



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, November 3, 2022
3:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the November 3, 2022 Historic Preservation Board agenda.

2. Audience Comments -

Public participation is encouraged. If you wish to address the Historic Preservation Board, please fill out a speaker's card and provide it to the City Clerk. Once you are called, please come to the podium and state your name and address for the record. Comments shall be limited to 3 minutes and shall be limited to non- public hearing items on the agenda. Public comment on agenda items will be allowed when that item is called. If you plan to make a presentation as part of your public comment, the presentation must be provided to the City Clerk 24- hours in advance of the meeting.

3. Approval of Minutes

a. Minutes Regular Meeting October 6, 2022

4. Action Items -

a. Approval of Meeting Dates for 2023

b. Certificate of Appropriateness Case No. 22058:106 18th Ave

Applicant requests a Certificate of Appropriateness to demolish a residential structure that is contributing to the Pass-a-Grille National Register Historic District.

5. Discussion Items

a. Paving of Roads in Pass-a-Grille

Discussion with Mike Clarke, Public Works Director, on preferences for road paving in Pass-a-Grille.

b. City Commission Direction on Role of Historic Preservation Board

Discussing City Commission direction on the role of the Historic Preservation Board.

c. Pass-a-Grille Park Discussion

Presenting and discussing the design for Pass-a-Grille Park, to include revisions from the design presented at the October 20, 2022 Town Hall meeting.

6. Next Meeting: December 1, 2022

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 BOARD MINUTES

October 6, 2022 - 3:30 PM

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

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Lynn Rosetti, Contract Planner;
Matthew McConnell, Assistant City Attorney; Ginny Bodkin, Deputy City
Clerk; Tara Salmieri, Consultant, Plan Active Studio

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

1. **Approval of the Agenda** – There were no changes.

Member Loughery moved and Member Young seconded the approval of the agenda as presented; the motion carried unanimously.

2. **Audience Comments** – There were no general comments.

3. **Approval of Minutes** - Historic Preservation Board regular meeting minutes 9/01/2022

Member Loughery moved and Member Young seconded the approval of the September 1, 2022 regular meeting minutes; the motion carried unanimously.

4. **Presentations** –

a. Jettys and Alleys in Pass-a-Grille – Public Works Director Mike Clarke arrived a few minutes late; his presentation was moved to after item 5a. Chair Marone explained that this Board is seeking to be a part of the review or decision-making process on any projects that would alter any resources in Pass-a-Grille.

Mr. Clarke updated the Board on the following projects. The visuals he presented are part of the meeting record.

1st Avenue Fishing Pier – he showed the final design and explained the process to date – engineering evaluation, engineering report results, condemnation of pier, scope of work, presentation to City Commission to approve for funding, design review and approval. The Army Corps of Engineers has permitted that the project could go forward and bid process may begin.

Fire Station 22 Replacement – Engineers have inspected and deemed that the Station is no longer a viable, functional structure. Bringing the concept design to this Board for review was included in the scope of work. There will also be a public meeting.

Brief discussion that this Board would like to review structures that are not historic but are in the historic district.

Shell Alleyways - Mr. Clarke explained some of the challenges of maintaining the shell alleyways, particularly with water/weather. He showed a plan that was created by one of the City's engineering

firms based upon Public Works' study of the alleys. The plan has a concrete ribbon curb to sit exactly on the right of way line to provide horizontal stability and prevent shell material from migrating, with a slope to the center to control water flow.

The pavement of alleyways was briefly discussed; Public Works would not pave without presenting to this Board. The condominium at 403 Gulf Way paved theirs when they re-topped their parking lot, but Public Works had advised them not to.

Walkovers - The Chair mentioned that 5th Avenue does not have a walkover and beachgoers have created their own path in the sea oats. Mr. Clarke explained that walkovers have been reassigned to Parks and Recreation, but pointed out that in the long term, the Army Corps of Engineers (USACE) will be renourishing (resiliency renourishment) the beaches. All walkovers will be demolished and the concession stand may be removed. The Secretary of Civil Works has approved the process and is now in the federal budget. A preliminary design may come in June/July. Mr. Clarke expressed to them the City's position that recreating pedestrian access should be the responsibility of the USACE. It could be 2025 for this to come to fruition.

Seawalls – The Pass-a-Grille seawall at 1st to 12th Avenues is in final design; final recommendations on permitting should be available by Christmas; it may be a foot higher. Across the City there are 54 city-owned seawalls that have been prioritized for repair. Repaired walls will not be higher; replaced walls will be (5 have been completed in the DonCesar/Maritana area). The 17th Avenue seawall is about to go out for bids followed by the 36th Ave. street end. Seven seawalls have been identified that would be topped in a king tide scenario.

Don Cesar Boat Ramp – A 3-phase study will begin this fiscal year, which is fully grant funded.

There were no public comments on this item.

5. Action Items -

a. Local Historic Designation Case #22057 – 3411 East De Bazan Avenue – Contract Planner Lynn Rosetti provided a presentation on the request for local historic designation which included photos, a history of the property, and designation criteria. Staff was in support and recommended approval of the application. Her presentation is part of the meeting record.

Property owner Ana Carolina Piernavieja was present and provided additional comments.

Chair Marone moved and Member Young seconded the approval of Local Historic Designation of 3411 East De Bazan Avenue, Case #22057 as presented; the motion carried unanimously.

6. Discussion Items -

a. City Historic Resource List – Pursuant to last month's meeting, Chief Operating Officer Jennifer McMahon had included a list of Pass-a-Grille City Resources for which this Board would like project review privileges, in addition to contributing structures. The list (in the meeting packet) was reviewed and the Board asked, by consensus, to add streetlight fixtures and bulbs to the list as #11.

Assistant City Attorney McConnell explained that if specifics go into an ordinance, they must be amended any time there are changes. He suggested instead of codifying, bringing the list to the City Commission to consider creating a City policy authorizing the list.

Consistency was discussed in terms of lighting and the commercial use of rights of way. Curb cuts were discussed.

Chair Marone left the meeting at 4:48 PM and turned his duties to Vice Chair Hurley.

b. Contributing and Locally-Designated Properties – Mr. McConnell explained this goes hand in hand with the previous item; the list of these properties included in the packet are part of this Board's purview for review. Ms. McMahon shared that the historic property designation plaques are coming back; a letter can be sent to owners of all contributing and designated properties to see if they are interested.

c. Walking Tour Discoveries and 9th Ave/CRD-EA – Consultant Tara Salmieri had included a memorandum in the meeting packet which summarized observations and Board comments from the Pass-a-Grille Walk last month. She reviewed parcel lots on 8th and 9th Avenues. She spoke about lot assembly and reviewed a list of ideas she had compiled for the CRD-EA District, which included potential additional requirements, including a suggestion to limit maximum building length and width and lot assembly to compliment the historic district.

There is a challenge legally and administratively regarding not applying the BFE (base flood elevation) measurement to 8th and 9th Avenues. Instead of prohibiting things, incentives can be created to get to the same place, by looking at height in a different way.

Discussion ensued on BFE and Grade. Removing or reducing rights is not usually favored legally or by elected officials. Current Code is 35 feet plus BFE. Ms. Salmieri explained that she does not have a recommendation on height and the Board may make any recommendations they want to the Commission. A maximum number of floor heights and stories can be added vs. removing height. A Code change that added BFE from approximately 2017 was discussed; Mr. McConnell will locate it for Ms. Salmieri's review.

Arcade space between homes and parking lots at The Hurricane were discussed.

Ms. Salmieri mentioned the Application for PAG Overlay District Design Review that she included in the packet; she would like to revive this for the Board to have the standards and the reviewer's information in front of them for reviews that will come before them.

