate local landmarks, review and approve certificates of appropriateness, and authorize the granting of variances from the floodplain management regulations which would otherwise require the structure to be elevated or floodproofed. 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, Future Land Use Element as follows:

Objective 2.6

As of the effective date of this comprehensive plan, as amended, development activities shall be required to ensure the protection of historic and architecturally significant structures and resources.

Policy 2.6.1

As appropriate, the City shall encourage owners of historic and architecturally significant structures to seek designation of their properties as historic sites by the federal government, state of Florida or by the City's Aesthetic and Historic Review Board and City Commission.

Policy 2.6.2

The City shall consider adoption of incentives to encourage preservation and enhancement of historic or architecturally significant structures and resources.

Policy 2.6.3

The City shall adopt procedures to be incorporated into the LDC which ensures that new development does not adversely impact designated historic or architecturally significant structures and resources.

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 is being considered for designation by the City's Historic Preservation Board on December 5, 2019. The City is an authorized Certified Local Government that meets the requirements of the State of Florida.***
- (2) **The structure is listed on the National Register of Historic Places, or; *(not applicable)***
- (3) **The structure is certified by the Secretary of the Interior of the United States as a contributing property, or; *(not applicable)***
- (4) **The structure is listed on the State of Florida Inventory of Historic Places; *the St. Pete Beach Public Library is listed on the Florida Master Site File.***

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 St. Pete Beach Public Library has been a library since it was constructed in 1969. In fact, the site the library is located on originally housed the City's first library, the Long Beach Library, from 1950 until the construction of the current library. The City of St. Pete Beach is committed to the site remaining a public library, but finds that because of a deteriorating roof system, actions must be taken to protect and preserve the existing building. The building has undergone few alterations: an ADA compliant accessibility ramp was added to the east entry at an undermined time, some interior alterations were undertaken in 1985, and the restrooms were remodeled in 2018 according to the Florida Master Site File. As noted in the Certificate of Appropriateness application, the work to be done will respect the historic integrity of the*

building while making it sound and better able to withstand storm events. As noted in the application for FEMA variance, complying with the current FEMA requirements would significantly alter the building and completely alter the building's historic significance.

As previously stated, this proposed renovation will respect the building's existing integrity. The work will be compatible with the historic appearance and style of the existing roof line and other exterior features of the building.

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 roof system will be replaced, but none of the work being done will be visible from the exterior of the building.*

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 City is not proposing any changes or additions that borrow from a different architectural style.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *The proposed work will repair and rehabilitate the existing building. This work will respect the historic appearance and fabric of the building and seeks only to repair and improve the soundness of the building.*

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 altered. It is being repaired and sealed. The doors will be replaced with impact resistant doors that will reflect the look of the original doors. The "ribbon" window will be replaced with impact resistant material that will appear the same. The work done to the roof system will not be visible from the exterior.*

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. *It is goal of the City to follow this criterion to the maximum extent possible. Please refer to pages 2 and 3 of this staff report for a listing of the work to be undertaken.*

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 City has indicated that chemical treatments will not be used. The exterior materials and siding are to be repaired and sealed.*

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. The City has noted that should any archaeological resources be detected, they would be properly mitigated.*

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 ADA ramp replacement will not have a significant impact on the exterior characteristics of the property and will be similar to the existing ADA ramp. All work will be respectful of the building's architectural and historic integrity and is noted on Pages 2 and 3 of the staff report.*

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 upgraded ADA ramp being proposed for the east side of the building is for legally required accessibility purposes. It replaces an existing ADA ramp in the same location.*

LDC Sec. 28.17. - Exterior maintenance and repair work.

