



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, November 4, 2021
3:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Changes to the Agenda -
2. Audience Comments - **Comments shall be limited to 3 minutes per person**
3. Approval of Minutes
 - a. **Minutes of 10-07-2021**
4. Action Items
 - a. **2022 Historic Preservation Board meeting schedule**
Review the 2022 meeting schedule with the Historic Preservation Board.
 - b. **Local Historic Designation Case No. 21081: 3612 East Maritana Drive**
A request to locally designate a covered dock structure that was constructed circa 1941 or earlier as a locally significant historic landmark at 3612 East Maritana Drive (Case No. 21081).
 - c. **Certificate of Appropriateness Case No. 21066: 102 8th Ave & Case No. 21074: 702 Pass-a-Grille Way** Requests to demolish an existing locally-designated historic mixed-use building at 102 8th Ave (Case No. 21066) and two contributing outbuildings at 702 Pass-a-Grille Way (Case No. 21074).
5. Discussion Items
 - a. **Australian Pine Trees and Hexagon Block Sidewalks**
Discussion of Australian Pine trees and their impact certain hexagon block sidewalks in Pass-a-Grille.
6. Next Meeting: 12/02/2021

7. Adjournment

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

**The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.**

DRAFT Historic Preservation Meeting Minutes

October 7, 2021 3:30 PM

PRESENT: Sean Hurley, Vice Chair
Bill Loughery, Member
Tia Hockensmith, Member
Holly Young, Member

EXCUSED: Chris Marone, Chair

STAFF PRESENT: Wesley Wright, Planning Manager; Andrew Dickman, City Attorney (by telephone); Lynn Rosetti, Senior Planner; Ginny Bodkin, Deputy City Clerk; Brandon Berry, Planner II, Jordan Elmore, Zoning and Permit Tech

Vice Chair Hurley called the meeting to order at 3:30 PM.

1. Changes to the Agenda – Planning Manager Wesley Wright stated that agenda item 5c., Certificate of Appropriateness Case No. 21066 and Case No. 21074 would be moved to the November 4, 2021 meeting. Member Loughery asked to add a discussion item regarding the relationship of the CRD-EA/8th Ave zoning to Historic District and the Historic Preservation Board.

2. Audience Comments – Betty Rzewnicki, 3216 S. Maritana Dr., and President of the Don CeSar Property Owners Corporation, appeared to speak on behalf of those residents. She provided a brief history of Don CeSar Place neighborhood and hotel. She spoke against the proposed Don CeSar Hotel expansion.

The following residents also spoke in opposition to the Don CeSar expansion: Mary Beattie - 3500 Casablanca Ave., Michael Welch - 3410 E DeBazan, Ken Folsom - 3508 Casablanca Ave. Debra Schechner of Boca Ciega Isle Dr. commented on beach access and this Board's mission.

3. Approval of Minutes - Historic Preservation Board 9/02/2021 Minutes

Member Young moved and Member Loughery seconded the approval of the September 2, 2021 minutes as presented; the motion carried unanimously.

4. Presentations - a. The Don CeSar Hotel Addition

Thomas Fraher, General Manager of the Don CeSar Hotel, commented that honoring the past and the historical features of the hotel have been considered as the property seeks to remain relevant to their customer base. Jeff Connell, Architect with Design One Studio, introduced a short presentation on the Don CeSar Hotel and proposed ballroom addition to the north side of the property, to be used for weddings and banquets. Mr. Connell and Mr. Fraher answered Board questions regarding the project, including parking.

Member Loughery suggested that this is the type of historical project for which this Board should have an advisory role but does not. Senior Planner Lynn Rosetti spoke briefly about the Board's purview over locally designated landmarks and the Don CeSar Historic District.

5. Action Items

a. Design Review Case No. 21060: 2814 Pass-a-Grille Way - A design review for a new single-family residence at the subject vacant property proposed to be built to the

'House-Medium' building type of LDC Sec. 20.15.

Brandon Berry, Planner II, provided a detailed presentation of the elements of this Design Review Application, including plans and photographs. The presentation and staff report within the meeting packet will become part of these minutes.

Mr. Berry reviewed the staff recommendation, including architect certification, exhibits, and permitting required in Land Development Code (LDC) Secs. 20.22 and 20.24. Staff provided a list of five items to be addressed prior to the issuance of a building permit and other elevated building screening standards of LDC Secs. 20.21 and 20.22.

The Board members asked questions of staff following the presentation, Tony Huggins of JAH Architects LLC was present by telephone and also answered questions.

Member Young moved to continue this case for 30 days for the Applicant to make corrections according to staff recommendations and re-present in November. The motion was withdrawn.

Member Loughery made a motion that the application for Case No. 21060 be approved today and brought back to this Board for review once the staff recommendations have been incorporated into the design and permit application submitted. Member Young seconded and the motion carried 4-0.

b. Design Review Case No. 21068: 404 & 406 Pass-a-Grille Way - A design review for a two-story addition to an existing residence currently located at 404 Pass-a-Grille Way, which will extend onto the property of 406 Pass-a-Grille Way under common ownership.

Mr. Berry provided a detailed presentation of the elements of this Design Review Application, which included plans and photographs. A case summary and Staff Findings Report were included in the meeting packet. The presentation and meeting packet will become part of these minutes. Board members asked questions throughout the presentation. Staff is requesting Board review to ensure compatibility of the structure with the District.

Mr. Berry reviewed the staff recommendations, including a list of items in addition to typical zoning review related to lot conditions and setbacks. City Commission approval is required prior to any development that would constitute a lot assembly between the two proposed parcels.

Applicant's Architect, Ralph Lickton, of 1706 Pass-a-Grille Way, was present and answered Board questions.

Member Young moved and Member Loughery seconded approval of the Design Review Application for Case 21068 with all staff conditions fulfilled prior to permitting; the motion carried 4-0.

c. Certificate of Appropriateness Case No. 21066: 102 8th Ave & Case No. 21074: 702 Pass-a-Grille Way

Continued to the November 4, 2021 Historic Preservation Board meeting.

6. Discussion Items – a. Hexblock Paver Discussion

Mike Clarke, Public Works Director appeared and spoke regarding the removal of some existing hexblock pavers in Pass-a-Grille that are in bad condition (unsightly and trip-hazard) and replacing them with stamped concrete to replicate the same appearance. He suggested maintaining 10th Avenue near the Historic Museum as original. Board members asked questions and added comments. Mr. Clarke will bring back any further questions that may evolve and provide some photos and costs at a future meeting. Mr. Clarke also provided an update on the historic street signs; the first of two batches may be available in November.

b. Added Discussion: CRD-EA/8th Ave. Zoning

Member Loughery initiated discussion on the CRD-EA Zoning District (historic 8th Avenue) not coming under the purview of this Board. He read the Intent and Purpose of the CRD-EA District from the Land Development Code. The exclusion of this District from the Pass-a-Grille Overlay seems inconsistent and hampers this Board's purpose and duties as outlined in the Code of Ordinances, including the review of building permit applications.

Planning Manager Wesley Wright explained that other Districts are not included in the Overlay. He also explained that staff has researched Ordinance 2006-01, pertaining to an amendment to Division 28 of the Land Development Code. By scrivener's error, the word "district" was not removed, as it should have been, from Sections 28.10 (Building Permits) and 28.12(a) (Moving Permits). He distributed copies of the minutes of the Commission meeting in which that change was made, and indicated that staff will follow up.

Discussion continued to aesthetics and harmony within the historic district including elevations and scale and permitting in the historic district without full review. City Attorney Andrew Dickman commented by telephone that his legal advice would be to refrain from any discussion on matters to come before any Board without the Applicant/s present. He further suggested that this Board can make motions to bring forth to the City Commission.

Member Hockensmith moved, and Member Young seconded the request that City Staff revisit City Codes regarding the Pass-a-Grille Overlay and CRD Zoning and any extractions that remove the touch of the Historic Preservation Board; the motion carried 4-0.

7. Adjournment/Next Meeting – The next meeting is November 4, 2021.

Member Hockensmith moved for adjournment and Member Loughery seconded at 5:50 pm.

These minutes will be considered for approval at the November 4, 2021 Historic Preservation Board meeting.

Notice of Meetings
Historic Preservation Board
2022

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 6, 2022	3:30 pm	December 27, 2021
February 3, 2022	3:30 pm	January 24, 2022
March 3, 2022	3:30 pm	February 18, 2022*
April 7, 2022	3:30 pm	March 28, 2022
May 5, 2022	3:30 pm	April 25, 2022
June 2, 2022	3:30 pm	May 23, 2022
July 7, 2022	3:30 pm	June 27, 2022
August 4, 2022	3:30 pm	July 25, 2022
September 1, 2022	3:30 pm	August 22, 2022
October 6, 2022	3:30 pm	September 26, 2022
November 3, 2022	3:30 pm	October 24, 2022
December 1, 2022	3:30 pm	November 21, 2022

Meeting to elect the Chair and Vice Chair will be on April 7, 2022.

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_ARTVIIIIPRBO

*Rescheduled due to holidays

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Local Historic Designation Case No. 21081: 3612 East Maritana Drive

Date: November 4, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Planning Manager

Summary of Issue: Request to locally designate the original portion of the covered dock structure at 3612 East Maritana Drive.

Funding: Not applicable.

Requested Motion: Motion to APPROVE the Local Historic Designation of the original portion of a covered dock structure at 3612 East Maritana Drive that was built circa 1941 or earlier.

Attachments:

1. Case 21081 - Local Designation Report 3612 E Maritana Drive - Dock only
2. LHD Application
3. PDF PICTURES BINDER_Resized



**PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Application for Local Historic Designation Case No. 21081

Property Owner: Kelly Lee McFrederick and Jack Rice (a married couple)

Meeting Date: November 4, 2021

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

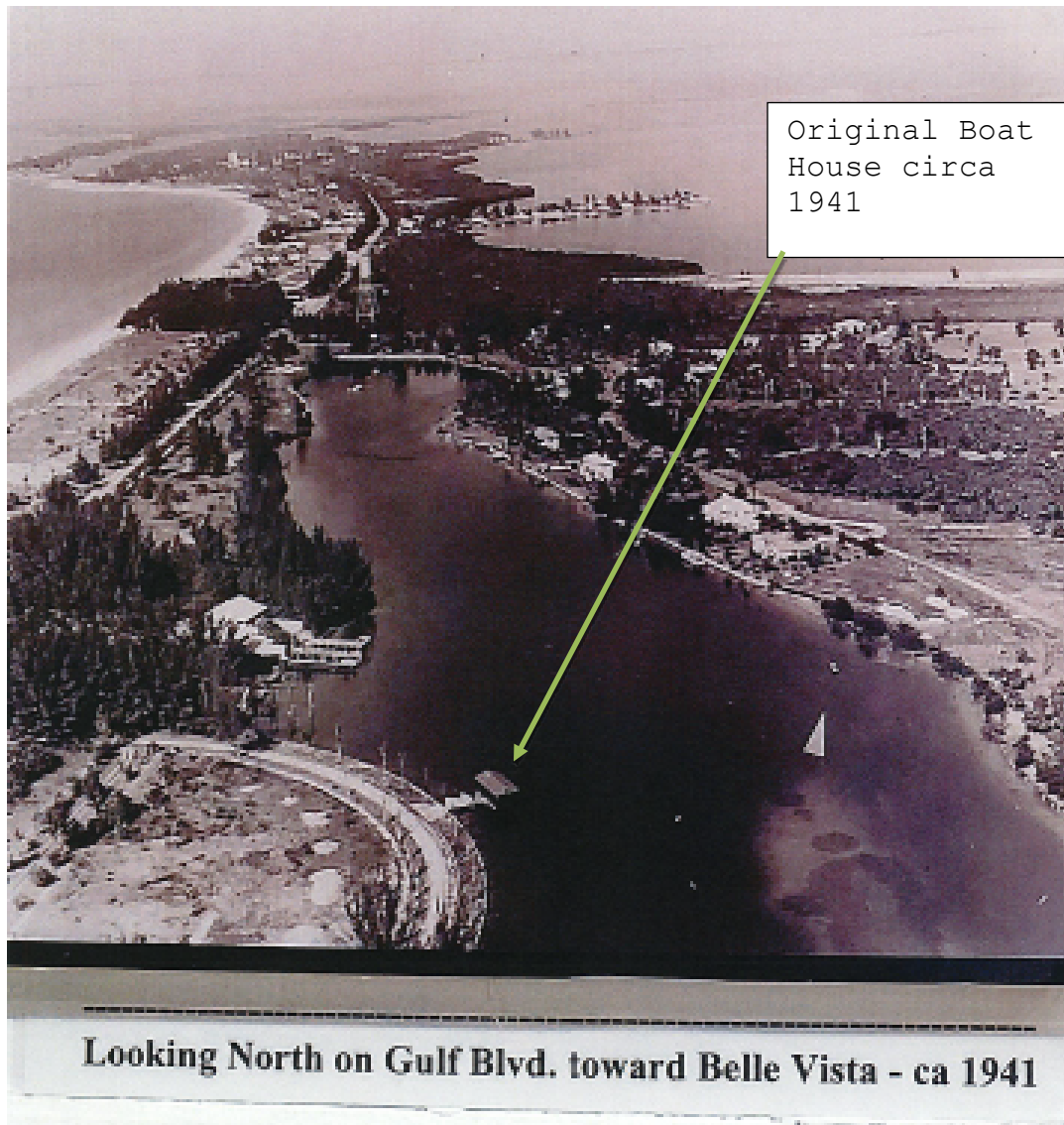
REQUEST	The property owner is requesting a Local Historic Designation for the 21' x 33' (693 SF) covered Boat House that was constructed circa 1941 or earlier.
SUBJECT PROPERTY	3612 East Maritana Drive Don Ce-Sar Place Blk 14, Lot 6; Parcel I.D. #07-32-16-21852-014-0060
ZONING	RU-2, Residential District / RU, Residential Urban
YEAR BUILT	Circa 1941 (verified by photograph) or before
HISTORIC STATUS	None to date.
SURROUNDING AREA	North – East Maritana Drive / McPherson Bayou South – Single-family residence East – East Maritana Drive / McPherson Bayou West – Single-family residence

BACKGROUND and ANALYSIS

The subject property consists of a single-family residential structure (originally known as “Captain’s House”) with a circa 1941 or earlier covered Boat House (21’ x 33’) that is located on the east side of East Maritana Drive. This property is located within the Don Ce-Sar Place neighborhood. The only portion of this property being considered for Local Historic Designation is the original Boat House. The residential structure was elevated and modified in 2012 and is not considered historic. However, there is historic photographic confirmation that the Boat House has existed since at least 1941.