Her next step will be to draft the revisions to the PAG Overlay (it would become a zoning district, keeping uses) and bring a 1st draft, possibly in January.

7. Next Meeting/Adjournment – The next meeting will be held November 3, 2022; staff will provide an update on the status of the Commission adopting the 2015 Survey recommendations.

The Vice Chair adjourned the meeting at 5:45 PM.

These minutes will be considered for approval at the November 3, 2022 Historic Preservation Board meeting.

Notice of Meetings
Historic Preservation Board
2023

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>
January 5, 2023	2:00 pm
February 2, 2023	2:00 pm
March 2, 2022	2:00pm
April 6, 2023	2:00 pm
May 4, 2023	2:00 pm
June 1, 2023	2:00 pm
July 6, 2023	2:00 pm
August 3, 2023	2:00 pm
September 7, 2023	2:00 pm
October 5, 2023	2:00 pm
November 2, 2023	2:00 pm
December 7, 2023	2:00 pm

Meeting to elect the Chair and Vice Chair will be on May 4, 2023, or the meeting as soon thereafter.

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_ARTVIIIHIPRBO

HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Certificate of Appropriateness Case No. 22058:106 18th Ave

Date: November 3, 2022

Prepared By: Lynn Rosetti, Consultant

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a Certificate of Appropriateness to demolish a residential structure that is contributing to the Pass-a-Grille National Register Historic District.

Funding: N/A

Requested Motion: I move to approve case number 22058 to demolish a contributing residential structure at 106 18th Ave.

Attachments:

1. 22058 Staff Report Demo - LR
2. Contractor Letter
3. Application and Property Record
4. Photos of Structural Damage



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

Certificate of Appropriateness / Demolition Case Number 22058

Property Owner: J. Dennis Johnson, Jr., 1057 S. Clearview Avenue, Tampa, FL 33629

Meeting Date: November 3, 2022

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

REQUEST	The property owner is requesting a Certificate of Appropriateness to demolish a contributing residential structure in the Pass-a-Grille Historic District.
SUBJECT PROPERTY	106 18 th Avenue – Lot 78, Block F, Phillips Division Revised Map; Property ID #18-32-16-68634-006-0780.
LAND USE / ZONING	RLM-2/PAG
YEAR BUILT	Circa 1926
HISTORIC STATUS	The existing residential property is listed as contributing to the Pass-a-Grille National Register Historic District and the City of St. Pete Beach designated Pass-a-Grille Historic District. Its Florida Master Site File number is P100964 and was originally surveyed in 1986. The original FMSF indicates this property was built in 1926. The applicant is requesting to demolish this contributing historic residential structure due to its condition. (A home inspection report is attached). Once the existing structure is demolished, the property will no longer be contributing to the historic district.
SURROUNDING AREA	North – Multi-family Residential Condominium circa 1951 South – Alley; Single-family Residential Structure circa 1940 East – Two-family Residential Structure circa 1926 West – Single-family Residential Structure circa 1926

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition for an existing single family residential property that is a contributing property to the National Register Historic District and the City of St. Pete Beach designated Pass-a-Grille Historic District. The land area is approximately 5,000 sq. ft. in size according to the Property Appraiser's web site. The lot meets the underlying zoning requirements for a one-unit detached single family development. The applicant is in the

process of developing a site plan for this property and has indicated that the future project will preserve the historic character of the neighborhood.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is not 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. In this case, the applicant has not addressed LDC Section 28.8 pertaining to Consistency with the Land Development Code.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

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

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

The subject property has historically housed one residential unit. According to the COA application, the new residential structure will encompass a similar spatial relationship as the house to be demolished and the neighboring buildings.

- 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.**

According to the application, the historic character of the future project will preserve the historic character of the neighborhood and will comply with the Pass-a-Grille Overlay District requirements.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The applicant has noted in his application that the project will recognize the physical record of its time and will be designed in accordance with the district overlay guidelines.

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

The application notes that changes to the property will be based on the contributing status of the property/structure and the future design will be in accord with the historic district guidelines and design.

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

Not applicable. The existing building will be demolished because of its deteriorated condition.

- 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.**

Not applicable. The existing building will be demolished because of its deteriorated condition.

- 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.**

Not applicable. The existing building will be demolished because of its deteriorated condition.

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

Not addressed. During demolition and reconstruction, should any archaeological resources be discovered, the applicant must contact the City and undertake mitigation measures if required.

- 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.**

Not applicable. The existing building will be demolished because of its deteriorated condition.

- 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.**

Not applicable. The existing building will be demolished because of its deteriorated condition.

LDC Sec. 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.**

Not applicable.

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.**

Not applicable.

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

Not applicable.

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.**

Not applicable. The applicant has noted that all modern equipment will be concealed from street view.

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.**

This building is part of the historic fabric of the Pass-a-Grille National Register Historic District and may be eligible for Local Designation subject to such finding by the Historic Preservation Board. Frame vernacular structures are common in the vicinity of this structure as well as in Pass-a-Grille generally. Past analysis of the district found that 37% of the contributing homes in the district are frame vernacular, and also found that the National Register states that preservation of Frame Vernacular from the 1920s and 1930s shall be a priority. The City's 2015 Historic Resources Survey of Pass-a-Grille found the structure at

106 18th Avenue to be a contributing resource to the Pass-a-Grille National Register Historic District. It was also surveyed during the first historic survey in 1986.

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

This property contributes to the integrity and importance of the Pass-a-Grille National Register Historic District through its age, architecture, and scale. Pass-a-Grille was initially a fishing village with modest and utilitarian architecture, and this structure is one of the earlier examples of the settlement patterns of the district. Unfortunately, this property is in deteriorated condition making its renovation difficult or unlikely. The property owner has decided to demolish the structure.

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

According to the application, the historic character of the future project will preserve the historic character of the neighborhood and will comply with the Pass-a-Grille Overlay District requirements.

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

The existing structure is not one of the last remaining examples of the Mediterranean Revival style of architecture within Pass-a-Grille.

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

Early conversations between staff and the applicant (prospective buyer at the time) indicated that the applicant intended to renovate the existing structure. However, it was later determined that the subject property suffered from demolition by neglect. The applicant had a thorough home inspection (attached) that found numerous structural problems.

(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.

Unaddressed by the applicant. However, restoration of the existing building does not appear to be economically feasible due to the amount of damage, some serious, that would be required. The applicant is therefore seeking to demolish and rebuild in a manner that will be compatible with the historic district's requirements.

Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, for contributing structures, the Board may impose a stay of up to thirty (30) days.

As the Board will recall that on the Schoolhouse renovation, that building was found to be in deteriorated condition and barely passed the State's litmus test with respect to the amount of damage that can be replaced before the renovation becomes new construction (about 50% of the existing materials must be salvageable and used in the renovation). Such new construction (greater than 50% material replacement) would not be eligible for a FEMA variance.