The following criteria shall be applied by the historic preservation board when considering variances pursuant to this division:

- 1. Distinctive external architectural features and materials shall be repaired whenever possible and shall be replaced only when repair is not possible due to severe deterioration.** *It is goal of the City to follow this criterion to the maximum extent possible. Please refer to pages 2 and 3 of this staff report for a listing of the work to be undertaken.*
- 2. The removal of historic materials or the alteration of features and spaces that characterize a property shall be avoided to retain the historic character of the structure.** *It is goal of the City to follow this criterion to the maximum extent possible. Please refer to pages 2 and 3 of this staff report for a listing of the work to be undertaken.*
- 3. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic structure shall be preserved.** *It is goal of the City to follow this criterion to the maximum extent possible. Please refer to pages 2 and 3 of this staff report for a listing of the work to be undertaken.*

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.** *No additions are planned as part of this project.*
- 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..** *No additions are planned for this project.*

3. **Additions shall be attached to the rear and/or to the side of the original structure. No additions are planned as part of this project.**
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 air conditioning units will be located in the same place as the historic units and will be concealed.**

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 to repair/replace the roof system which is significantly deteriorating. All repairs and replacements will be done in a manner that replicates the original historic appearance and style. Overall, the exterior appearance will not be changed. There will be renovations to the interior and an image is attached that depicts the proposed appearance. It is Planning staff's understanding from the Public Works Department that the replaced "ribbon" window will replicate what is existing, although the architectural renderings appear to indicate otherwise. Staff will have this issue resolved prior to the hearing.*
2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** *Complying with current FEMA requirements would significantly alter the building and would completely alter the building's historic and architectural significance.*

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.

DISCUSSION ITEMS

**PASS-A-GRILLE STREETScape IMPROVEMENTS (continued)
and
PASS-A-GRILLE HISTORIC COMMUNITY ENGAGEMENT
SUMMARY JULY 2014**

2020 Meeting Dates



Historic 8th Avenue

Streetscape Improvements

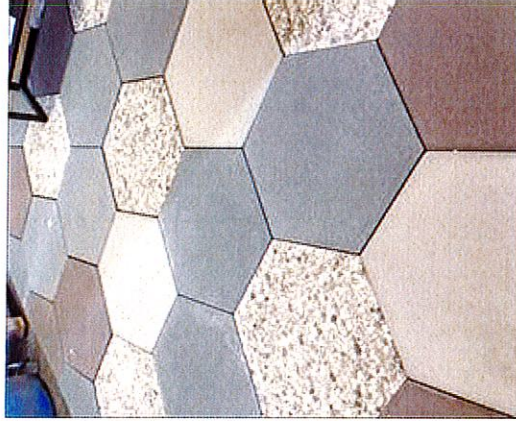


- 1 GREENSCREEN AROUND COLUMNS
- 2 BENCH AROUND TREE/ COLUMN
- 3 PLANTERS (MOVEABLE)
- 4 PAVER BAND WITH CONCRETE SIDEWALK



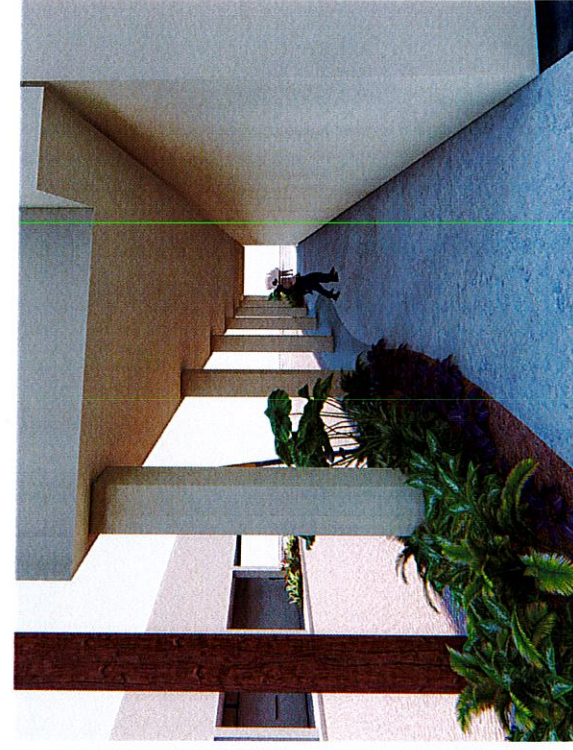
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- 1 LANDSCAPE BED
- 2 BENCH IN LANDSCAPE AREA
- 3 PAVED AREA FOR PLANTERS & HEXAGON PAVER THRESHOLD
- 4 WAVE SIDEWALK PATTERN





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IMAGE (LEFT) : Metal Art panel to cover above ground utilities. Panel is customizable in color and can include art work and business name/ branding.