The subject Boat House site location was modified with the addition of pilings that form a boat slip on the south side of the original Boat House in 2012. In addition, an additional covered boat slip with lift was permitted and constructed on the north side of the original Boat House in 2018. These permits have been included in the Historic Preservation Board’s agenda packet.

The applicant seeks to designate the original Boat House (see photograph below) that has existed since 1941 or earlier as demonstrated by the historic photo-documentation.



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.

By 1941, the subject Boat House consisted of a covered boat house approximately 693 SF in size as depicted in the photograph from the Pinellas County Gulf Coast Historical Museum records. No houses existed along that portion of E. Maritana at the time. While the applicant has stated in the application that the Boat House is likely older, this has not been historically verified. Nonetheless, the existing historic portion of the Boat House is at least 80 years of age. Additional photographs are included in the agenda packet. These photographs depict the Boat House from 1941 to 2021. The "Captain's House" Boat House appears to be one of few remaining covered boat docks in St. Pete Beach today. The wooden dock has a 5.0' walkout leading to a 3.0' north/south dock walkway leading to a boat slip on the north and a 9.1' x 18.0' dock area on the south. All of this is covered by a 20' x 33' roof structure. From historic records, it appears that the southern portion of the dock structure is where the catch of the day was cleaned and prepped for consumption. Several people have lived in the upland "Captain's House" residence, including John L. Dowling, Jr. (M. Honor) known as Captain Jack who was Auggie Busch Jr's boat captain. (A chronology of residents based on City Directories is included in the application packet.)

In addition, the Boat House was one of the earliest structures constructed within the northern portion of the Don Ce-Sar Place neighborhood (confirmed through photographic records of the area in 1941). The Don Ce-Sar Place neighborhood was subdivided by Thomas Rowe who was the developer/builder of the National Register listed Don-Ce-Sar Hotel. The City has recently recognized the Don Ce-Sar Place neighborhood as being historically significant and is in the early stages of conducting an historic survey of the area through a grant from the Florida State Division of Historical Resources. This Boat House structure is an important component of the early historic fabric of this historic neighborhood.

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 circa 1941 or earlier, the Boat House at 3612 East Maritana Drive meets Section 28.22(1) as follows:

- Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state, or the United States; and,
- It is associated with the life of a person who has played a significant role in our local, state, or national history.

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 Boat House structure built circa 1941 or earlier remained in its historic configuration until 2013 and appears to be well maintained. From 2013 forward, the following has taken place with respect to this Boat House:

- 1) Four tie poles were permitted in 2013 and are located to the south of the original Boat House; and,
- 2) A second covered dock addition (16' x 32') on the north side of the original covered Boat House was permitted in 2018.

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

The upland property will remain single-family. The Boat House and its subsequent additions appear to be well maintained and in good condition. The extent of the work proposed to be undertaken is outlined in COA case report No. 21082 to allow the eventual addition of a floating dock with walkout as initially requested through a permit request. Should the Historic Preservation Board Locally Designate the Boat House as historic, then work or changes to the historic portion of the dock would require a Certificate of Appropriateness

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

The subject property located at 3612 East Maritana Drive is zoned RU-2, Residential District, which is intended for single-family residential development. In addition, St. Pete Beach is a coastal barrier island community which has an extensive number of waterfront properties that have docks of one kind or another. A zoning map and aerial are attached to this report.

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 recommends that this Boat House structure be recognized as a locally designated historic resource because it is significant as a component of the historic Don Ce-Sar Place neighborhood. This early dock structure would likely be a contributing early settlement structure within this predominately single-family neighborhood. With respect to the proposed modifications to the Boat House with the addition of a floating dock and walk out, the Certificate of Appropriateness staff report will evaluate applicant's proposal.

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 of the Boat House is attached to this designation report and include recently taken photographs along with and historic photographs that can be found in the application packet.

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 finds that this application to locally designate the Boat House at 3612 East Maritana Drive meets the following established historic designation criteria:

- 1) It exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state, or the United States; and,
- 2) It is associated with the life of a person who has played a significant role in our local, state, or national history.

In addition, staff finds that this circa 1941 or earlier Boat House was one of the earliest structures constructed within the northern portion of the Don Ce-Sar Place neighborhood. The Don Ce-Sar Place neighborhood was subdivided by Thomas Rowe who was the developer/builder of the famous National Register listed Don-Ce-Sar Hotel. The City recognizes the Don Ce-Sar Place neighborhood as being historically significant and is in the early stages of conducting an historic survey of the area through a grant from the Florida State Division of Historical Resources. This Boat House is an important component of the early historic fabric of this historic neighborhood.

Staff supports this application to locally designate the 693 SF historic Boat House located at 3612 East Maritana Drive as an historic resource. As noted in the staff analysis, this Boat House structure is significant in the areas of:

- Architecture;
- Community Planning and Development;
- Exploration / Settlement; and
- Maritime History

Staff Recommendation:

The original Boat House (located under the 21' x 33' roof cover) is a time capsule of waterfront usage on St. Petersburg and exhibits characteristics of an earlier era of waterfront usage. Initially, the Boat House stood alone without attachment to an upland residence. The original Boat House has been maintained in excellent condition and although enlarged, its integrity remains. Should the later addition and tie poles be removed, the original Boat House would remain intact. Furthermore, the Boat House will be a noted addition in the upcoming Historic Survey of the Don Ce-Sar Place Neighborhood.

Therefore, staff recommend **APPROVAL** of this request for a Local Historic Designation of the 693 square feet of the original Boat House.

Zoning Map



Aerial Photograph



Survey





Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Kelly Lee McFrederick and Jack Rice

3612 East Maritana Drive

St. Pete Beach, Florida 33706

Phone 727.410.3605

Email Address KLMcFrederick@gmail.com

Agent or Representative Name & Address

(a married couple)

N/A

Phone _____

Email Address _____

Property Address, Legal Description, Parcel ID 3612 East Maritana Drive, St. Pete Beach, FL 33706

DON CE-SAR PLACE PG 162 TOGETHER WITH THAT PART OF 10FT WIDE STRIP LABELED "RESERVED" LYING E OF
E MARITANA DR BETWEEN E'LY EXT OF N'LY & S'LY BOUNDARIES OF SUBJ PARCEL AS PER DEED 987/117 & O.R.
17493/728 BLK 14, LOT 6 LESS S'LY 10FT & LESS THAT PAR T DESC BEG MOST N'LY COR OF SD LOT 6 TH CUR RT
RAD 270FT ARC 15.99FT CB S63D04'44"E 15.99FT TH S28D37'04"W 19.70FT TH N11D07'00"W 25 FT TO POB PER O.R. 10333

Historic Name of Property (if applicable): "Captain's House"

Florida Master Site File Number (if applicable): N/A

Florida Master Site File Recorder:

(Name and Title, if applicable): N/A

I (the undersigned) am the legal owner/legal representative of Home and Dock located at 3612 East Maritana Drive, St. Pete Beach 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: Kelly Lee McFrederick Jack Simpson Rice Jr. Date: Aug 18, 2021

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.

33.1 feet wide by 20.8 feet long

With 5 foot wide by 25 foot walkway with a tie covered roof

Original Pilings on site held with other pilings and original roof trusses

227 Square feet total

FUNCTION OR USEHistoric Functions

Boat House from photograph from 1941

Current Functions

Boat House in current use by home owners

DESCRIPTONArchitectural Classification

Historic Covered Dock

Materials

Wooden Trusses and Pilings, with a Shingle Roof

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 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

1930- present

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

Existing in 1941- Footprint from photograph 1941 is the same as today.

2018 Maintenance was completed with new handrails, dock boards and shingle roof

3. Significant Persons

John L Downing JR (M Honor) "Boat Captain" for Auggie Busch Junior

The 1941 photo shows the Covered Dock before the

Historic Don Cesar Place Neighborhood was developed

4. Cultural Affiliation/Historic Period

Historic Don Cesar Neighborhood developed by Thomas Rowe

5. Architect

Original Tie Head Covered Dock

6. Builder

An Old Fishermans Covered Dock

Narrative Description - *Attached*

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
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.
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.
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
5. Provide a location map, showing relevant zoning and land use information.

Major Bibliographic References

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

Narrative Description #1

The physical description of the building and its character-defining features.

The part of the dock we are referencing to have the historic classification is the original covered dock of 227 square feet, dated before 1941. The roof and the decked area with the wet slip underneath, the decked area to the south side, the roof covering the wet slip, includes covering the south side decked area, plus the entrance walk-out decked area. All of these docks are the original footprint from the photo dated from 1941 from the Gulf beaches Historical Museum owned by Pinellas County. This application consists of the walk-out section of the dock and the open south side dock with the covered roof and all the decked area on the west side is the historical dock and original footprint. We have found photos taken from 1941 before the development of East Maritana Drive leading us to believe a historical resident of the area built the dock sometime between 1920 and 1940 per the photo we found from 1941 and picture is before the development of the Historic Don Cesar Neighborhood. This incredible structure has not changed in the footprint of the image from 1941. The trusses in the roof are still there, and pilings have been added to the original pilings. The shape and structure of the roof are original, and the walk-out section of the dock, the horizontal dock to the seawall, and the south dock covered section are the original footprint. The original dock is beautiful, and the history continues showing the low profile of the roof; The builder of this historical treasure were probably local fishermen, who kept smaller fishing boats under the roof, and may have had some dwelling on the land, and used the walk-out to get to their boats. The old photos show the handrails, and the size of the original dock and roof structure has not changed. The roof covering the wet slip and the south side dock with the low roof and the wrap around docks on the south and the west show how these fishermen valued the shaded covering and used the area to clean fish and keep their boats from the harsh sun. The original owners of the property from the Historic Don Cesar Neighborhood obviously valued the docks and kept them maintained and never tore them down as very prized to have a covered wet slip and decking. The owners in 2018 maintained the old docks and for safety replaced the wooden planking and handrails and replaced the shingles to hurricane standards for 2018, to keep this structure intact. The decked areas and covered roof are in excellent shape, and pose no hazards or threat to any nearby structures, and are current to hurricane codes.

Narrative Description #2

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.

Per the 1968 St. Petersburg Suburban and Holiday Isles Directory, one of the more known property owners was John L. Downing Jr (M Honor) Boat Captain, who, as we

have learned, was Auggie Busch's Junior's Boat Captain. He owned the house and lived for quite a time in the neighborhood, and these historical docks played an integral role in the history of St. Pete Beach and the Historic Don Cesar Neighborhood developed by Thomas Rowe. The deeded land has 200 feet of seawall, and the seawall is original as well protected by rip-wrap built up from 1941. Some of the other original owners included from the 1952 St. Petersburg Suburban and Holiday Isles directories were Leo S and Mary V Ganter, and in 1960 Gilbert and Edna L Smith all lovingly took care of these historic shaded docks.

Narrative Description #3

Description of the existing condition of the building and any potential threats or other circumstances that may affect the integrity of the building or site.

The condition of the Docks, Decked Areas and Roof are excellent. They have been maintained and docks boards replaced with new boards and handrails, and the shingles on the roof have been replaced to 2018 Hurricane codes; this was all completed in 2018.

Unfortunately, the covered section and roof of this historic dock is facing an imminent threat as the Water and Navigation division of Pinellas County is seeking to remove the famous covered roof and have cut in half the south portion of the decked area of this historical structure dated back to the 1941 photo.