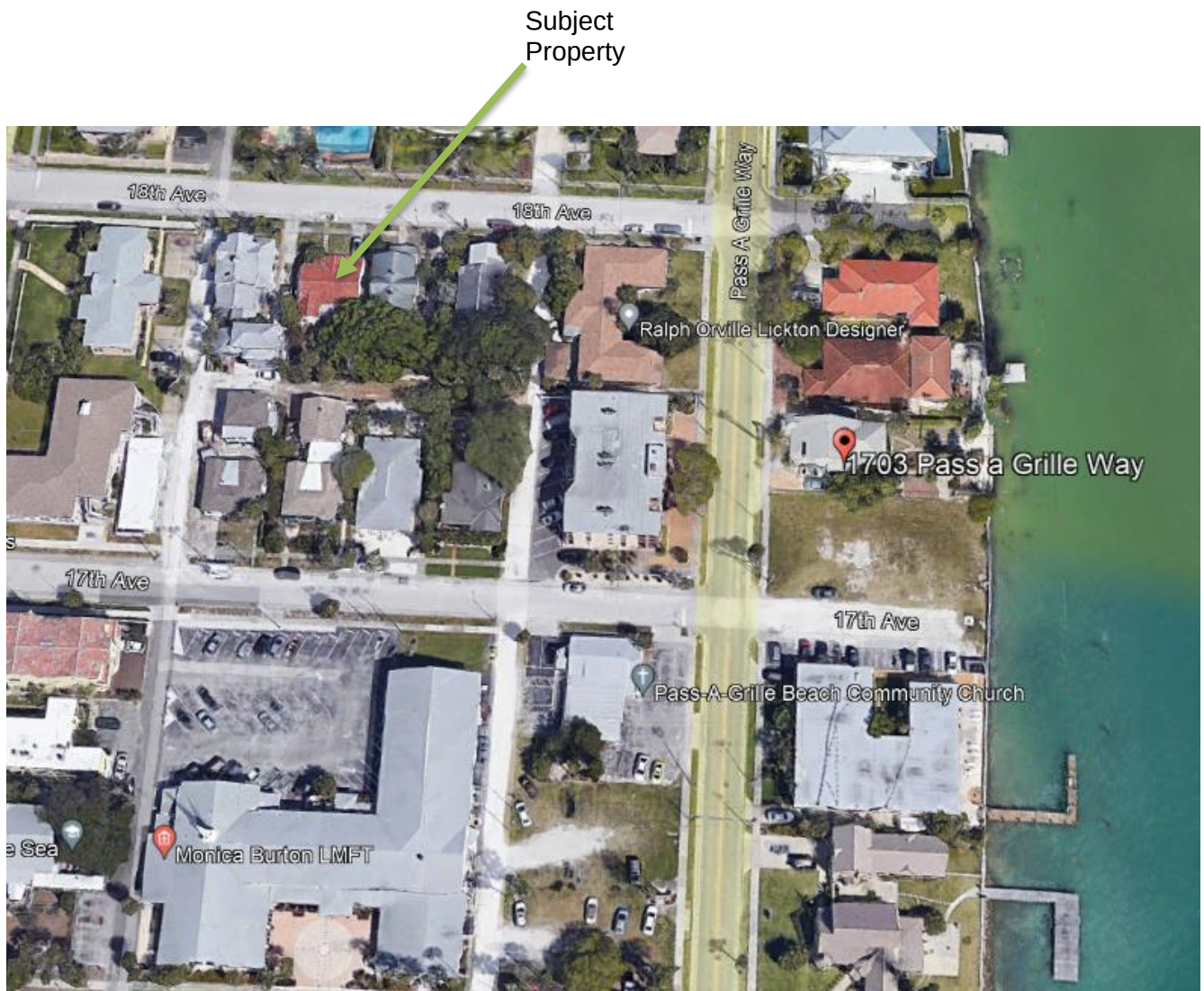
Therefore, staff recommends **APPROVAL** of the requested demolition due to the reported deteriorated condition of this building. The applicant has provided photographic evidence as part of this request along with a home inspection report that highlights the damage and deterioration found.

ZONING MAP

Subject
Property



AERIAL PHOTOGRAPH





Dear Mr. and Mrs. Johnson

September 14, 2022

Re: Home Inspection at 106 18th Ave St Pete Beach

Home is a single story 1920's Spanish home and there appears to be several areas of concern.

The following are the most severe concerns:

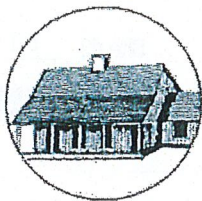
1. Roof – The inspection of the roof truss / rafter system and the tile roof revealed the beginning of a roof structural (trusses/rafter) failure. It appears a majority of the truss/rafter ends which are mounted to the top plate around the perimeter of the house have begun to pull away from the top plate bracket support causing the center of the truss/rafter to gradually fall for inward. This is very concerning because the center ridge lines have dropped and are no longer level causing large cracks under all the roof tiles on the perimeter of the structure.
2. Structural Cracks – There are multiple structural cracks running both horizontally and vertically on the interior and exterior of the home. Several of these cracks are quite severe and are compromising the structural integrity of the home. It appears the cracking is a result of both soil settlement issues and building material component failure due to the home being approximately 100 years old.
3. Mold – The home has been closed with no ventilation or HVAC for several years which creates an environment for mold to from and grow. There are two concerning areas currently at the time that have mold growing. This could be dangerous and should be evaluated by a mold remediation company if the home is to be renovated.
4. Hollow Tile – It appears the exterior of the home was built with the old hollow tile, at least on a portion of the structure. I would no recommend moving or raising the structure as the hollow tile can not withstand much disturbance and could fail.

In summary, the home's maintenance has not been kept up with and has very little done to it in the past decade. The above noted concerns are over and above the evident degradation of all systems and cosmetic elements in the home which would need complete replacement. Please feel free to call me with for additional follow up if needed.

Sincerely,

Gary Fuqua
Fuquaconstruction12@gmail.com
863-816-3732

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI00964**
 Field Date **1-5-2015**
 Form Date **3-17-2015**
 Recorder # _____

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

Site Name(s) (address if none) **106 18th Avenue** Multiple Listing (DHR only) _____
 Survey Project Name **Pass-a-Grille Historic Resources Survey** Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number **106** Direction _____ Street Name **18th** Street Type **Avenue** Suffix Direction _____
 Address **106 18th Avenue**
 Cross Streets (nearest / between) **Gulf Way/Pass-a-Grille Way**
 USGS 7.5 Map Name **PASS-A-GRILLE BEACH** USGS Date **1981** Plat or Other Map _____
 City / Town (within 3 miles) **St Pete Beach** In City Limits? ☒ yes ☐ no ☐ unknown County **Pinellas**
 Township **32S** Range **16E** Section **18** 1/4 section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # **18-32-16-68634-006-0780** Landgrant _____
 Subdivision Name **PHILLIPS DIVISION REV** Block _____ F Lot **78**
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year **1926** ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Private Residence (House/Cottage/Cabin)** From (year): **1926** To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: **Unknown** Nature **Garage door, windows**
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style **Mediterranean Revival** Exterior Plan **Rectangular** Number of Stories **1**
 Exterior Fabric(s) 1. **Stucco** 2. _____ 3. _____
 Roof Type(s) 1. **Gable** 2. _____ 3. _____
 Roof Material(s) 1. **Barrel tile** 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) **3-light awning windows, picture window within a recessed bay with segmental arch**
 Distinguishing Architectural Features (exterior or interior ornaments) **Scuppers**

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) **The 1-bay garage with shed roof is attached and integrated into the design.**

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) A 1-leaf door is sheltered by a metal awning.

Porch Descriptions (types, locations, roof types, etc.) The building does not have a porch.