IMAGE (RIGHT) : Resin Panel. Customizable in Size, Color and include local artwork and business name/ branding.

IMAGE (BELOW) : Horizontal Wood Panel in between existing building columns.



Historic 8th Avenue



Historic Pass-a-Grille

DON-CE-SAR HOTEL

CAUSEWAY TO
ST. PETERSBURG

ASURE ISLAND

LIDO BEACH

PASS-A-GRILLE
BEACH HOTEL

MEXICO

PASS-A-GRILLE HISTORIC DISTRICT COMMUNITY ENGAGEMENT SUMMARY

DRAFT – July 2014



PASS-A-GRILLE HISTORIC DISTRICT COMMUNITY ENGAGEMENT SUMMARY

PREPARED FOR:

CITY OF ST. PETE BEACH, FLORIDA

PREPARED BY:

TINDALE-OLIVER & ASSOCIATES, INC.

PLANNING, DESIGN, ENGINEERING

JULY 30, 2014

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PROJECT OVERVIEW

The City of St. Pete Beach requested Tindale-Oliver (TOA) to assist in reaching out to the Pass-a-Grille community to seek input and direction regarding the development of design/development standards to protect the architectural and historic integrity of the community. These planning documents will address the preservation of existing structures, compatibility of new structures, non-conforming uses in the area, public realm design, infrastructure assessment, wayfinding, and branding and will determine a capital budget. Input was gained through a series of public activities and workshops.

The following is a summary of the results of four community engagement events held as part of the Pass-a-Grille Historic District Community Workshops. The first event was a walkabout around a selected area of the Historic District, held on April 23, 2014. There were 22 participants for this event, in addition to City staff and the TOA Project Team. The second event was a workshop held on May 7, 2014, in the Warren Webster Community Center. This event was open to the entire community, and 12 participants attended. To collect more information from a wider selection of St. Pete Beach citizens, City staff hosted a Community Design Fair in City Hall on May 29 and 30, 2014. On those two days, an Open House with workshop materials (provided by TOA) were available to participants. A total of 27 people attended. The fourth event was a workshop held on July 18, 2014, in the Warren Webster Community Center. This event was also open to the entire community and 64 participants attended. In total, 125 participants participated in the four events and of those, 88 unique St. Pete Beach residents provided input into the future of the Pass-a-Grille Historic District.

WORKSHOP THEMES

All four events were structured around three primary themes: Access and Circulation, Architecture and Land Use, and Streetscapes and Hardscapes. These are issues that were preliminarily identified by City staff and the TOA Project Team as the most important topics on which to gain feedback from the community. Figures 2, 3, and 4 provide examples of the three themes in the Pass-a-Grille Historic District.

For specific items within each of these topics, participants noted what current characteristics they would like to keep, those they would not like to keep, and potential solutions for improvement. Additionally, for each overall topic, they noted what mattered most to them and provided input for prioritization strategies. Participants also gave their ideas for their vision of Pass-a-Grille in the future. Definitions of the three themes are as follows:

1. *Access and Circulation* refers to how people navigate and move around a place. Elements to consider include parking, roadways, signage, wayfinding, pedestrian ways, and alleyways.
2. *Architecture and Land Use* refers to the design, appearance, and use of buildings. Elements to consider include style, size, and scale of buildings, as well as how they transition to the public realm.
3. *Streetscapes and Hardscapes* refers to the design and appearance of the public realm (streets, sidewalks, alleyways, etc.) Elements to consider include landscaping, lighting, outdoor furniture, plazas, and open spaces.