Attached are their recommendations to have it all removed

And the prior approvals for the pilings in 2013 and covered dock permitted in 2018

Narrative Description #4

Provide a statement of rehabilitation or adaptive use proposals

The structure, docks, and roof are ethically pleasing to the City of St. Pete Beach Residents, the Historic Don Cesar Neighborhood and Belle Vista Neighborhood. The dock system is in impeccable shape, and nothing is needed for the next ten years or so- we want to enjoy the space as it is, enjoy the coverage of the south side dock, love the docks as they are, with zero thoughts ever to change the existing dock system, we think they are beautiful. Please remember that as a Historic Realtor, I have successfully registered multiple properties to the landmark/historic registry of St. Petersburg, and am also a member of Preserve the Burg. I understand the importance of protecting landmark properties in our county. Our personal water crafts are on the new covered wet slip built in 2018, and the 70' boat slip is now the home to our 63' Prestige. (We are working on an application for a small floating dock not attached to the existing historic structure to be able to enter and reasonably exit the 63' Prestige.) We have no desire ever to change the old boathouse without permission and always want to keep it as the famous historic dock.

Narrative Description #5

Provide a location Map, showing relevant zoning and land use information.

The Pinellas County Water and Navigation regulations have changed over time, with no thought to the historical significance or grandfathering of this incredible structure that has stood for a hundred years. They are forcing our hand to tear down the entire structure with no regard for the historic preservation or grandfathering of this piece of history. The existing structure has been there since 1941 or before, and now the codes have changed, and they have no regard for the grandfathering of this historic piece of history. This famous dock is a scenic piece of East Maritana Drive that the residents do not want to see torn down, very picturesque, and definitely a one-of-a-kind dock. Attached are the permits showing the poles to the south sided in 2013 and the covered wet slips in 2018. Everything on the dock structure has been approved by the St. Pete beach and Pinellas County, we want to preserve the middle historic section of this dock and the history that the dock represents.

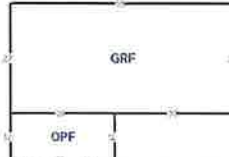
Attached is Map and survey

Property Appraiser Detail - Page 2

12/3/2020

Property Appraiser General Information

Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Custom
 Fixtures: 7
 Year Built: 2012
 Effective Age: 9
 Heating: Central Duct
 Cooling: Cooling (Central)



Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Garage (GRF)	0	1,512
Base (BAS)	1,808	1,808
Open Porch (OPF)	0	312
	Total Living SF: 1,808	Total Gross SF: 3,632

[click here to hide] 2021 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ELEV PASS	\$35,000.00	1.00	\$35,000.00	\$26,950.00	2012
PATIO/DECK	\$18.00	196.00	\$3,528.00	\$2,717.00	2012
BOATHS/CV	Open in New Window		\$13,800.00	\$13,386.00	2019
BT LFT/DAV	\$2,000.00	2.00	\$4,000.00	\$1,600.00	1965
DOCK	\$30.00	690.00	\$20,700.00	\$12,006.00	1980

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BLD19-00208	ROOF	04 Mar 2019	\$3,520
BLD18-02047	ELECTRICAL	14 Nov 2018	\$2,400
DOCK	DOCK	17 Apr 2018	\$0
BLD18-00687	DOCK	12 Apr 2018	\$55,057
P43094-13/REV	DOCK	05 Sep 2013	\$0
20131081	DOCK	07 Aug 2013	\$8,500
20120588A	NEW RESIDENCE	20 Dec 2012	\$0
20120588	NEW RESIDENCE	09 Jul 2012	\$260,000



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

<https://www.pcpao.org>

2/3

SECTION 7, TOWNSHIP 32 SOUTH, RANGE 18 EAST

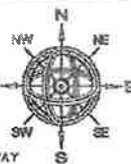
A BOUNDARY SURVEY OF (PROVIDED TO SURVEYOR)

PARCEL "B"

LOT 6, LESS THE SOUTHERLY 10 FEET THEREOF, BLOCK 14, DON CE-SAR PLACE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13 AT PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEED RECORDED IN O.R. BOOK 1033, PAGE 182 OF SAID PUBLIC RECORDS.

PARCEL "B-1"

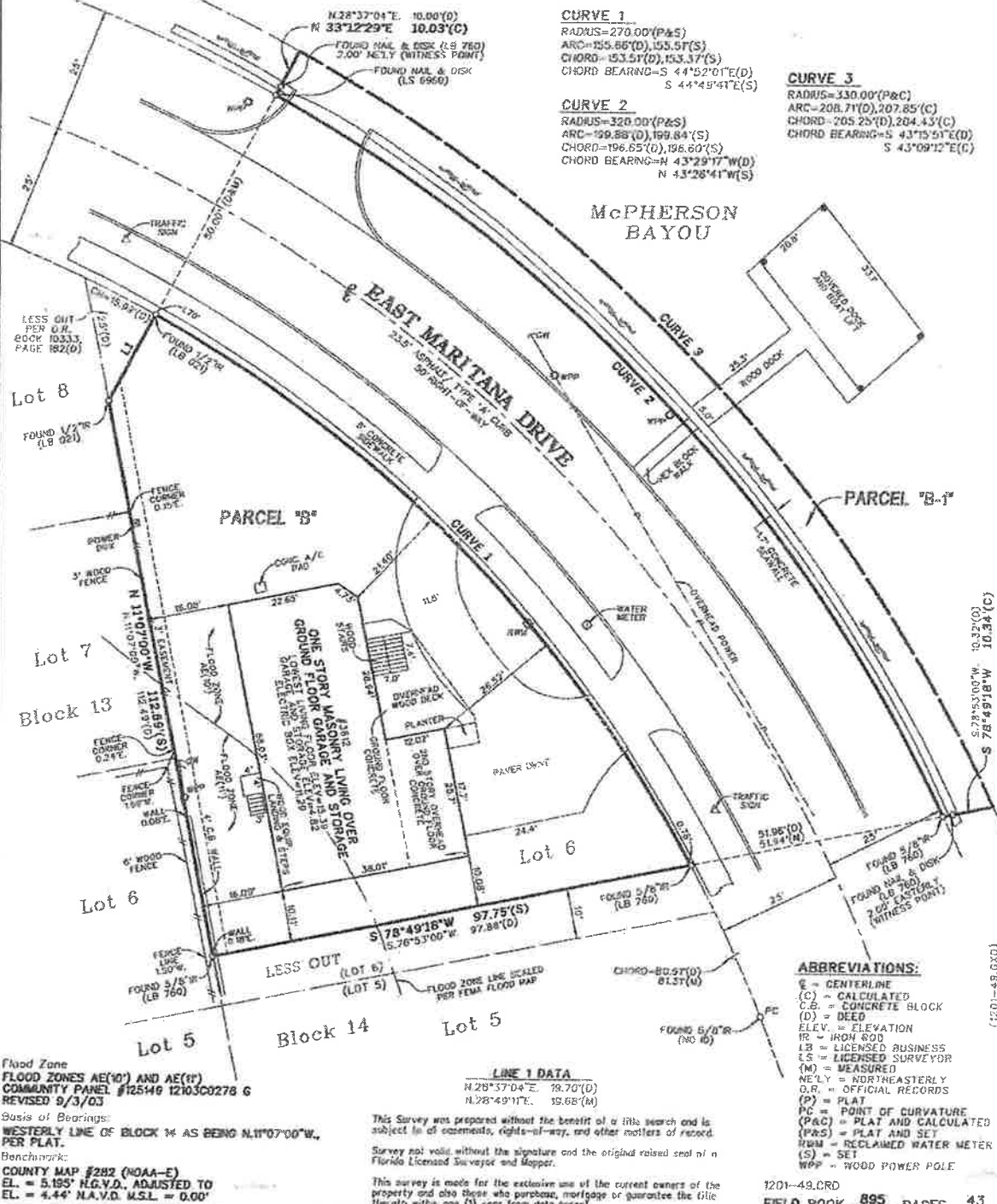
BEING A PART OF THE 10 FOOT RESERVED SEAWALL AREA LYING EAST OF EAST MARITANA DRIVE RIGHT-OF-WAY, BEING ACROSS THE RIGHT-OF-WAY IN FRONT OF AND EASTERLY OF LOT 6, BLOCK 14, DON CE-SAR PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 13 AT PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BORDERED ON THE SOUTH BY A LINE AS THE EXTENSION OF THE NORTH BOUNDARY OF THE SOUTH 10 FEET OF SAID LOT 6 AND BORDERED ON THE NORTH BY A LINE AS THE EXTENSION OF THE SOUTHERLY BOUNDARY OF LESS OUT PORTION OF SAID LOT 6 DESCRIBED IN DEED RECORDED IN O.R. BOOK 1033, PAGE 182 OF SAID PUBLIC RECORDS.



NORTH ARROW:
ASSUMED
SCALE: 1" = 20'

BOUNDARY SURVEY ONLY - 2/03/12
REVISED CERTIFICATION NAMES AND ADD UTILITIES - 2/13/12
STAKED BUILDING ENVELOPE - 7/12/12
FOUNDATION SURVEY - 8/07/12
FINAL SURVEY - 12/11/12

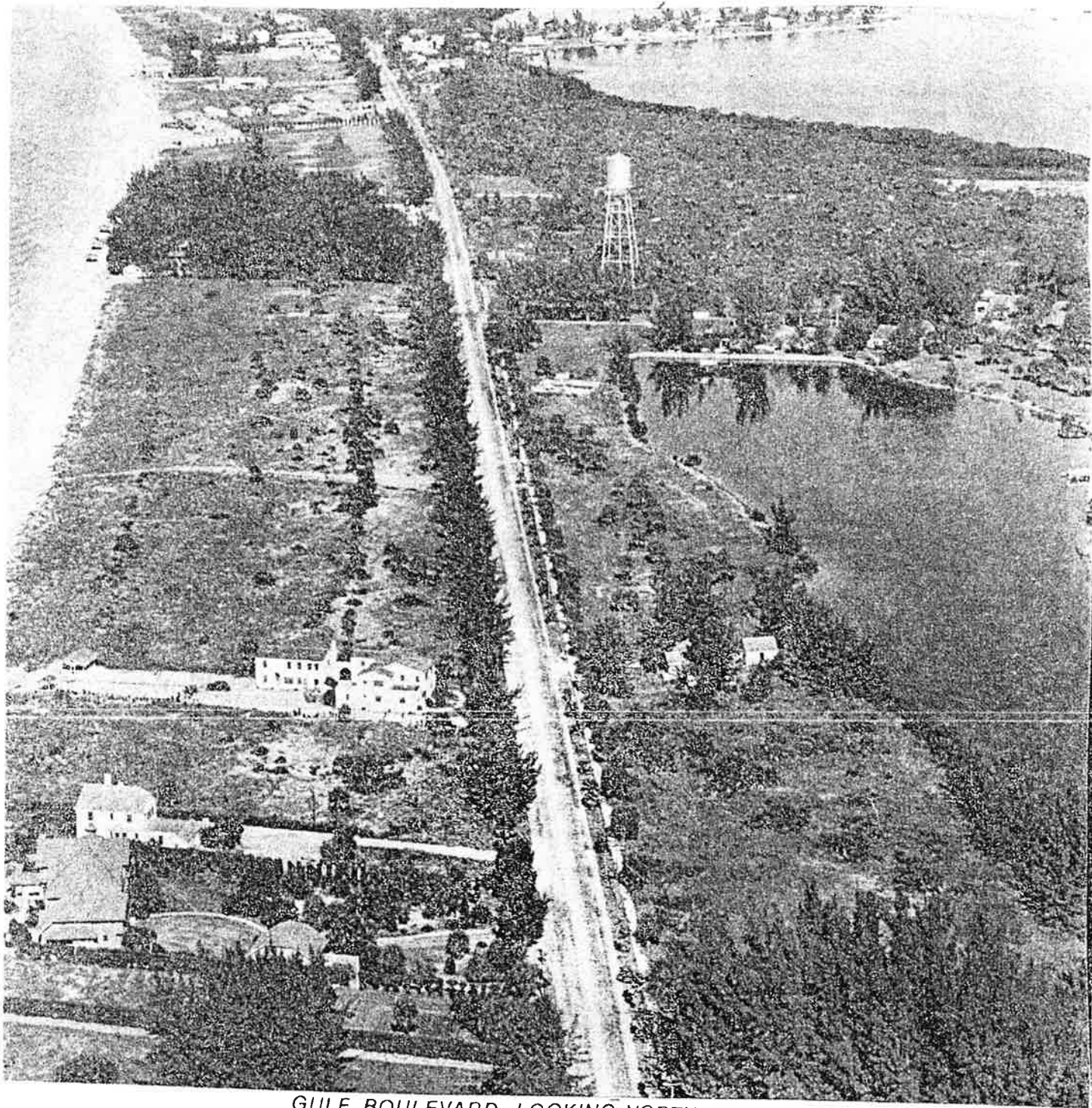
CERTIFIED TO:
RCM COOPER AND JANE CARVER



I hereby certify that the survey represented hereon meets the requirements of Chapter 54-17.052, Florida Administrative Code.

JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760

Prepared by:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 33781
phone (727) 676-7648 - fax (727) 577-8932



GULF BOULEVARD, LOOKING NORTH, 1940's

St. Petersburg Beach became an incorporated community in 1957. The entire island of Long Key merged from the four small towns of Pass-a-Grille Beach, Don Ce Sar Place, Belle Vista Beach, and St. Petersburg Beach into what is now a municipality of over 12,000 permanent residents. Non-residents vacationing in our city easily triple this figure, however.

The form of government is modern, Commission - Manager; the thinking is modern -- a new and well-directed zoning ordinance to offer the best protection for living and investing in the city; modern police and fire services which are constantly being improved and enlarged to meet the growth demands of the area.

St. Pete Beach is southernmost of a chain of natural islands connected by bridges to the mainland at three points. The Gulf of Mexico forms the western boundary of these islands and Boca Ciega Bay, part of the Intracoastal Waterway, forms the eastern boundary. The city encompasses 2.5 square miles of land area, with gulf frontage of 4.16 miles and bay frontage of 24.6 miles.

For more information on recreation, fishing, library, rescue and other services, be sure to read the many articles in this issue of the **Beach Visitor**. Enjoy your stay ... perhaps someday you will join us permanently!



NORTH END OF BEACH; COREY BRIDGE IN BACKGROUND, 1948

BEACH HISTORY

St. Petersburg Beach became an incorporated community in 1957. The entire island of Long Key merged from the four small towns of Pass-a-Grille Beach, Don Ce Sar Place, Belle Vista Beach and St. Petersburg Beach into what is now a municipality of over 12,000 permanent residents. Non-residents vacationing in our city easily triple this figure however.

St. Pete Beach is southernmost of a chain of natural islands connected by bridges to the mainland at three points. The Gulf of Mexico forms the western boundary of these islands and Boca Ciega Bay, part of the Intracoastal Waterway, forms the eastern boundary. The city encompasses gulf frontage of 4.16 miles and bay frontage of 24.6 miles.

For more information on recreation, fishing, library, rescue and other services, be sure to read the many articles in this issue of the **Beach Visitor**. Enjoy your stay ... perhaps someday you will join us permanently!

From: Lauren Rubenstein <lauren@denhardtllaw.com>
Sent: Friday, July 16, 2021 5:00 PM
To: Jay Rice <jayrice@jackriceinsurance.com>
Subject: Fwd: Dock at 3612 E Maritana Dr

See below and attached.

Sent from my iPhone

Begin forwarded message:

From: "Mackesey, Brendan" <bmackesey@co.pinellas.fl.us>
Date: July 16, 2021 at 4:11:56 PM EDT
To: lauren@denhardtllaw.com
Subject: RE: FW: Dock at 3612 E Maritana Dr

* Pinellas County Water
 and Navigation proposal
 to tear down Historic
 covered Roof and cut-in -
 half south Historic
 decked area.

Hi Lauren:

This e-mail regards the outstanding Pinellas County Water & Navigation (WN) Private Dock Application No. 21-00540 (attached) for 3612 E. Maritana Drive, St. Pete Beach (the "2021 Application"). The upland property is owned by Kelly McFrederick and Jack Rice Jr., who you represent. As you are aware, WN Staff objects to several design elements of the 2021 Application. Accordingly, the County proposes several design revisions to the 2021 Application, which are outlined below. Using the sketch included in the 2021 Application, WN Staff created the attached Visual Aid; the numbers below should be cross-referenced with the Visual Aid.

1. WN Staff proposes removing the roof over the water and the existing 9.1' by 18' platform. As the roof will no longer be covering a boat slip, it will be inconsistent with (County) Code § 58-543(m) and consequently must be removed.
2. WN Staff proposes altering this area to prevent its use as a (third) boat slip. See Code § 58-555(a)(5) (two boat slips allowed per private dock). WN suggests placing a hand-railing along the red "U" shape.
3. WN Staff proposes reducing the width of this platform so that it constitutes a walkout. This walkout can be up to 5' wide, so only 4'1" needs to be removed. This will create a fixed walkout of 5' x 18' leading to the floating ramp of 4' x 14'.

(Numbers end.)

- The proposed 10' x 16' floating dock reflected in the 2021 Application (the "Floating Dock") may be installed. However, because floating docks are not contemplated by the minimum dock construction specifications outlined in Code § 58-544, an engineer must sign and seal a design of the Floating Dock. See Code §§ 58-539(c)(2) (authorizing deviations from construction standards based on engineering criteria) and 58-549(c) (authorizing requests for information prior to permit issuance).
- A five-times after-the-fact WN permit application fee must be paid. See Code § 58-540(b) (authorizing increased fees for after-the-fact WN permit applications) and the attached County FY21 User Fee Schedule, p. K-85 (authorizing a five-times fee for after-the-fact WN permit applications). The standard WN permit application fee is \$600, which has already paid; thus an additional \$2,400 is owed. Alternatively, the Floating Dock, as well as the tie poles permitted in Revised WN Permit No. P43094-13 (attached) (the "Tie Poles") may be removed and re-installed after issuance of a revised WN permit.

WN Staff understands that the Tie Poles were previously permitted. However, the Tie Poles are not reflected in WN Permit No. P48100-18 (attached) or the 2021 Application – which is contrary to Code § 58-550(e)(7)b.5. (private dock applications must show the locations of existing structures). Moreover, the Applicant commenced construction on the Floating Dock prior to WN permit issuance. It follows that a five-times after-the-fact WN permit application fee is justified on separate grounds.

WN Staff and I are hopeful that this matter can be resolve this matter amicably. I am available to discuss at your leisure.

Thanks again for your patience. Have a great weekend.

Brendan Mackesey

Assistant County Attorney

Board Certified in City, County, and Local Government Law

Office: 727-464-3354

Cell: 703-919-3770

bmackesey@pinellascounty.org

All government correspondence is subject to the public records law.

JOB: Kelly McFrederick

WATERSIDE WIDTH: 310'

The diagram is a hand-drawn site plan of a floating dock system. It features a central rectangular dock structure with various internal compartments and a smaller rectangular structure labeled "New 10x16' Floating Dock" attached to its top right. Dimensions are provided in feet and inches throughout the plan. Key labels include "Existing Piling" with arrows pointing to specific locations, "Approximate location of existing tie poles" in red handwritten text with arrows, and "14'x4' Aluminum Ramp" with an arrow pointing to a ramp structure. The plan also shows a "Proposed L/R & Roof" section, a "Proposed Piling Pier", and a "Shoreline" at the bottom. Various other dimensions and notes like "N.T.S." (Not To Scale) and "OTO" are present. The overall layout is oriented with a vertical axis on the left and a horizontal axis at the bottom.

Right Owner

Page 30 of 81

**PINELLAS COUNTY WATER & NAVIGATION
315 COURT STREET, CLEARWATER, FLORIDA 33756**

ISSUED TO: PRIORITY MARINE, LLC FOR LEONARD & LISA SIGNORILE

CONSTRUCTION SITE: 3612 EAST MARITANA DRIVE,
ST PETE BEACH, FL 33706

DESCRIPTION: 07-32-16-21852-014-0060

Permit is valid for 1 year

TO REPORT START DATE AND COMPLETION DATE, CALL: (727) 464-3770

PERMIT NO. P48100-18

1. PERMITS MAY ALSO BE REQUIRED FROM THE FOLLOWING AGENCIES: FL D.E.P & U.S. ARMY C.O.E.

CLERK:
KEN BURKE

2. THE WATERS OF PINELLAS COUNTY ARE LOCATED WITHIN THE PINELLAS COUNTY & BOCA CIEGA BAY AQUATIC PRESERVE. SPECIAL REGULATIONS EXIST THAT GOVERN THE CONSTRUCTION WITHIN AN AQUATIC PRESERVE. PLEASE CONTACT THE FL D.E.P.

By: 
Deputy Clerk

DATE OF ISSUANCE:

04-17-18

3. *THIS PERMIT IS VALID FOR A DOCK STRUCTURE ONLY.* ELECTRICAL WATER/SEWER INSTALLATIONS WILL REQUIRE SEPARATE PERMITS FROM THE APPROPRIATE (Municipal or County) BUILDING DEPARTMENT.

FINAL INSPECTION:

____/____/____

4. THIS PERMIT IS SUBJECT TO A 30 DAY APPEAL PERIOD FROM DATE OF ISSUE- CHAPTER 31182, SPECIAL ACTS OF FLORIDA, 1955 AS REVISED.

**THIS PERMIT IS REQUIRED TO BE
POSTED IN A CONSPICUOUS LOCATION
AT THE CONSTRUCTION SITE.**

Direct all correspondence to:

Clerk, Water & Navigation, 5th Floor
315 Court Street
Clearwater, FL 33756

Application #

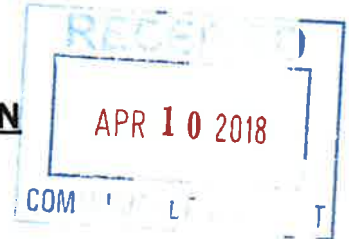
P48100-18

(OFFICIAL USE ONLY)

5650 #2771

PRIVATE DOCK PERMIT APPLICATION

(55859) **PINELLAS COUNTY WATER & NAVIGATION**



I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: Leonard & Lisa Signorile
B. Mailing Address: 3612 E. Maritana Dr.
City: St. Pete Beach State: FL Zip: 33706-3919
C. Telephone No: 770.713.4924 E-Mail Address: lennyats@outlook.com

II. AGENT INFORMATION:

A. Name: Priority Marine
B. Address: 200 Midway Is
City: Clearwater State: FL Zip: 33767
C. Telephone No: 813.318.2811 E-Mail Address: Jason@prioritymarine.com

III. SITE INFORMATION:

A. Construction Site Address: 3612 E. Maritana Dr.
City: St. Pete Beach State: FL Zip: 33706-3919
B. Parcel ID Number: 07-32-16-21852-014-0060
C. Incorporated: ☒ Unincorporated: ☐ St. Pete Beach
D. Affected Water Body: McPherson Bayou
E. Previous Permits: P43094-13
F. Date applicant assumed property ownership: Aug./2016
month/year
G. Obstructions: (Dogs, Fences, etc.) None
H. Attach 8 1/2"x11" vicinity map showing specific project location.
I. All other information pursuant to Section 166-328, Pinellas County Code, as needed.
J. For projects requiring a public hearing, attach a copy of the complete legal description.

P48100-18

Application #

(OFFICIAL USE ONLY)

IV. PROJECT DESCRIPTION:

A. Nature & Size of Project: Build 4'x35' dock addition, 3' wide wrap around Catwalk, Install 16k Hi-Tide Gear Dr Boat Lift & build 16'x32' Gable roof

Square Feet: 530

B. Variance: Yes ☐ No ☒

Amounty in variance:

Length:

Width:

Left:

Right:

Other:

NOTE: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of Section 166-291 of the Pinellas County Code. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by actions(s) of the project owner(s). The granting of the variance must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. CONTRACTOR INFORMATION:

I, William Templeman, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the Pinellas County Code, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either remove the dock or correct the deficiency.

Signed:



Cert No.:

CGC1512989

Company Name

Priority Marine

Telephone No.:

727.447.1373

City:

Clearwater

State:

FL

Zip:

33767

Email Address:

Bill@prioritymarine.com

VI. OWNER'S SIGNATURE:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the criteria of the Pinellas County Code for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor may act as my representative. I understand that I, not Pinellas County, am responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

3/30/2018 ☒

Date



Legal Owner's Signature

P48100-18

Application # _____

(OFFICIAL USE ONLY)

DISCLOSURE FORM

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that the County be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decision rendered by the County (attach additional sheets if necessary).