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

Narrative Description of Resource The 1-story Mediterranean Revival dwelling features a large barrel tile, side-gable roof, original 3-light awning windows, picture window within a recessed bay with segmental arch, and scuppers.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|--|--|---|--|
| ☒ FMSF record search (sites/surveys) | ☒ library research | ☐ building permits | ☒ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☐ occupant/owner interview | ☐ plat maps |
| ☒ property appraiser / tax records | ☐ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☐ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |

☒other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

- | | | |
|--|----------|----------|
| 1. <u>Architecture</u> | 3. _____ | 5. _____ |
| 2. <u>Community planning & development</u> | 4. _____ | 6. _____ |

DOCUMENTATION

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

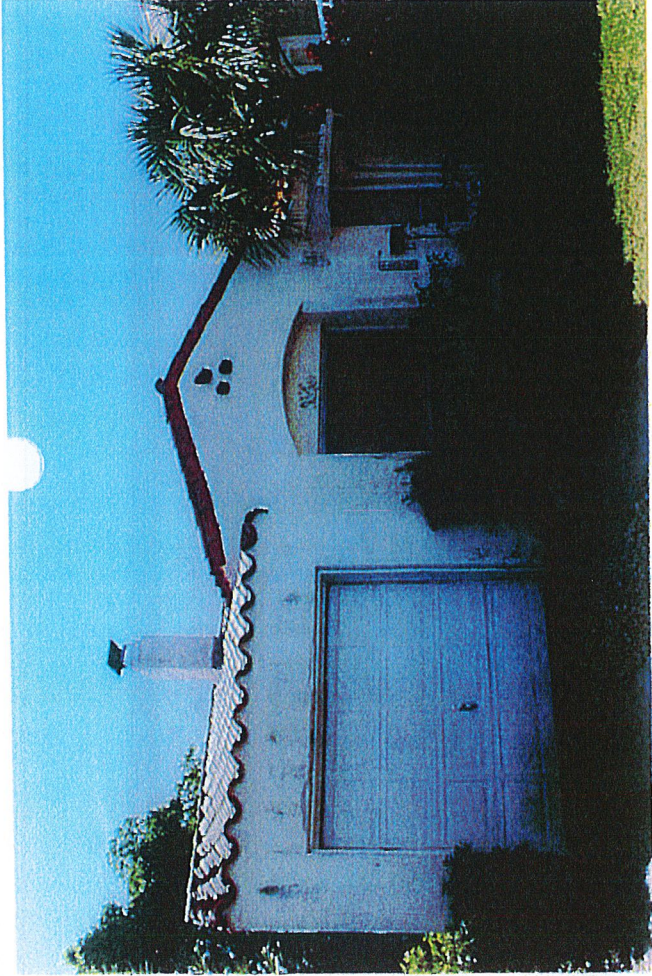
- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession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

RECORDER INFORMATION

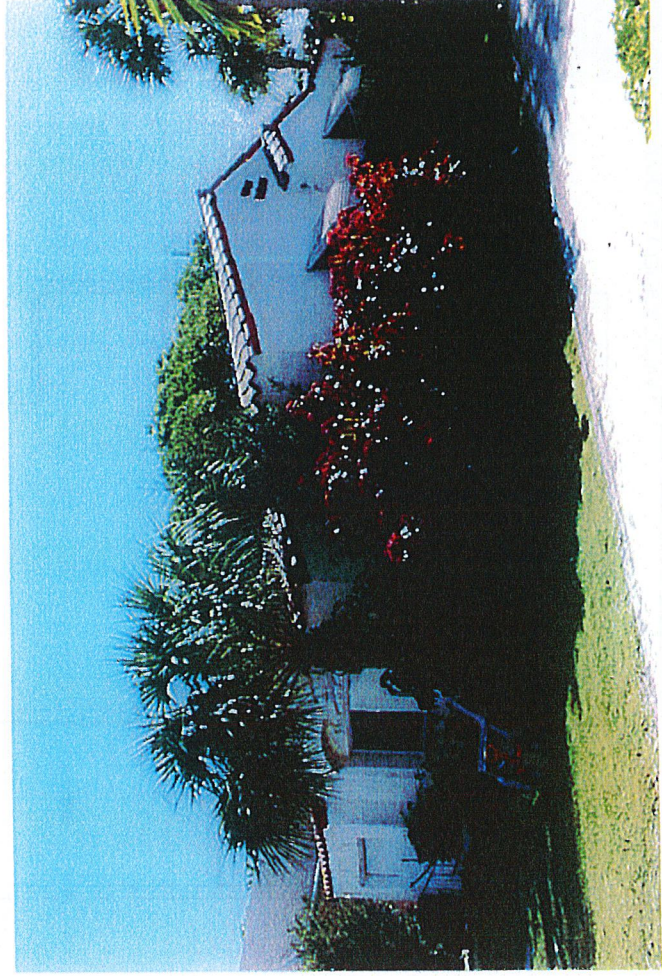
Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
 Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
 (address / phone / fax / e-mail)

Required Attachments

- ➊ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ➋ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
- ➌ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
 (if submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.)



18h_108_P100964_01



18h_108_P100964_02

Map Id: 105.00 1.00 1.00 1.00 Freyle, Enlio 2-7671

106 18TH AVE, ST PETE BEACH 33706-

Single Family Home

***** VALUE SUBJECT TO CHANGE *****

[illegible]



Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 22058

Property Owner Name & Address

Agent or Representative Name & Address

J. DENNIS JOHNSON, JR.

1057 S. CLEARVIEW AVE.

TAMPA FL. 33629

Phone 813 244-2600

Phone _____

Email Address JDJOHNSONTAMPA@gmail.com

Email Address _____

Property Address, Legal Description, Parcel ID

Address: 106 18th Ave ST Pete Beach, FL. 33706

LEGAL: LOT 78, BLOCK F, Revised Map Phillips DIVISION, PLAT BOOK 3 PAGE 3.

PARCEL ID: 18-32-16-68634-006-0780

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
- ☒ Demolition



PROPOSED USE

- _____ Single-family residence
- _____ Multi-family residence
- _____ Office
- _____ Commercial
- _____ Hotel/Motel
- _____ Restaurant
- _____ Other _____

Estimated Cost of Work: \$12,000⁰⁰ to \$16,000

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CITY DEVELOPMENT
 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 HISTORICAL USE CONSISTS OF ONE SINGLE FAMILY UNIT AND THE FUTURE NEW CONSTRUCTION AFTER DEMOLITION WILL BE ONE SINGLE FAMILY UNIT. THE LOCATION WILL ENCOMPASS SIMILAR SPACIAL RELATIONSHIP AS THE HISTORIC LOCATION AND WITH THE NEIGHBORING BUILDINGS.

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 FUTURE PROJECT (STILL TO BE DESIGNED) WILL PRESERVE THE HISTORIC CHARACTER OF THE NEIGHBORHOOD AND WILL COMPLY WITH ALL OF THE PASS A GRILLE OVERLAY DISTRICT REQUIREMENTS.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

THE PROJECT WILL RECOGNIZE THE PHYSICAL RECORD OF ITS TIME AND WILL BE DESIGNED PER THE DISTRICT GUIDELINES.

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

ALL CHANGES TO THE PROPERTY WILL BE BASED ON THE CONTRIBUTORY STATUS OF THE PROPERTY/STRUCTURE AND THE FUTURE DESIGN WILL BE IN ACCORDANCE WITH THE HISTORIC DISTRICT GUIDELINES AND DESIGN WILL RECEIVE CERTIFICATE OF APPROPRIATENESS.

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

WHEN DESIGNING NEW STRUCTURE (IN THE FUTURE) ALL THE SITE AND BUILDING ELEMENTS OF THIS PROPERTY WILL BE TAKEN INTO CONSIDERATION, TO REFLECT THE CHARACTER OF THE PROPERTY.

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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.

NOT APPLICABLE

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.

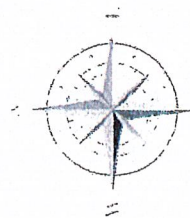
NOT APPLICABLE

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

NOT APPLICABLE

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.

ALL MODERN EQUIPMENT WILL BE
CONCEALED FROM STREET VIEW.