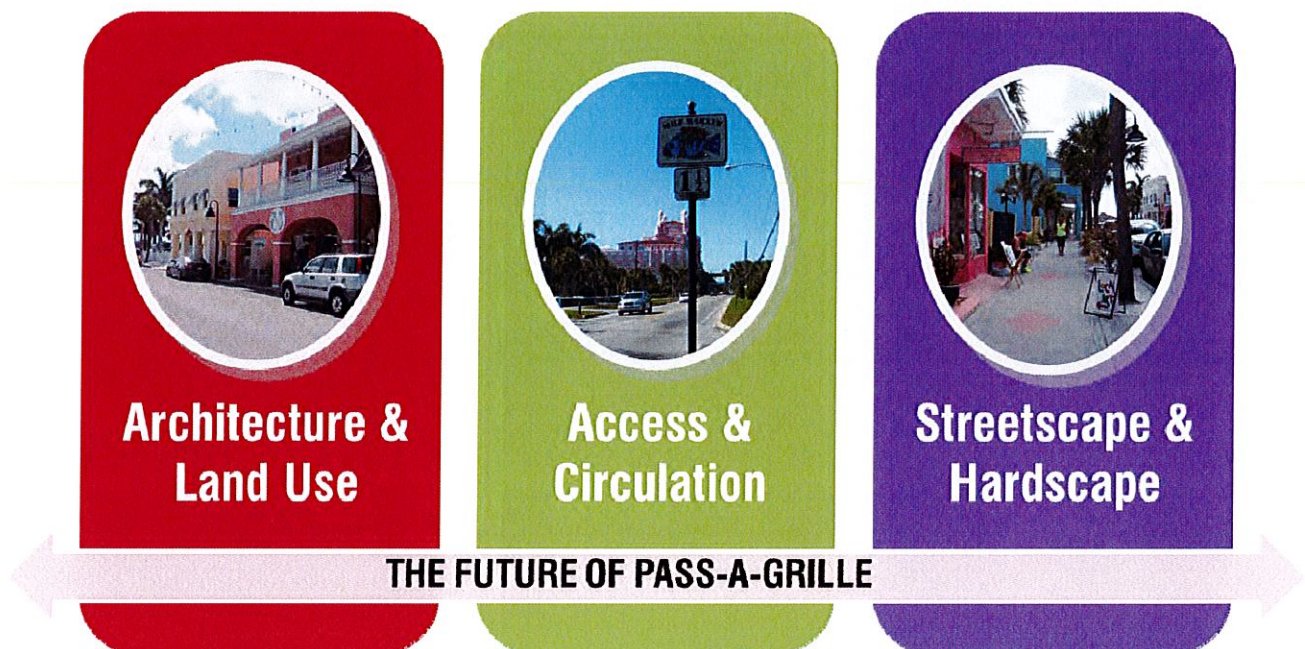


Figure 1: Diagram of the three workshop elements presented to the community throughout the public outreach series.



Figure 2: Examples of access and circulation within the Pass-a-Grille Historic District.



Figure 3: Examples of architecture and land use within the Pass-a-Grille Historic District.



Figure 4: Examples of streetscape and hardscape within the Pass-a-Grille Historic District.



COMMUNITY WALKABOUT

On April 23, 2014, 22 participants joined the TOA Team and City staff for a discussion regarding the most important issues within the historic district. Led by the TOA Team, a walkabout was conducted from 11th Avenue to 7th Avenue between Pass-a-Grille Way and Gulf Way. Discussion revolved around the three themes: Access and Circulation, Architecture and Land Use, and Streetscapes and Hardscapes. Participants were asked to comment on each of these topics with what they liked and disliked, as well as ideas for improvement. Original feedback from participants is included in Appendix 1.

Some general observations from the walkabout were:

- Protection of neighborhoods from tourist and commercial activity, including parking
- Use of streetscape materials to signify hierarchy of public space
- Non-conformity of use and how it relates to potential investment and redevelopment
- Maintenance of public right-of-way
- Consistency in wayfinding signage
- Unique and “quirky” character of Pass-a-Grille
- CPTED (Crime Prevention through Environmental Design)
- Connectivity including alternate connections such as alleyways, sidewalks, and “hidden trail” parallel to Sunset Way
- Large number of bicyclists and pedestrians
- Parking conflicts and issues



Figures 5–8: Community walkabout.