A. PROPERTY OWNERS:

Name: Leonard & Lisa Signorile
 Address: 3612 E. Maritana Dr.
St. Pete Beach , FL 33706-3919

Name: _____
 Address: _____

Name: _____
 Address: _____

Name: _____
 Address: _____

B. REPRESENTATIVES:

Name: Priority Marine
 Address: 200 Midway Is
Clearwater, FL 33767

Name: _____
 Address: _____

Name: _____
 Address: _____

Name: _____
 Address: _____

C. OTHER PERSONS HAVING OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interest is: _____ contingent ☐ absolute ☐

Name: _____ specific interest held: _____

D. DOES A CONTRACT FOR SALE EXIST FOR THE SUBJECT PROPERTY?

YES ☐ NO ☐

If so, the contract is: _____ contingent ☐ absolute ☐

Name of parties to the contract: _____

E. DOES AN OPTION TO PURCHASE EXIST FOR THE SUBJECT PROPERTY?

YES ☐ NO ☐

Name of parties to the option: _____

F. OWNER'S SIGNATURE:

I hereby certify that the information stated above is complete, accurate, & true to the best
 of my knowledge

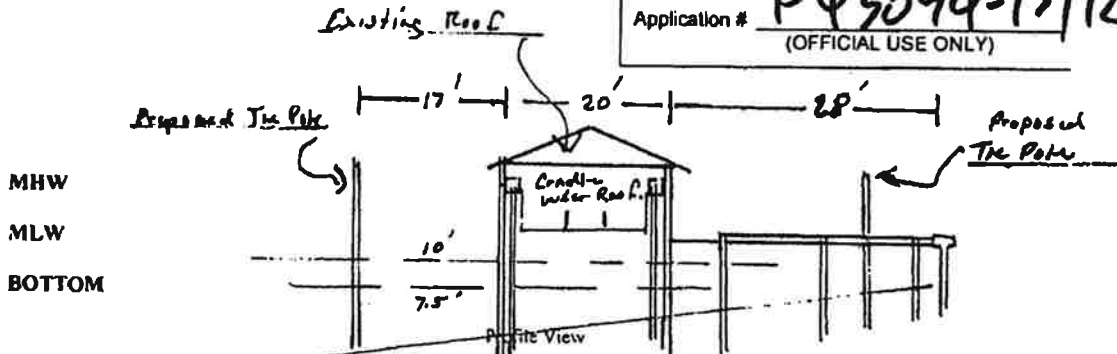
☒ *Leonard & Lisa Signorile*

Date: 3/30/2018

Attention: CONNER C. PINELLAS COUNTY
 (Revised) Fax: 453-3371 OK :)

PRIVATE DOCK

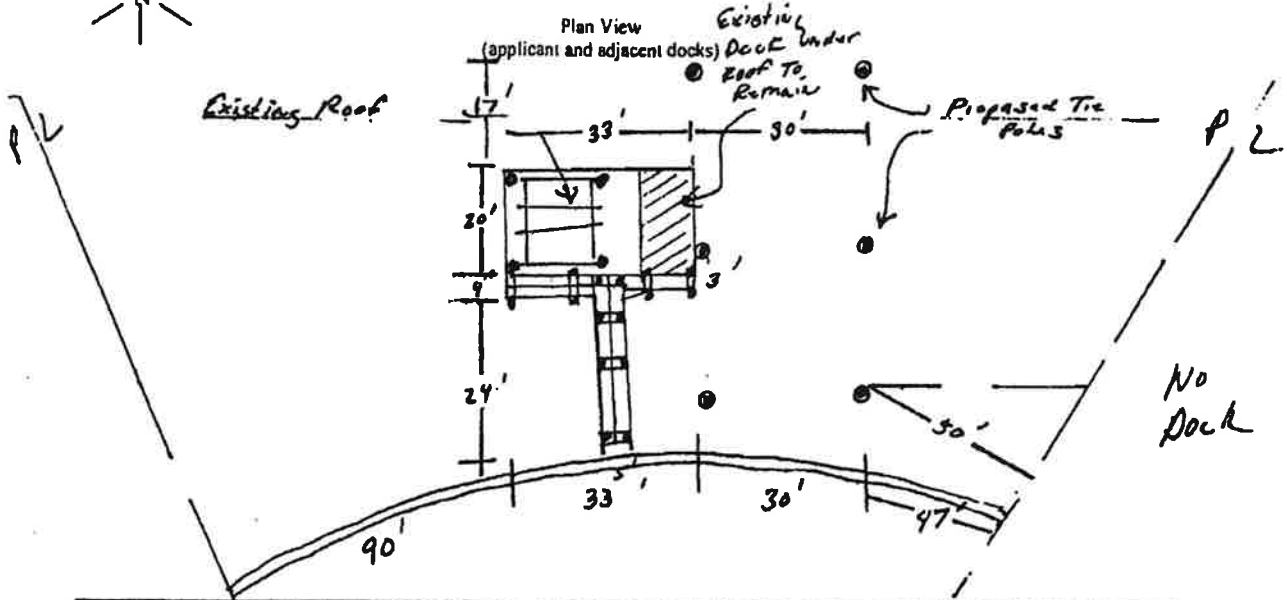
Application # P43094-13/Rev
 (OFFICIAL USE ONLY)



ENG. SCALE: 1" =



TOTAL SQUARE FEET 290 + Roof
 NEW SQUARE FEET 0
 WATERWAY WIDTH over 500
 WATERFRONT WIDTH 200.00



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date
Municipality Approval		Water and Navigation Approval	

APPROVED
 PINELLAS COUNTY

8 30. 2013 am

Chris B. 9/3/13



Looking North on Gulf Blvd. toward Belle Vista - ca 1941



FLORIDA

Polk's

St. Petersburg

Gulf Beaches

CITY

DIRECTORY

1952

R. L. Polk & Co.
PUBLISHERS

MARITANA DRIVE EAST (Don-Ce-Sar Place) — From DeBazan av west and north, 1 northeast of E DeBazan av

Granada ends

3304 Hover Mata C ①

3310△Nelson Albert F ①

3312△Bew Susan E Mrs ①

3314△Finkel Martin ①

3350 ———

rear Heximer Arth W

Barcelona ends

3406△Bosco Robt ①

3414△Melton Claude H ①

3420△Lundberg Harry B ①

35th ends

3500△Gunnison Raymond M ①

3506△Touart Jos

3516△Brown Florence E Hon

Cordova ends

3600 Fry Murrel B ①

3606△Koella Ernest ①

3610△Ganter Leo S jr ①

3700△Duffy Fred P ①

MARITANA DRIVE SOUTH (Don-Ce-Sar Place) — From W Maritana

FLORIDA

Polk's

St. Petersburg
Gulf Beaches
"Holiday Isles"

CITY DIRECTORY

1960

R. L. POLK & CO.
PUBLISHERS

WEST

5601
Central Ave.
ST. PETERSBURG

MARTANA DR E (StPete Beach)

3420 Drew Chas S © ♪22-3655

35th ends

3500 Wolfe Stanley © ♪22-0825

rear Transients

3506 Touart Jos M © ♪21-2813

3516 Miller Margt E Mrs ©

♪21-2211

3600 Coryell Jay © ♪21-4882

3606 Klaisler Andrew J ©

♪21-4885

3610 Smith Gilbert I © ♪23-

3700 Scott Howard C ©

♪22-4613

MARITANA DRIVE S (StPete Beach)

FLORIDA

POLK'S

ST. PETERSBURG
SUBURBAN
AND
HOLIDAY ISLES
DIRECTORY
1968

R. L. POLK & CO.
PUBLISHERS

WEST

DOWNEY

--DENNIS D (JUDITH A) PLATER GENL
COMPONENT H6168½ SEMINOLE BLVD

(S)

--JOANNA (WID ROBT W) R518 CRYSTAL
DR (MB)

--MARY E TCHR ST JOHN'S CATH SCH R
LARGO FLA

--MICHL A U S A R304 160TH TER
(RB)

--MICHL E STUdT R8624 N 91ST TER
(S PK)

--THOS E (DONNA M) H13222 E 3D ST
(MB)

DOWNING BRUCE R STUdT R1472 PAIGE
AV (IR)

--JEAN K MRS (GOLDEN PALM SHOP)
R14172 PAIGE AV LARGO FLA

--JOHN D JR PHYS 10820 SEMINOLE
BLVD (S) R CLEARWATER FLA

--JOHN L JR STUdT R3610 E MARITANA
DR (ST PB)

--JOHN L (M HONOR) BOAT CAPT H3610
E MARITANA DR (ST PB) •

--MAURICE (LOLA) RETD H17715 GULF
BLVD (RS) LOT 716

DOWNING R E PAINTING CONTRACTOR
(R E Downing) Residential And Com-













HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Certificate of Appropriateness Case No. 21066: 102 8th Ave & Case No. 21074: 702 Pass-a-Grille Way

Date: November 4, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Planning Manager

Summary of Issue: The applicant has applied for a Certificate of Appropriateness for Demolition at 102 8th Ave to allow for the demolition of an existing two-story structure which contains office space on the ground floor and nine residential units above. This structure was included in the City's National Register nomination for the Pass-a-Grille Historic District in 1989 as well as during the boundary expansion in 2003, and was placed on the local historic registry by its current owner in 2012. The structure had an original build date circa 1925. Additionally, this application includes a request to allow for the demolition of a two-story garage apartment and one-story loft storage building which both contribute to the Pass-a-Grille Historic District. These outbuildings once supported a contributing residence that was relocated to 1407 Pass-a-Grille Way in 2018 and which had an original build date circa 1925.

Funding: N/A

Requested Motion: Staff recommend approval of Case No. 21066 with a stay of 90 days and request that the applicant utilize this time to document materials, fixtures, furniture, and other historic building and interior components that will be retained for use in the new Holloway Hotel project or future projects. Staff recommend approval of Case No. 21074 as submitted.

Attachments:

1. Case Nos. 21066 & 21074 HPB Staff Report
2. COA Package 102 8th Ave
3. COA Demolition Questions

4. Supplemental Application Answers_Smith
5. 102 8th Ave Current Exterior Plan
6. Historic Photo
7. Property Boundary Survey



**PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness / Demolition Case Numbers 21066 & 21074

Property Owner: David and Helen Feinberg

Meeting Date: November 4, 2021

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

REQUEST	The property owners are requesting two (2) Certificates of Appropriateness to demolish a) an existing locally-designated structure at the subject property of 102 8 th Ave (Case No. 21066); and, b) two contributing outbuildings at the subject property of 702 Pass-a-Grille Way (Case No. 21074).
SUBJECT PROPERTY	102 8 th Ave; MOREY BEACH BLK 6, LOTS 1 & 2 TOGETHER WITH 18FT VAC R/W ADJ TO SD LOTS; Property ID #19-32-16-58932-006-0010 AND 702 Pass-a-Grille Way; MOREY BEACH BLK 6, LOT 17; Property ID #19-32-16-58932-006-0170.
LAND USE / ZONING	CRD-EA
YEAR BUILT	Circa 1925
HISTORIC STATUS	The existing mixed-use structure at 102 8th Ave is listed as contributing to the Pass-a-Grille National Register Historic District and has a Florida Master Site File number of PI00945. It has also been on the City's local historic registry since July 2012. Once the existing structure is demolished, the property will no longer be contributory to the Historic District and will be removed from the City's local historic registry. The two existing outbuildings at 702 Pass-a-Grille Way are listed as contributing to the Pass-a-Grille National Register Historic District and have a Florida Master Site File number of PI00920. Once the existing structures are demolished, the property will no longer be contributory to the Historic District.
SURROUNDING AREA	North – 8th Ave/Restaurant South – Residential East – Pass-a-Grille Way/Merry Pier West – Mixed-use Commercial and Residential

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition at 102 8th Ave to allow for the demolition of an existing two-story structure which contains office space on the ground floor and nine residential units above. This structure was included in the City's National Register nomination for the Pass-a-Grille Historic District in 1989 as well as during the boundary expansion in 2003, and was placed on the local historic registry by its current owner in 2012. The structure had an original build date circa 1925. Additionally, this application includes a request to allow for the demolition of a two-story garage apartment and one-story loft storage building which both contribute to the Pass-a-Grille Historic District. These outbuildings once supported a contributing residence that was relocated to 1407 Pass-a-Grille Way in 2018 and which had an original build date circa 1925.

City records from May 1936 indicate that the building at 102 8th Ave formerly contained a ground-floor store with fourteen hotel rooms above. The property, along with what was then 706 Pass-a-Grille Way to the immediate east (now greenspace and parking) and 702 Pass-a-Grille Way to the immediate south, were under common ownership of Margaret K. Ott during the mid-1900s. The Ott family were early settlers of Pass-a-Grille whose company Ott Mfg. Co. was one of several which merged to eventually form the American Standard Brands. During her lifetime, Margaret gifted the Seventh Avenue Pier to the City.

The property at 102 8th Ave was developed with the Mason House, a hotel, in 1907. A fire destroyed the structure in 1922, upon which the owner built a single-story concrete block commercial building to which a second story was later added. The formerly-abutting property of 706 Pass-a-Grille Way, which contained the original Holloway Hotel in the early 1900s, appears to have been made part of the subject property at some time in the 1900s. The Holloway Hotel, a combination of the last names of Sylvester D. Hollenbeck and Warren W. Hathaway who built and managed the hotel, respectively, was built in 1911 and burned down in 1922. The lot has not been reconstructed to the present day, initially serving as a tennis court for the Otts and, later, greenspace and parking for the Mason House (now Tarpon Lodge and apartments).

The existing structure at 102 8th Ave underwent moderate alterations in the 1900s. These alterations included the vertical extension of the portion of the building that projects over the sidewalk in order to match the remainder of the building's height, the removal of front-facing windows from the second story of the structure, and the addition of entryways on the eastern side of the structure. In the late 1990s or early 2000s the window shutters on the front and side windows were replaced with header awnings, and architectural insets were added to the bottom of the marquee projection.

The building at 102 8th Ave appears to be largely unaltered since 2012 when it was placed on the local historic registry. In 2012 the current owner replaced the roof following storm damage, and received a variance from the floodplain management regulations ("FEMA variance") to allow for interior renovations that included plumbing and electric service. This work appears to have been completed.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the

identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

LDC Sec. 28.11. - Demolition permits.