SCALE: 1"=30'



ADDRESS
106 18TH AVENUE
ST. PETE BEACH, FL., 33706

LEGEND:
A/C = AIR CONDITIONER
CONC. = CONCRETE
FND = FOUND
I.D. = IDENTIFICATION
I.R. = IRON ROD
I.P. = IRON PIPE
P.I. = POINT OF INTERSECTION
SE = SCREENED ENCLOSURE
VF = VINYL FENCE
(F) = FIELD
X.XX = GRADE SHOT

JOB #:	VLSR22-62721
CLIENT #:	
FIELD DATE:	7-22-22
CREW:	3640
DRAFTER:	HM
APPROVED:	EWD
SCALE:	1" = 30'

CER	J. DE	BAY	ATTN	SUB	ZON	PER	THIS	ABO	FOR	LIST	FENC	OWN	BASI	BEAF	WHIC	NOT	1. U	2. TI	3. A	4. TI	5. B	6. FI	Em	PRC	FLO	NOT	RAI	MAF	DAT
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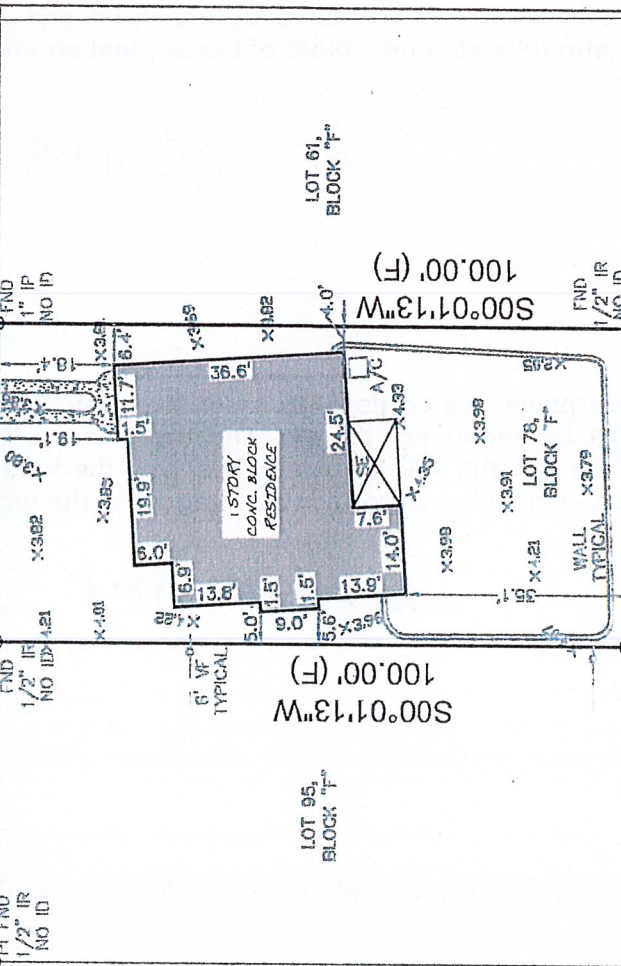
Boundary & Topographic Survey

1874 AVENUE
(LAFAYETTE STREET)

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COMMUNITY DEVELOPMENT

SITE BENCHMARK #1
SET NAIL NO ID
ELEV: 3.69 (NAVD88)

SITE BENCHMARK #2
SET NAIL NO ID
ELEV: 3.46 (NAVD88)

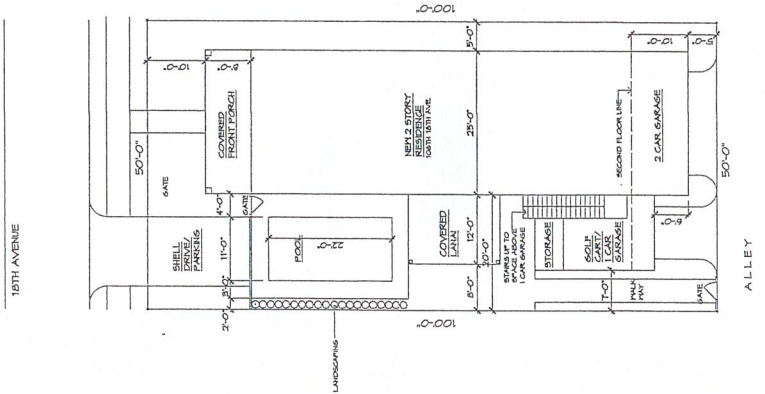


NOTE:
ELEVATIONS SHOWN HEREON ARE
BASED ON NGS BENCHMARK # Y134,
ELEVATION 3.32 (NAVD88)

Legal Description (per OR Book 19823, Page 1533)

Lot 78, Block F, REVISED MAP PHILLIPS DIVISION, according to the map or plat thereof as recorded in Plat Book 3, Page 38, Public Records of PINELLAS County, Florida.

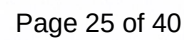
Proposed Site Plan: 106 18th Ave.



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COMMUNITY DEVELOPMENT

No.	Revision/Issue	Date
ANY UNAUTHORIZED USE, REPRODUCTION OR MODIFICATION OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY INCURRED AS A RESULT OF ANY SUCH UNAUTHORIZED USE OR MODIFICATION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY SUCH DAMAGE OR INJURY.		
106 18TH AVENUE RESIDENCE PASSA-A-GRILLE ST. PETERSBURG BEACH, FL		
DESIGNER 		
DRAWN BY DATE FILENAME		
SHEET P1		

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COMMUNITY DEVELOPMENT



Soffit & Fascia



Structural Cracking



Collapsing Plaster



Interior Walls Damage



Possible Mold



Structural Cracks



Failing Roof



Structural Cracks



Failing Ridgeline of Roof



Structural Cracks Interior



Continuous Perimeter Cracking Below Roof Tiles



HISTORIC PRESERVATION BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Pass-a-Grille Park Discussion

Date: November 3, 2022

Prepared By:

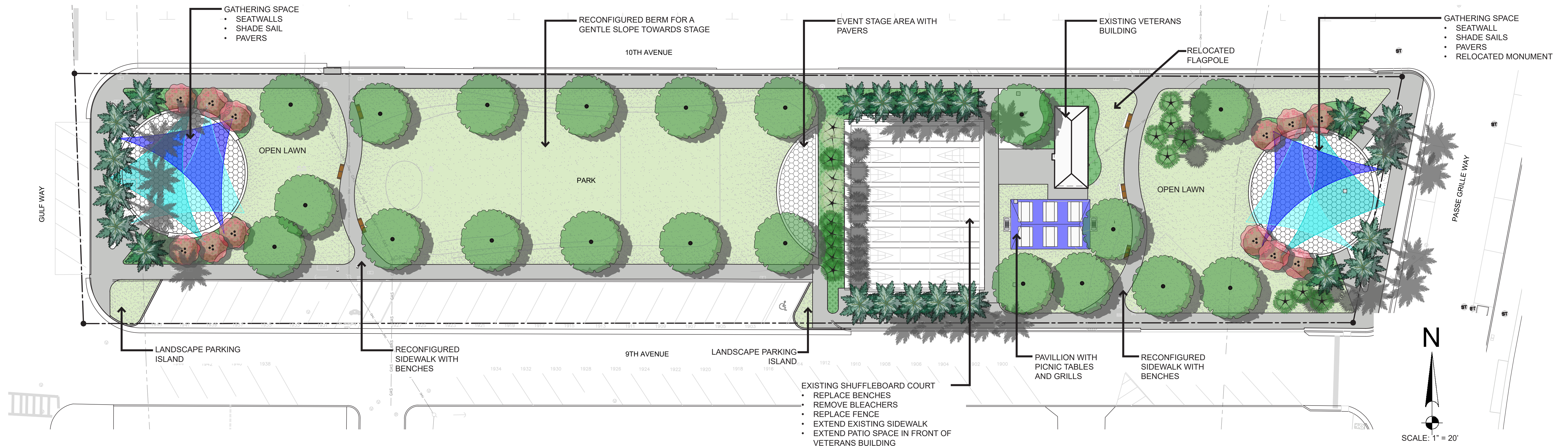
Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Presenting and discussing the design for Pass-a-Grille Park.