COMMUNITY WORKSHOP #1

On May 7, 2014, 12 participants attended the first community workshop. Held in the Warren Webster Building, it was open to the public and publicized by City staff. The evening included a presentation and group exercises. Groups were organized around the three themed areas: Access and Circulation, Architecture and Land Use, and Streetscapes and Hardscapes. For each of the stations, participants were asked to identify what elements they wanted to keep or not keep, as well as solutions for improvement. They were then asked to prioritize which elements matter most and to offer strategies for their prioritization over the next 3 years, 3–10 years, and 10+ years. Also at each station was a table map of the study area for which participants were invited to note specific location of issues and opportunities as they related to the three topic areas. Original feedback from participants is included in Appendix 2; however, three main conclusions resulted from this workshop:

1. The community and the City leadership's want to influence specific projects determined the need for a master plan for the Historic District.
2. There are elements of the existing zoning code that prohibit the desired land uses and reduce preservation opportunities.
3. The community confirmed a strong interest in developing design standards to guide the appearance and compatibility of future development and to protect historic structures.

COMMUNITY DESIGN FAIR

The Community Design Fair was a continuation of the first Community Workshop. It was conducted by City staff in City Hall over two days, May 29 and 30, to reach a greater number of Pass-a-Grille residents. A total of 27 participants attended and completed the activities as they were presented in the first workshop. Original feedback from participants is included in Appendix 3. Participants confirmed the results of the first workshop and articulated the vision statement for the Historic District.



Figures 9–10: Community Workshop #1.



Figures 11–12: Community Design Fair.

EMERGING THEMES & CONTRADICTIONS

At this time in the project, leading into the final public outreach event, feedback was assessed based on the three elements guiding the public outreach process (Access and Circulation, Architecture and Land Use, Streetscapes and Hardscapes). This analysis was completed to better structure the final Community Workshop to gather the most pertinent information to determine if the community would support Design Standards.

In this analysis of the first three public outreach events, the following themes were apparent:

A Vision for Pass-a-Grille

- Preserving the “quirky beach village” character by recognizing the history and eclectic feel of the community and how it fits within the larger context of St. Pete Beach.

Access and Circulation

- Alleys – their preservation, materiality and maintenance.
- Parking – its enforcement and expansion.
- Signage – the consolidation of existing signs, and/or the addition of wayfinding and gateway signage.
- Public Access – including street ends, walkways, view corridors, access to the beach.
- Street Hierarchy – the need to identify street types and then correspond design to differentiate between commercial areas, primary roads, and neighborhoods or residential areas.

Architecture and Land Use

- Non-Conforming Uses – zoning regulations conflicting with “grandfathered” uses, which are causing problems with the establishment and renovation of small and vernacular beach uses.
- FEMA Regulations – FEMA flood regulations are influencing the design of new construction, and renovations are contributing to the development of buildings that are out of scale with the historic fabric of the Historic District.
- Design and Character – new construction and renovations are not consistent with Florida’s vernacular architectural style and massing/scale within the Historic District.

Streetscapes and Hardscapes

- Level of treatment – need to develop a street hierarchy on which to base public realm standards; this will assist in determining the location and type of hardscape and streetscape materials and amenities.
- Materials – the use of brick, hex block, or shell and concrete aggregate.
- Trees – specifically, the use of Washingtonian Palms and other shade options.
- Street Furniture – the character, consistency, and maintenance of items in the right-of-way.
- Maintenance – level of maintenance and need for standards and additional code compliance.