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.**
- (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:**

- (1) The historic or architectural significance of the building.**

The subject buildings are part of the historic fabric of the Pass-a-Grille National Register Historic District. All three of the subject structures are listed as contributing to the District, and the building at 102 8th Ave was listed on the local historic registry in 2012. While the building at 102 8th Ave has undergone alterations in its nearly hundred-year history, Staff find it has not been dramatically altered in the form or mass insofar as it retains the general character of the Eighth Avenue streetscape.

- (2) The importance of the building to the character of a district, if applicable.**

The structure at 102 8th Ave is important to the character of the Pass-a-Grille Historic District due to its scale, architecture, and in the areas of community planning and development. While not one of the first buildings along Eighth Avenue, the subject structure has been generally preserved in overall form, mass, use, and contribution to the streetscape of the Avenue during the last ninety-six years. Staff do recognize that the historical figures associated with the site may have made a more indelible impact on the vicinity of Eighth Avenue than the building itself, but also find that the uses and form of the structure have contributed to the eclectic and well-preserved condition of Eighth Avenue in the 21st century.

The modest residential outbuildings at 702 Pass-a-Grille Way are important to the character of the Pass-a-Grille Historic District due to their scale, architecture, and in the areas of community planning and development. However, the primary residence that once sat on the site still remains within the district. Although the features of the relocated structure have been modified and the home elevated above the floodplain, the retention of the craftsman dormers, general window placement, design and trim, and the spatial relationships of the relocated structure have helped to preserve the general character of the building overall.

(3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.

The applicant's architect states that the layout of the building at 102 8th Ave is not conducive to the intended use of a modern boutique hotel, which would require room fire separation walls, fire-rated ceiling and floor assemblies, and fire sprinklers. The project would require replacement of all exterior doors and windows to meet project, impact, and wind pressure requirements, fire separation between new and existing buildings, and the removal of exterior fenestration work (see photos at the end of this report) that was added in later renovations and resulted in the building being "radically altered and no longer contributing to the historic district character and fabric" according to the applicant's architect. However, in terms of general form, it appears the building could be reproduced in the future provided that the downstairs nonresidential space is sufficiently floodproofed and residences are elevated above FEMA requirements.

Staff find that the building's alterations, significant especially in the sleeping porch extension that resulted in the front of the building having a flat roof parapet look, do set the building apart from its open-terrace contemporaries to the west. However, the existing building does generally retain the overall mass and scale of the streetscape, and was placed on the local historic registry by the Historic Preservation Board in 2012 after these alterations had taken place. Although this property is not located within the Pass-a-Grille Overlay District formally, staff find that this building is generally compatible with others along the street in terms of scale, materials, and quality of construction.

At-grade habitable residential quarters can no longer be built within the City due to FEMA regulations, so the scale of the northern building on 702 Pass-a-Grille Way is likely irreproducible unless it were to be built without electric or plumbing facilities. The southern garage apartment could be reproduced provided that the building was to meet modern codes and elevation requirements.

(4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

Regarding the building at 102 8th Ave, the building is one of the few remaining historic masonry vernacular structures that retain this modest massing and scale in the neighborhood. However, masonry vernacular is the predominant architectural style of most other buildings along the streetscape, with all but the Zephaniah Phillips House falling into this category. The other two abutting two-story structures of this building's general form appear to have also undergone alterations, with 104 8th Ave adding new windows, siding and undergoing porch alterations, and 106 8th Ave altering its second-story porch, all taking place in an unknown year. It is unknown if these alterations are now of an age to have been considered historic in their own right.

The structures at 702 Pass-a-Grille Way are fine, if modest, examples of the single-family residence that once stood at the site and feature a number of the same details. However, craftsman structures are not uncommon in Pass-a-Grille and can be found in the vicinity along Pass-a-Grille Way.

(5) Whether reasonable measures can be taken to save the building.

The applicant states that the risk of continued occupancy from inspections have determined it not feasible to save the building at 102 8th Ave. The applicant's architect further provided

a list of actions, summarized in item (b)(3) above, which would need to be undertaken to integrate the existing building into a new project. While these actions do appear to be significant, many also appear to be largely interior renovations which would result in the building retaining its existing general form and exterior look. Windows and doors could be matched to existing without impacting the historic exterior. The building can continue to be used, and is eligible for its owner to request a FEMA variance, in order to bring the building up to modern codes and extend its life.

The primary residence at 702 Pass-a-Grille Way has already been preserved in its relocation to a property further north. It is unclear if the remaining existing structures are in a state of disrepair.

- (6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

The applicant states that the building at 102 8th Ave currently contains nine residential units along with a real estate office, making the return on investment not economically feasible. They further state that the land value compared to the current income on those units is prohibitive for anyone to make work. A direct response to this question was not provided for the structures at 702 Pass-a-Grille Way

Staff Recommendation:

With respect to the proposed demolitions, the Historic Preservation Board cannot deny such demolitions. However, as the building at 102 8th Ave is listed on the local historic registry and received an incentive of a FEMA Variance, its demolition may be delayed up to 90 days in order for preservation incentives or alternatives to demolition to be explored. As the two remaining structures at 702 Pass-a-Grille Way are contributing structures to the District, their demolition may be delayed for up to 30 days for the same purpose.

Recommended Motion – Case No. 21066 (102 8th Ave)

Staff finds the existing building at 102 8th Ave, known as the Tarpon Lodge and Marine Apartments, to be an important contribution to the historic fabric of Pass-a-Grille and Eighth Avenue more specifically. Alterations to the façade are noticeable when viewing the building in relation to historic photos of it from the first half of the 20th Century, but the building does ultimately retain its essential form and massing compared to when it was constructed nearly one-hundred years ago. Furthermore, the structure was found by the Historic Preservation Board to be eligible for placement on the City's local historic registry with its exterior in its existing state. Staff does not find that required building alterations would prohibit integration of the building into new projects. The retention of the historic form, materials and quality of construction of the early 1900s is an essential part of the Eighth Avenue allure, which Staff hopes are recalled in the new construction.

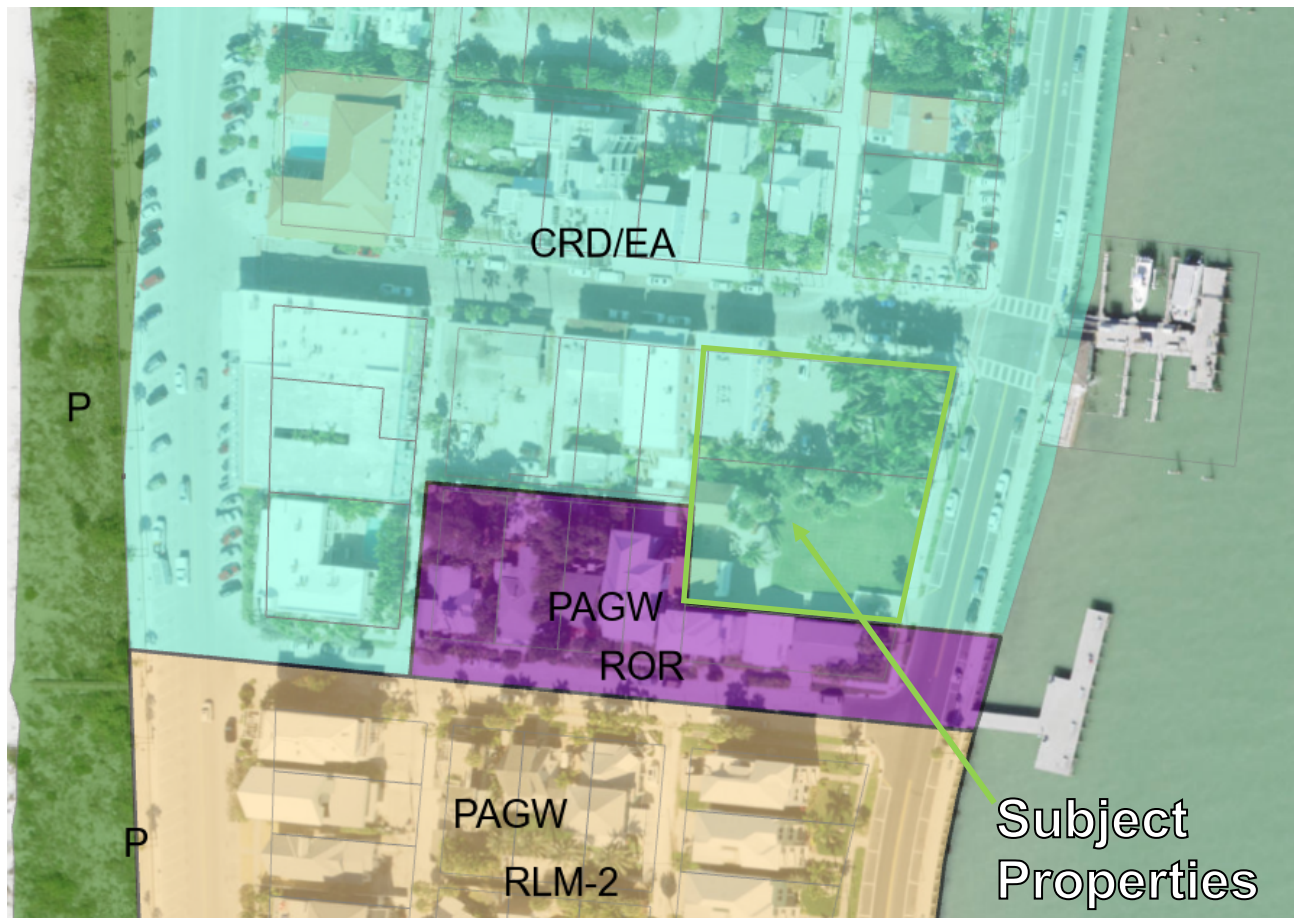
Staff recommends approval of Certificate of Appropriateness Case No. 21066 with a 90-day stay. Staff requests that the applicant utilize this time to document materials, fixtures, furniture, and other historic building and interior components that will be retained for use in the new Holloway Hotel project or future projects.

Recommended Motion – Case No. 21074 (702 Pass-a-Grille Way)

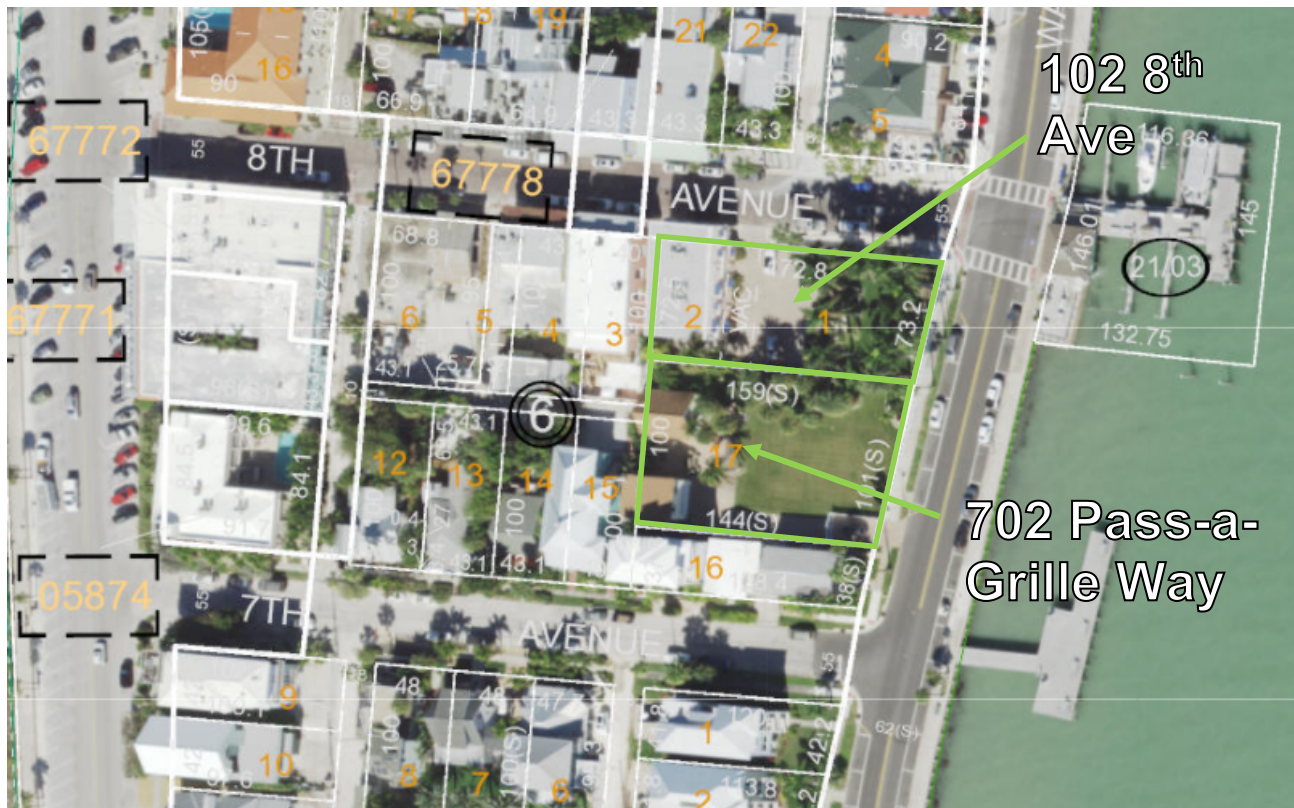
Regarding the remaining outbuildings at 702 Pass-a-Grille Way, Staff are not recommending a stay on their demolition. The existing structures were modest support structures for a home which has been generally preserved and relocated elsewhere in the District, the structures are set back substantially further than any other comparable primary structures in the vicinity and do not match the primary structure build-to lines of either the CRD-EA or Pass-a-Grille Overlay District, and it is likely that any new development of the lot would obscure the outbuildings.