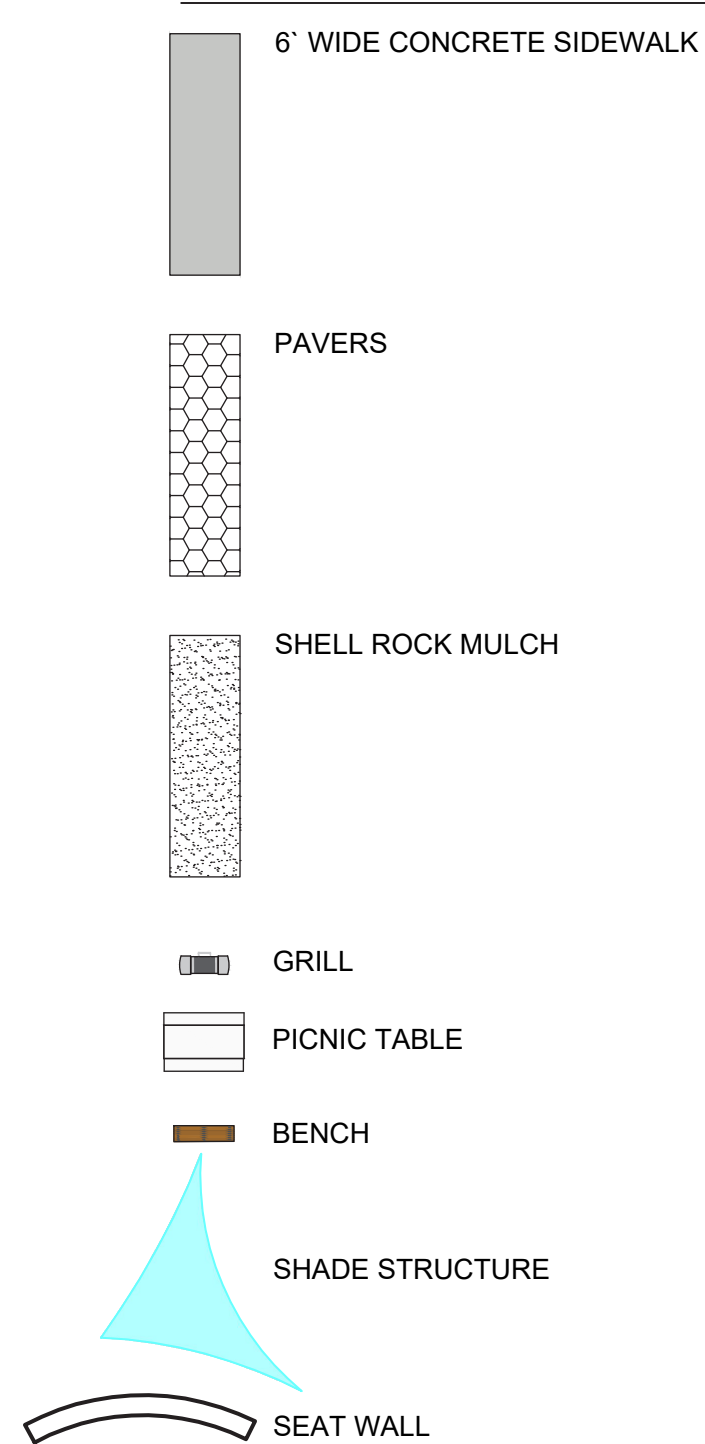
Funding: N/A

Requested Motion: For discussion only.

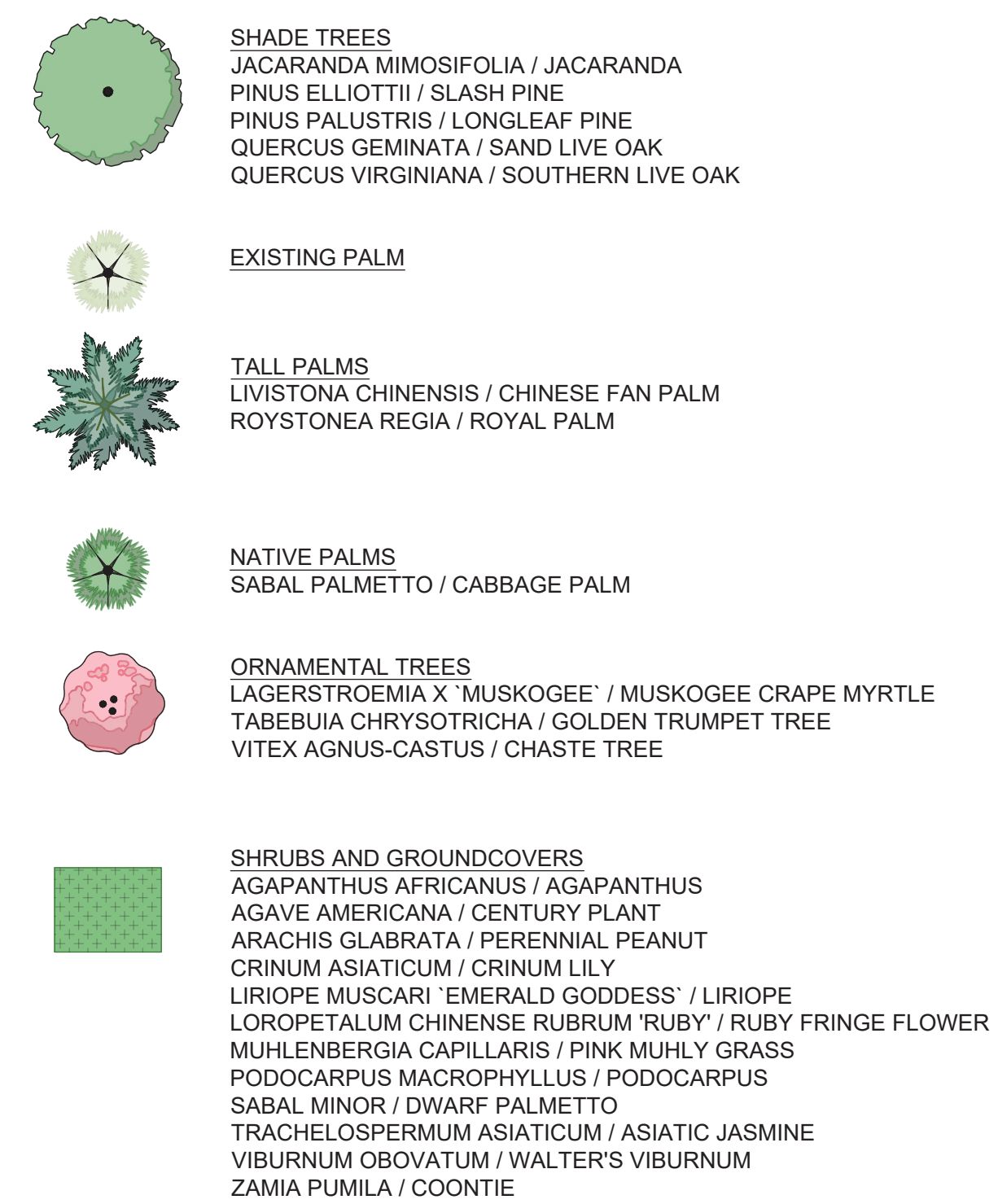
Attachments: 1. PAG PARK CONCEPTUAL DESIGN
PRESENTATION