Additionally, the analysis of public feedback also revealed certain issues that created some conflicting priorities and values of the Pass-a-Grille community. They were as follows:

- Washingtonian Palms – 1) the Washingtonian Palms were an important historic element to the character of the Historic District and should be preserved and planted; 2) some felt that they provided little purpose in the streetscape (no shade). This demonstrated a need to communicate the function of trees within the Historic District.
- Use of shell in alleyways – 1) the shell alleyways were instrumental in preserving a "beachy" and historic character and reflected more sunlight to keep a cool environment; 2) the shell alleyways are uncomfortable to walk on and require too much maintenance.
- Parking Enforcement and Expansion – 1) parking should not be expanded; 2) parking should be maintained but meters should be better enforced.
- Signage – 1) provide more signage; 2) provide more consistently-designed signage; 3) no new signage needed.
- Streetscape Materials – 1) hex block and stamped hex block in concrete; 2) no expensive materials (brick or hex block); 3) hex block in certain locations only.

The analysis confirmed the support for the development of Design Standards. Additionally, feedback was focused on the community's desire to provide project-specific input, which confirmed the need for a master plan for the Pass-a-Grille Historic District. The desire to demonstrate that Pass-a-Grille was part of St. Pete Beach was also an important element.

The second Community Workshop was structured to confirm emerging themes and discern a clearer direction on conflicting issues.



Figures 13–17: Conflicting elements cited by Pass-a-Grille residents.



COMMUNITY WORKSHOP #2

On July 17, 2014, 64 participants attended the second Community Workshop. Held in the Warren Webster Building, it was open to the public and publicized by City staff. The evening included a presentation and a large group polling exercise. The presentation showed the preliminary findings of the first three events for discussion. Attendees then participated in a visual preference survey that asked them to rank topic photographs based on the degree to how much they liked them. These were presented in three categories: Overall Character, Public Realm Character, and Private Development Character.

Public Realm Character questions addressed:

- Street furniture
- Paving materials
- Parking options
- Multimodal facilities



Private Development Character questions addressed:

- Architectural character
- Public/private transition
- Building scale
- Land uses



These categories were organized in a way that reflected the themes from the previous three public outreach events, but also framed the discussion around public and private development. This allowed the gathering of material most relevant to the next steps of the project: the Master Plan and Development Standards.

The visual preference exercise clarified the priorities of the Pass-a-Grille community and provided clear direction for future development. Original responses from participants are included in Appendix 4; however, the following results clarify the conflicts presented on the previous page:



Figures 18-21: Community Workshop #2

- The community supports preserving and using Washingtonian Palms as a unique identifying factor of the

historic significance of Pass-a-Grille; however, they would like to use other tree species where more shade is desired.

- A majority of the community (78%) prefer the use of shell in alleyways.
- A majority of the community (80%) supports current on-street parking located on Gulf Boulevard, 39% favor parallel parking, 21% favor a parking garage, and 12% favor back-in angled parking.
- The community desires more consistency in the treatment of the public realm, including signage and wayfinding, that represents the unique identity of Pass-a-Grille while still reflecting the identity of St. Pete Beach as a whole.
- A majority of the community (86%) prefers hex block pavement to brick (66%), shell concrete aggregate (36%), or asphalt (9%).

Additionally, the following conclusions were reached through the visual preference exercise:

- The community prefers traditional street furniture options, especially Adirondack chairs (86%).
- More on-street bike parking is preferred (65%).
- The existing architectural character along 8th Avenue is preferred by the community (95%).
- While a mix of residential character is accepted, historic architecture is most preferred (83%).
- Where buildings are not adjacent to the sidewalk, the community prefers landscaping as a tool in transitioning from public to private space.
- The community prefers a building scale of 1–3 stories.
- Bars, restaurants, gift shops, and clothing stores are preferred commercial uses; single-family homes is the preferred residential use.