Staff recommends approval of Certificate of Appropriateness Case No. 21074 as submitted.

LAND USE/ZONING



AERIAL PHOTOGRAPH



Current 102 8th Ave Site Photograph



102 8th Ave Site Photograph – Taken 1996



102 8th Ave Site Photograph – Taken 1936



702 Pass-a-Grille Way Current Site Photograph



702 Pass-a-Grille Way Former Site Photograph – Taken 2003



A look down 8th Ave to the east – 1920s



A look down 8th Ave to the west – date unknown



706 Pass-a-Grille Way – Holloway Hotel – Date Unknown (pre-1923)



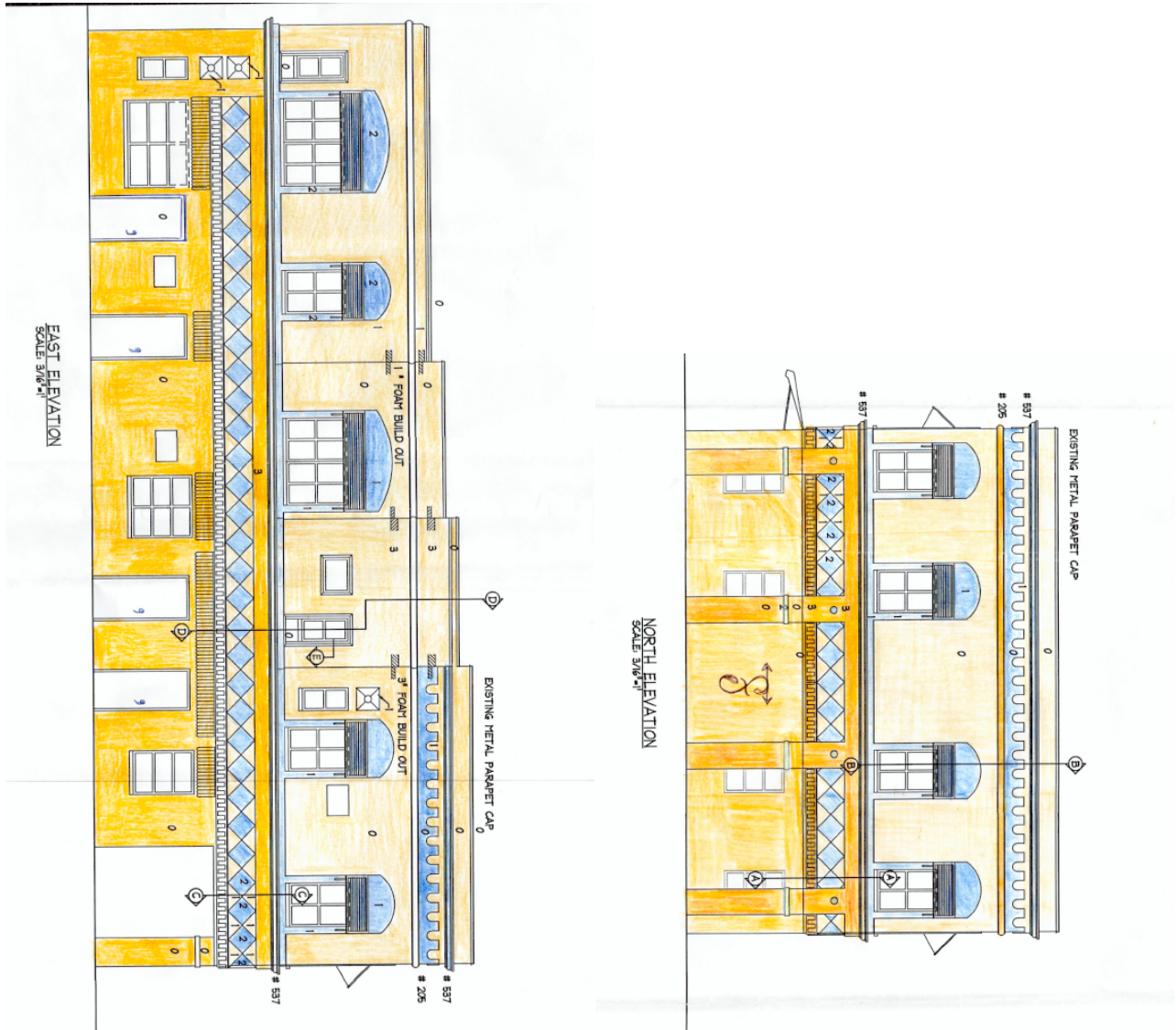
706 Pass-a-Grille Way – Holloway Hotel – Date Unknown (pre-1923)



706 Pass-a-Grille Way Tennis Court – Taken 1936



Current 102 8th Ave Exterior Plan





Certificate of Appropriateness

List of Required Submittals

Please note that only complete applications will be accepted and must include the following:

- ☒ Completed COA application form
- ☒ Payment of application fee
- ☒ Site plan or survey of the subject property
 - To scale on 8.5" x 11' paper
 - North arrow
- ☒ Elevation drawings – all sides
- ☐ Samples or a detailed brochure of new materials to be used
- ☒ Photographs of the subject property and structures in question

The following items are optional but strongly suggested:

- ☐ Floor plans
 - To scale: on 8.5" x 11", 8.5" x 14", or 11" x 17" paper
 - North arrow
 - Locations of all doorways, windows, and walls (interior and exterior)
 - Dimensions and area of each room

Please note that a Historic Preservation Inspection is required as part of the Building Permit process. A final building inspection will not be conducted until the Historic Preservation Inspection is approved or waived by Historic Preservation staff.



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Agent or Representative Name & Address

David Feinberg Sea Biscuit Properties LLC

102 8th Ave

St Pete Beach, FL 33706

Phone 727.643.6007

Email Address mauricefeinbergjr@gmail.com

Phone _____

Email Address _____

Property Address, Legal Description, Parcel ID

MOREY BEACH BLK 6, LOTS 1 & 2 TOGETHER WITH 18FT VAC R/W ADJ TO SD 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

----- Rehabilitation

----- Relocation

 X Demolition

PROPOSED USE

_____ Single-family residence

_____ Multi-family residence

_____ Office

_____ Commercial

 X Hotel/Motel

_____ Restaurant

_____ Other _____

Estimated Cost of Work: _____

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 subject parcel was originally the Marine Hotel, it has been extensively modified from it's original architectural facade and historical use

- 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 subject property is going to be rebuilt in similar esthetics to what was originally designed

- 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.**

See attached modifications that have been done and it's original structure

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

Unfortunately the existing structure does not meet the occupancy standards to today's building code and has structural issues that are not feasible to correct

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

Historical use and design will be respected and preserved with the new structure

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.**

Unfortunately the existing structure is obsolete to today's building codes and occupancy standards

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.**

Environmental assessments will determine proper disposal methods

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

Salvage of any historical elements have already been committed

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 new structure will be a tribute to the historic use, facade and features of the original building

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.**

Existing modified structure will be scraped, all historic elements salvaged

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.**

Color photos were not readily confirmed but the intention is to emulate original white

- 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.**

New structure will be built to the 8th Ave CRD EA standards that both the prior Historic Board and Planning Board ensured compatibility with existing structures in the district

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

Does not apply

- 4. Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.**

The mechanicals will be placed accordingly

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
See Development Project Architectural
Windows
Doors
Roofing
Entrances/Porches

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.



Applicant Signature

8/17/2021

Date



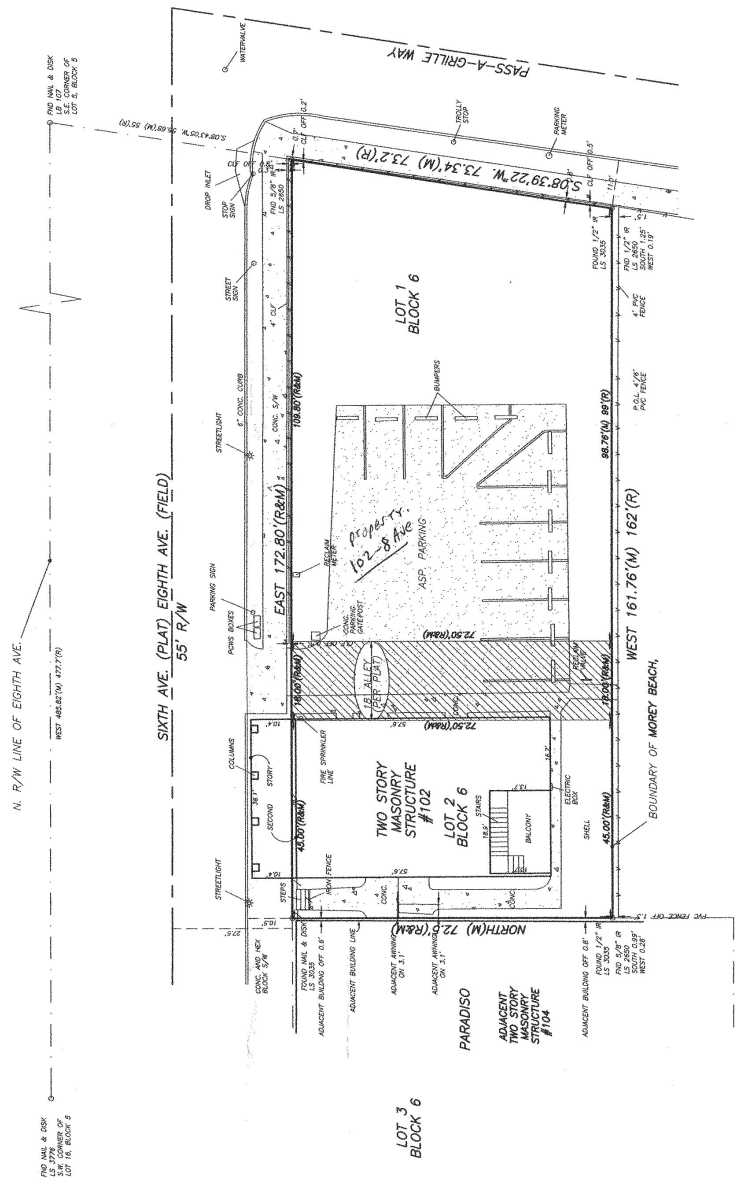
SCALE: 1" = 20'
BOUNDARY SURVEY

SECTION 20 TOWNSHIP 21S RANGE 22E
BASIS OF BEARINGS: N. R/W LINE OF EIGHTH AVE., BEING WEST(M)

LEGAL DESCRIPTION:

THAT PORTION OF AN ALLEY SHOWN ON THE PLAT OF MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMALLY A PART OF, LYING WEST AND CONTIGUOUS TO LOT 1, BLOCK 6, LYING EAST AND CONTIGUOUS TO LOT 2, BLOCK 6, LYING SOUTH AND CONTIGUOUS TO SOUTH RIGHT-OF-WAY OF SIXTH AVENUE AS SHOWN ON SAID PLAT NOW EIGHTH AVENUE AND LYING NORTH AND CONTIGUOUS TO A LINE FROM THE SOUTHWEST CORNER OF LOT 1, BLOCK 6, AND THE SOUTHEAST CORNER OF LOT 2, BLOCK 6, ALL LYING AND BEING IN PINELLAS COUNTY.

 = AREA TO BE VACATED



* This property is 702-Pass-A-Grie Way

- LINE LEGEND:
- CENTERLINE
 - BOUNDARY LINE
 - PLAY LOT LINE
 - EASEMENT LINE
 - WOOD FENCE
 - CHAIN LINK FENCE
 - IRON FENCE
 - WATER/FLOOD ZONE LINE
 - BUILDING JUNCTION

1. The boundaries of record reflecting easements, rights-of-way, and/or easements were obtained from the public records of Hillsborough County, Florida.
2. The boundaries of record reflecting easements, rights-of-way, and/or easements were obtained from the public records of Pinellas County, Florida.
3. The boundaries of record reflecting easements, rights-of-way, and/or easements were obtained from the public records of Manatee County, Florida.
4. The boundaries of record reflecting easements, rights-of-way, and/or easements were obtained from the public records of Polk County, Florida.
5. The boundaries of record reflecting easements, rights-of-way, and/or easements were obtained from the public records of Volusia County, Florida.
6. The boundaries of record reflecting easements, rights-of-way, and/or easements were obtained from the public records of Alachua County, Florida.
7. The boundaries of record reflecting easements, rights-of-way, and/or easements were obtained from the public records of Duval County, Florida.