HARDSCAPE PALETTE



PLANTING PALETTE



BENCH



TRASH RECEPTACLE



PICNIC TABLE



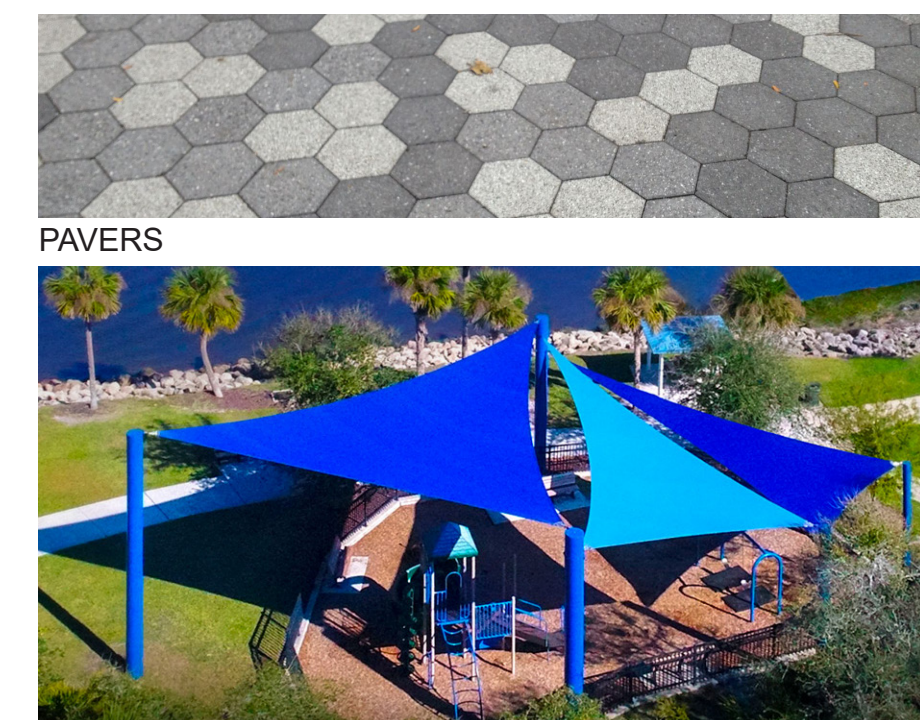
WATER STATION



DOG WASTE STATION



SEAT WALL



SHADE SAIL



PAVILLION



LANDSCAPING

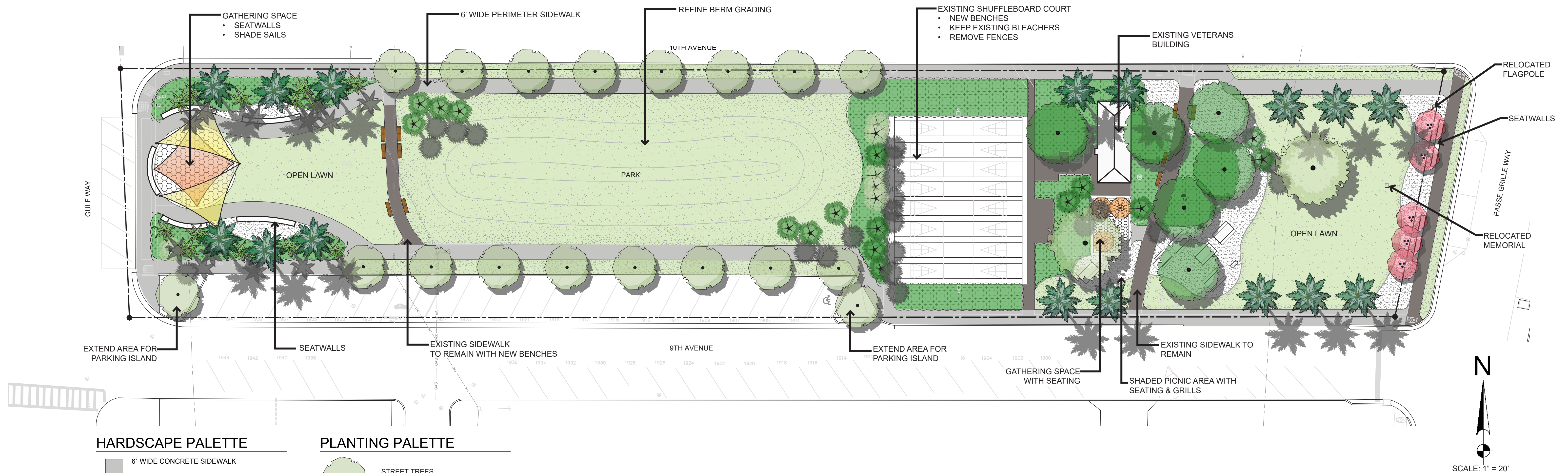
OCTOBER 2022

PASS - A - GRILLE PARK - CONCEPTUAL PLAN

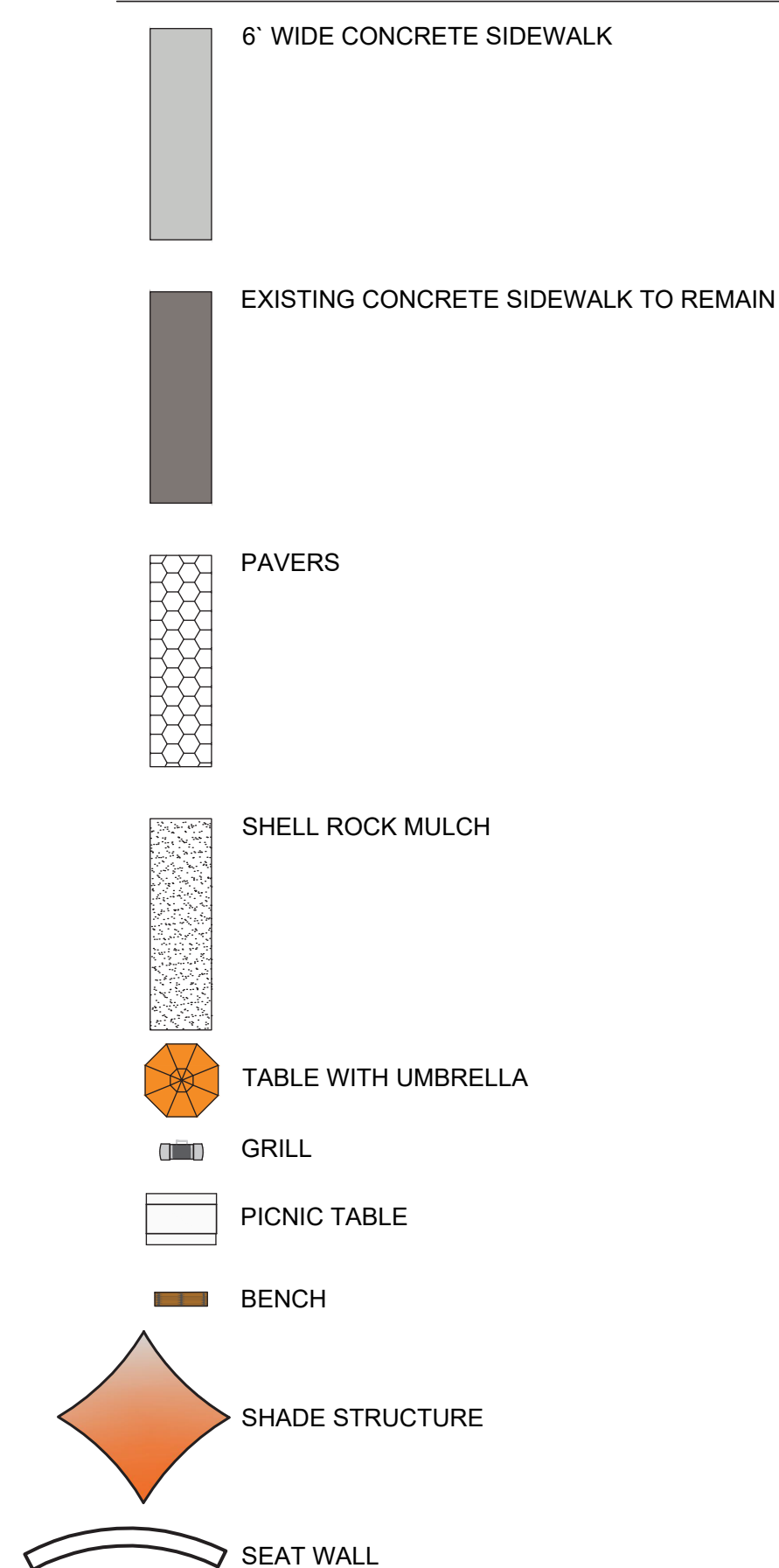
