

HISTORIC PRESERVATION BOARD MINUTES

February 3, 2022 - 3:30 PM

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

STAFF PRESENT: Wesley Wright, Planning Manager; Andrew Dickman, City Attorney; Lynn Rosetti, Contract Planner; Amber LaRowe, City Clerk

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

1. Changes to the Agenda – Planning Manager Wesley Wright indicated that the City Manager would like to address the Board after Audience Comments. Mr. Wright asked to provide an update on the Merry Pier, and Member Young had a brief question to ask the City Attorney after the action items.

2. Audience Comments – There were none.

Added Discussion - City Manager Alex Rey addressed the Board regarding discussions and decisions that have taken place with Chair Marone and City staff.

- i. Starting today, in addition to regular agenda items, an education process will begin for the Board and community to understand why decisions have been made in certain ways and how City Codes are interpreted. Objective: Once we know where we are standing, it will be easier to define what needs to be changed with proper rules and controls in place.
- ii. In today's meeting, some questions from the Board and some from the public will be addressed by staff. There has been discussion regarding the public submitting questions to the Chair through the City Clerk. Those questions can be addressed at that time; questions that are unanswered will be taken up at the following meeting.
- iii. In addition to the Q&A and education process, at least two specific areas deserve special attention and should have separate meetings: 1. the 8th Avenue CRD-EA and related issues. Objective: Identify needed improvements; hired architect and planner can make suggestions based on concerns. 2. Regulation of Commercial Areas around 21st Avenue would go through the same process.
- iv. Continue with that part of the agenda with each meeting until a series of recommendations are ready to go before the City Commission and the planning process.
- v. The Board is welcome to meet more than once a month if they find that necessary.
- vi. These Q&A sessions can be called workshops and noticed with the agenda.

3. Approval of Minutes - Historic Preservation Board 1/06/2022 Minutes

Member Young moved and Member Hurley seconded the approval of the January 6, 2022 minutes as presented; the motion carried unanimously.

4. Action Items –

- a. **21104 - 3305 East De Bazan Avenue - Local Historic Designation** –

- i. Contract Planner Rosetti reviewed a detailed presentation and exhibits related to this request. A copy of the presentation will become part of the record.
- ii. Staff recommended approval of the Local Historic Designation for this property.
- iii. Property owner Melissa Kadel appeared to provide additional details about the home.

Member Loughery moved and Chair Marone seconded the Local Historic Designation for 3305 East De Bazan Avenue; the motion carried unanimously.

b. 22002, 22003 & 22004 -2906 Pass-a-Grille Way - Local Historic Designation, Certificate of Appropriateness, and FEMA Variance - The property owner is requesting a Local Historic Designation, Certificate of Appropriateness, and FEMA Variance for renovation work being requested for 2906 Pass-a-Grille Way.

- i. Ms. Rosetti provided a detailed presentation of the above requests, a copy of which will become a part of the meeting record.
- ii. Staff recommended approval of all of the requests with a recommended list of actions based upon the work to be undertaken.
- iii. Board discussed overall modernization of the property, including the roof.
- iv. Owner Dimitri Artzibushev answered Board questions about the property and renovations.
- v. Metal roofing and consistency with mid-century styles was discussed at length by the Board. Ms. Rosetti will research further.
- vi. Changes after Local Designation were discussed.

Chair Marone moved and Member Young seconded the Local Historic Designation for Case 22002; the motion carried 5-0.

Chair Marone moved and Member Hurley seconded the approval of the Certificate of Appropriateness for Case 22003; the motion carried 5-0.

Chair Marone moved and Member Hurley seconded approval of a FEMA Variance for Case 22004, contingent upon staff research and confirmation of roof consistency with mid-century styling. The motion carried 5-0.

c. 21102 - 2502 Pass-A-Grille Way - Pass-a-Grille Overlay District Residential Design Review - Pass-a-Grille Way Residential Overlay District Residential Design Review at 2502 Pass-a-Grille Way.

- i. Ms. Rosetti's detailed presentation explained that the applicant is seeking a design review to add a FEMA lateral addition to the rear of an existing one-story single-family residential house. A copy of her presentation will become part of the meeting record.
- ii. Staff recommended that exterior treatments to the proposed addition ensure compatibility of design with the existing mid-century modern building, species of proposed trees, shrubs and landscaping elements are identified, and elevated building screening standards are met.
- iii. The Board's desire was to keep the house but staying as compatible as possible with the existing structure. Concerns about rooftop decking.
- iv. Contractor Sam Angelides appeared and explained that the City's Building Department suggested a FEMA lateral addition to him when he first began planning; he also detailed some of the plan reviews and adjustments that have taken place over the past year.

- v. Property owner David Glogoff appeared and gave additional information on the processes that he has completed to date; his goal was to expand the home without tearing down.
- vi. Board and staff discussion followed on setbacks, decking, landscaping, overall compatibility and design elements.
- vii. Ms. Rosetti can report back on any changes that are made; the project will be continuing.

No motion was requested for this item.

5. Discussion Items -

a. Gulf Beaches Historical Museum - Events Update

- i. Member Hockensmith: The Island Festival will be held 10AM – 2PM on March 5, 2022.

Added Items –

- i. Member Young asked about paper meeting packets; the City Clerk indicated that ipads have been ordered; members may request a printed pack or bring their own device until those arrive.
- ii. Member Young asked the City Attorney for guidance on supporting issues or individuals at other public meetings.
- iii. Attorney Dickman suggested members speak or write letters identifying themselves as individuals, not as part of this Board, keeping an appearance of propriety. He recommended against two Board members attending outside meetings together.

b. General Questions About Historic Regulations -General discussion with the Historic Preservation Board regarding St. Pete Beach's historic regulations.

- i. The City Clerk identified a document that had been handed out by staff containing questions to be discussed today; a copy of the document will become part of the record.
- ii. Due to time constraints, the first questions and answer/workshop will take place before or after next month's meeting; the City Clerk will work with the Board and attorney on scheduling.

Final Items –

- i. The Merry Pier ribbon cutting will be on Thursday, February 10th at 11:00 AM. The bronze historical marker will not be installed until construction is completed; there will be a temporary substitute.
- ii. A Parliamentary Training session for Commissioners, Board Chairs and members will be held on March 2nd from 1:00 – 5:00 PM.

6. Next Meeting 3/03/2022

The Chair moved adjournment at 5:42 PM.

These minutes were approved at the March 3, 2022 Historic Preservation Board meeting.