REVISED:

OFFICE LOCATION: 1305 SOUTH HIGHLAND AVE.
CLEARWATER, FLORIDA 34615-3508
NOT VALID WITHOUT SIGNATURE OF THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER PREPARED FOR AND CERTIFIED TO:

SEA BISCUIT PROPERTIES, L.L.C.
FISHER & SAULS, P.A.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

TARGET LAND SURVEYING, INC.

DUNEDIN, FL 34697-0663 PH(727) 784-0573
P.O. BOX 653
I hereby certify that this survey was made under my responsible supervision and in accordance with the rules and regulations of the Florida Board of Professional Land Surveyors in Chapter 61 G 17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
Field Survey 12/05/07
P.L. C. Stock
R.L.S. #3035, L.B. #5570
Job# 071130.01
Drawn By: P.C.S.
Surveyed By: P.C.S.
DATE OF CERTIFICATION

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Sec. 28.11. Demolition permits.

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.
- (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:
 - (1) The historic or architectural significance of the building.

The current Structure is fairly unrecognizable to the original architecture. The Marine Hotel was it's original use but has since been turned into annual rental

- (2) The importance of the building to the character of a district, if applicable.

The 8th Ave CRD EA is an excellent guide to ensure the character elements of the building facade is compatible

- (3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.

It's very easy to build back, what is an issue for having to build back is the structural integrity of the building standards 100+ yrs ago

- (4) Whether the building is one of the last remaining examples of its kind in the neighborhood or city.

There are several buildings on 8th Ave that were built in similar style and era.

- (5) Whether reasonable measures can be taken to save the building.

The risk of continued occupancy from inspections have determined it not feasible.

- (6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

There are currently 9 residential units and a real estate office, the return on investment is not economically feasible. The land is value compared to the current income on those units is prohibitive for anyone to make work.

Brandon Berry

From: Stephen Smith <ssmith@cjsarch.com>
Sent: Friday, August 20, 2021 9:31 AM
To: Brandon Berry
Cc: Lynn Rosetti; Wesley Wright; Melinda Pletcher (mpletcher@hotmail.com); Maurice Feinberg Jr (mauricefeinbergjr@gmail.com)
Subject: RE: Additional narrative - 102 8th Ave

CAUTION: This message has originated from **Outside of the Organization**. **Do Not Click** on links or open attachments unless you are expecting the correspondence from the sender and know the content is safe

Thank you guys! Please see additional narrative detail below each question in parentheses. Please advise us on how best to submit this formally.i.e. if best to amend the document and resend ,etc.Thanks!

Stephen Smith, AIA, LEED-AP
Principal



CLICK IT!

102 South 12th Street
Tampa, Florida 33602
Office: (813) 273-0034
Fax (813) 273-0079
E-mail: ssmith@cjsarch.com
www.CJSARCH.com



From: Brandon Berry [mailto:bberry@stpetebeach.org]
Sent: Wednesday, August 18, 2021 3:27 PM
To: Stephen Smith
Cc: Lynn Rosetti; Wesley Wright
Subject: Additional narrative - 102 8th Ave

Stephen,

We received the Certificate of Appropriateness application for demolition of the structure at 102 8th Ave yesterday. The plans and original photo were a great help, and we'll include those in our presentation, but there are a few items we'd like more detail on if possible. A paragraph or so per question should suffice.

1. The answer to the question of whether reasonable measures can be taken to save the building states that “the risk of continued occupancy from inspections have determined it not feasible”. A later answer states that it is an issue of economics, but are there any specific issues with the integrity of the building itself, whether structurally or due to compliance with modern codes, that would prevent it from being rehabilitated and made part of the new project?(When we studied the building, we saw that we would need do the following in order to incorporate it into the project:
2. 1. Complete demolition of all interior walls and features as the layout is not conducive to the program of a modern boutique hotel. Room fire separation walls ,fire rated ceiling and floor assemblies, and fire sprinklers to be added with that use.2.Replacement of all exterior doors and windows as they do not meet project quality standards as well as current impact and wind pressure requirements .3.Provide required fire separation between new and existing buildings as the subject building is of a combustible construction type (wood structural elements) and would not be acceptable in a project of this size.4. Remove all exterior fenestration work added in the later renovations. This work radically changed the style of the historic architecture and pushed the building into the “radically altered and no longer contributing to the historic district character and fabric” category in our professional opinion. We work in many local and nationally designated historic districts and in our experience these modifications do not in any way meet Secretary of the Interior Standards for rehabilitation and reuse for contributing historic structures. The all-important 8th Ave elevation was especially altered . Referring to the historic photos attached, the characteristic second floor windowed “sleeping porch “- styled shed roofed element has been replaced with a monolithic flat roof parapet structure. The shed roof element is completely gone.
3. Our conclusion is that in order to bring the building back to resemble its original form while meeting current building code and boutique hotel standards and requirements would be much more expensive than building a new structure that honors it.)
4. One of the answers states that the parcel has been significantly modified from its original architectural façade. I understand the Marine Hotel is no longer present, but for the main structure that remains, do you happen to know if that façade has been modified? If so, could you provide a list of the known modifications that have been made? (Please see answer above.)
5. One of the answers states that salvage of historic elements will be undertaken. Do you happen to know whether this refers to fixtures, siding, windows, furniture, or otherwise? If the historic elements to be salvaged from the existing structure are part of the façade, could you comment on how they are intended to be reutilized in the new building? (It is our intent to do so but it is a little early to determine what items will be retained and reused on site. At the very least , wood flooring and perhaps wood wall paneling would be used in the current or future projects . Dave Feinberg is dedicated to saving what makes sense.)
6. Could you provide a list of some of the design elements of the Marine Hotel that are either being emulated or alluded to with the new design? The new structure is designed as a three story reinterpretation of the Marine Hotel. The new hotel plan steps in dramatically to follow the footprint of the Marine Hotel thus recalling its form and massing. Also, we are replicating exactly the large ground floor columns ,and just like the historic structures to the west , we will have an open porch on level two with historically influenced column types. Our third floor will have the characteristic shed roof porch form with open rafter tails attached to the flat roofed parapet main structure. This will follow the Marine Hotels most prominent feature. The windows will be double hung like the originals and while aluminum clad for durability, they will imitate the historic wood versions. Also we are considering a textured masonry face on the first floor similar to the historic photos. Photos to follow in separate email. Thanks!

Thank you! If you'd like to set up a meeting at some point to discuss any of these please let me know.

Sincerely,



Brandon Berry

Planner II

Community Development | City of St. Pete Beach

 [727-363-9253](tel:727-363-9253)

 bberry@stpetebeach.org

 www.stpetebeach.org

 155 Corey Avenue, St. Pete Beach FL
33706



Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

St. Pete Beach Florida 33706

bberry@stpetebeach.org

(727) 363-9253 – Office

(727) 363-9222 – Fax

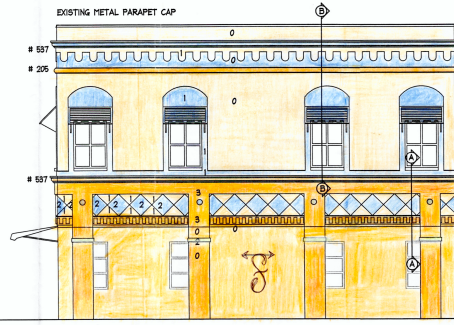
Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

The city of St. Pete Beach uses SeeClickFix for residents to submit issues to the city. To report an issue, please [click here](#).

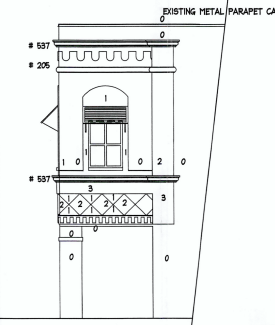
All government correspondence is subject to the public records laws.



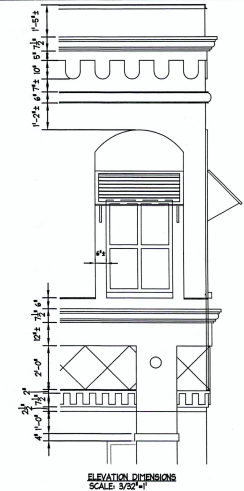
EAST ELEVATION
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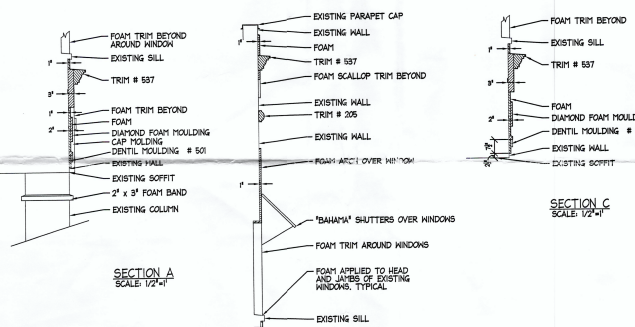
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PARTIAL WEST ELEVATION
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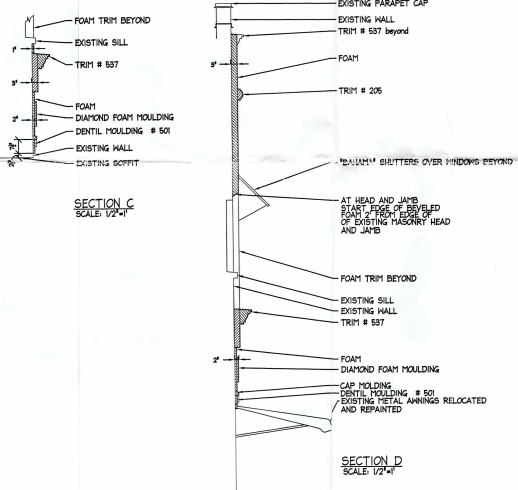


ELEVATION DIMENSIONS
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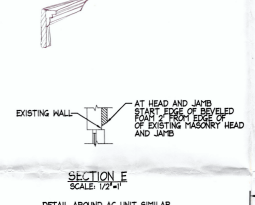
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SECTION B
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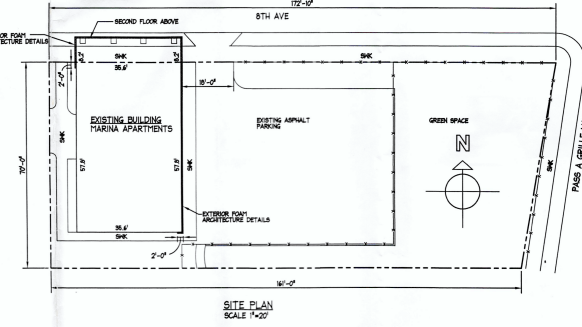


SECTION C
SCALE: 1/2\"/>

SECTION D
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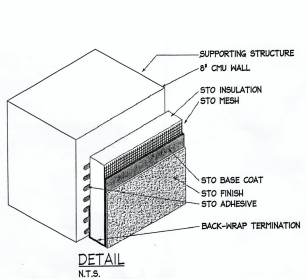


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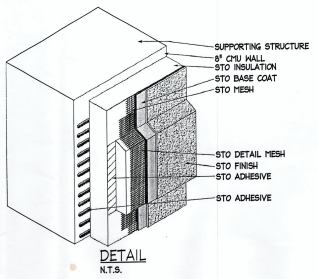


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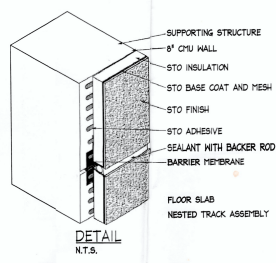
LEGAL DESCRIPTION
LOTS 11 & 12 OF BLOCK 6, PORT BEACH, AS RECORDED IN
PLAT BOOK 4-1, PAGE 88 OF THE PUBLIC RECORDS OF
PRINCE GEORGE COUNTY, FL



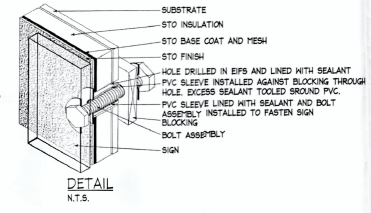
DETAIL
N.T.S.



DETAIL
N.T.S.



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N.T.S.



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REVISIONS	DATE	DESCRIPTION

PROJECT NAME
 SEA BISCUIT PROPERTIES LLC
 EXTERIOR ENHANCEMENTS

CLIENT
 SEA BISCUIT PROPERTIES LLC
 102 8TH AVE.
 ST. PETERS BEACH FL 33706

SEC. TWP. S. R.W. E.

SHEET
 A-1.0

JOB No. 0718-0209-00
 DATE: 06/10/07
 DRAWN: JAMES



Business Section - p. 10