GENERAL CONCLUSIONS

The Pass-a-Grille community is focused on preserving the historic and unique character of the Historic District. It is important that active steps be taken to protect the environment based on human-scale construction, vernacular Florida architectural design, historic materials, native landscaping, and public accessibility, to name a few. The main factors that are currently impeding this are:

- FEMA flood building regulations
- Increasing property values
- Non-conforming uses as they relate to zoning regulations
- Lack of enforceable design standards in existing code
- Lack of master plan that provides a vision, framework, and implementation steps for future development

By addressing these issues through future planning work, Pass-a-Grille will be preserved as a unique district, while continuing to enhance St. Pete Beach. Consensus on future planning work from the community engagement process is as follows:

1. A Community Vision for the Pass-a-Grille Historic District was established and confirmed.
2. Direction to complete Development and Design Standards was supported by the community.
3. A Master Plan is needed to identify project specific improvements based on the community's priorities.
4. There is a need to reevaluate the underlying zoning code.
5. It is necessary for the TOA Team to coordinate with the engineering team working on the Pass-a-Grille Way Reconstruction project to ensure the streetscape design is consistent with desired public realm design standards.

RECOMMENDATIONS

From the feedback and concerns of Pass-a-Grille Historic District community, recommendations for the next steps are as follows:

1. Complete a Zoning Code Assessment to evaluate the effectiveness of how the existing regulatory structure can be used to meet the vision for Pass-a-Grille.
2. Complete a Master Plan that addresses the planning context, community planning principles, conceptual public realm design, infrastructure assessment, wayfinding and branding, and capital budget for the completion of projects.
3. Complete Development and Design Standards that clearly communicate requirements for the public realm and private property, including a street hierarchy, site requirements, building form, architectural design, and coordination with the Land Development Code.
4. Coordinate with future projects to ensure they reflect the intent of the development standards.

These steps will ensure that the preservation and enhancement of the unique character of Pass-a-Grille and its contributions to St. Pete Beach.

A Master Plan and Overlay Design Standards have two distinct purposes. A Master Plan is an evolving, long-term document that establishes a framework, a vision, and key elements that are important to a place. In addition, it provides implementation steps and possible projects to move a place towards meeting community goals. Overlay Design Standards are enforceable regulations that guide detailed design requirements for construction. They ensure consistency in aesthetic design and use of the public realm and design characteristics of private development. The standards have a specific purpose and fit into the overarching purpose of a Master Plan. Overlay Design Standards are an important tool, especially in a community that is experiencing redevelopment that is inconsistent with the historic character it is aiming to protect.

The four public outreach events completed serve as a strong foundation for moving forward seamlessly with both of these documents and the Zoning Code Assessment. They demonstrate a comprehensive understanding of the citizens of St. Pete Beach and an understanding of the vision they have for Pass-a-Grille. The work accomplished from these workshops allows for a consolidated public involvement process for the next planning steps.

APPENDIX 1: COMMUNITY WALKABOUT RESULTS

APPENDIX 2: COMMUNITY WORKSHOP #1 RESULTS

APPENDIX 3: COMMUNITY DESIGN FAIR RESULTS

APPENDIX 4: COMMUNITY WORKSHOP #2 RESULTS



Tindale-Oliver
&
Associates, Inc.

Planning and Engineering

Notice of Meetings
Historic Preservation Board
2020

The Historic Preservation Board meets on the first Thursday of the month in the Commission Chambers of City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

<u>Meeting Date</u>	<u>Time</u>	<u>Agenda Packet Deadline</u>
January 9, 2020*	3:30 pm	December 30, 2019*
February 6, 2020	3:30 pm	January 27, 2020
March 5, 2020	3:30 pm	February 24, 2020
April 2, 2020	3:30 pm	March 23, 2020
May 7, 2020	3:30 pm	April 27, 2020
June 4, 2020	3:30 pm	May 22, 2020
July 9, 2020*	3:30 pm	June 29, 2020*
August 6, 2020	3:30 pm	July 27, 2020
September 3, 2020	3:30 pm	August 24, 2020
October 1, 2020	3:30 pm	September 21, 2020
November 5, 2020	3:30 pm	October 26, 2020
December 3, 2020	3:30 pm	November 23, 2020

Meeting to elect the Chair and Vice Chair will be on April 2, 2020.

The Code of Ordinances pertaining to this board can be found at:
https://www.municode.com/library/fl/st._pete_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BOCOCO_ARTVIIHIPRBO

*Rescheduled due to holidays