CONCEPT A

HALFF

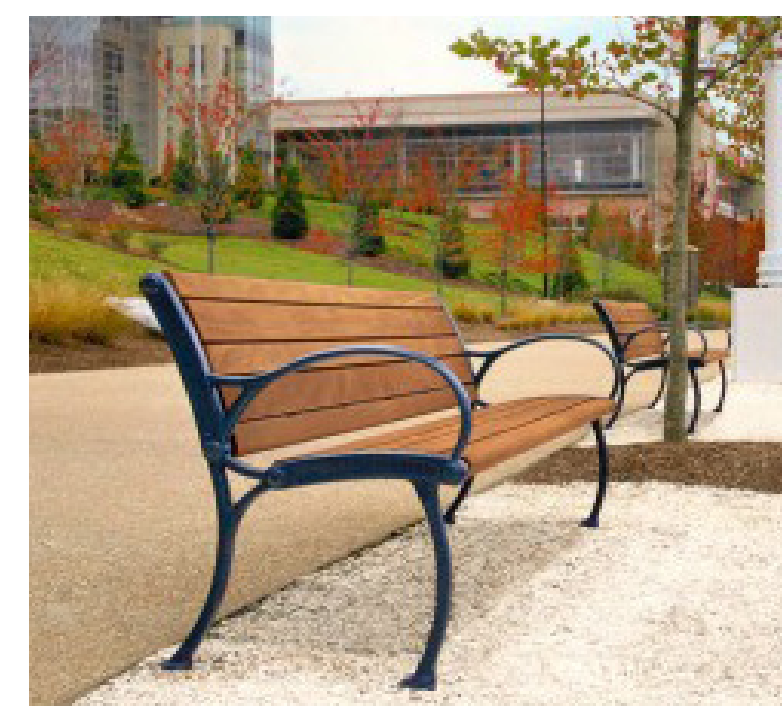
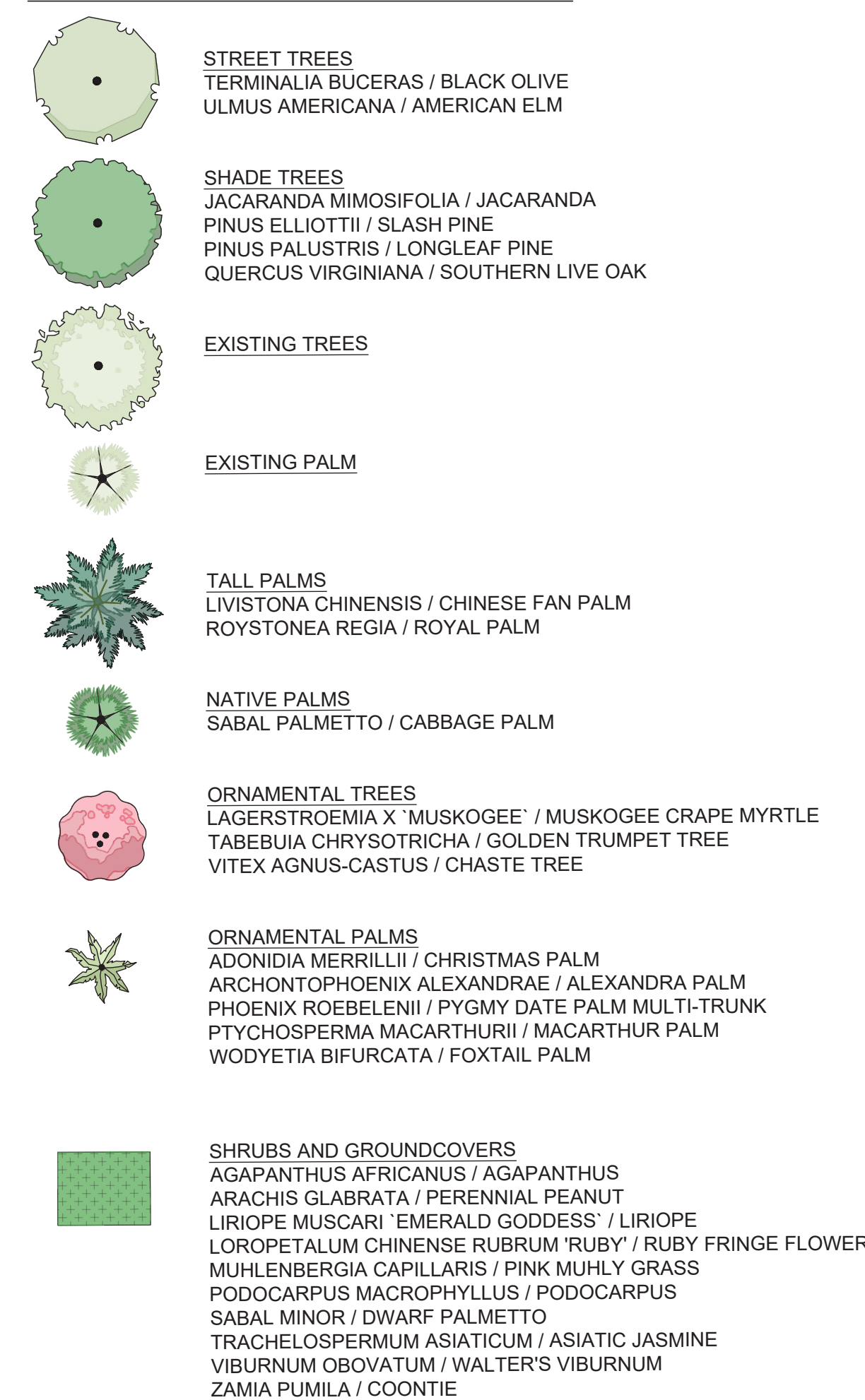
1000 N. ASHLEY DRIVE
SUITE 900 TAMPA, FL 33602
www.HALFF.com
813.603.4500



HARDSCAPE PALETTE



PLANTING PALETTE



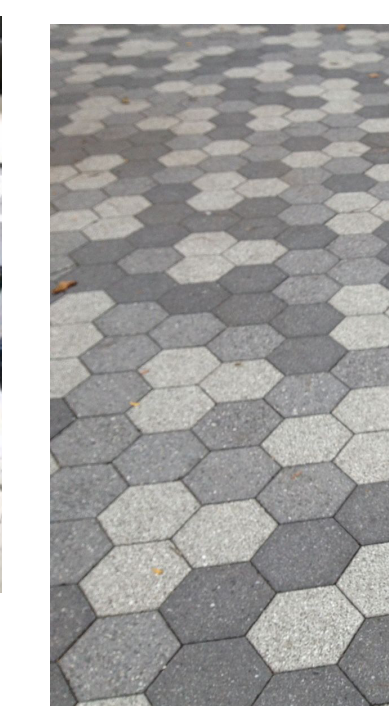
BENCH



TRASH RECEPTACLE



TABLE AND CHAIRS



PAVERS



BOLLARD LIGHTING



GABION SEAT WALL



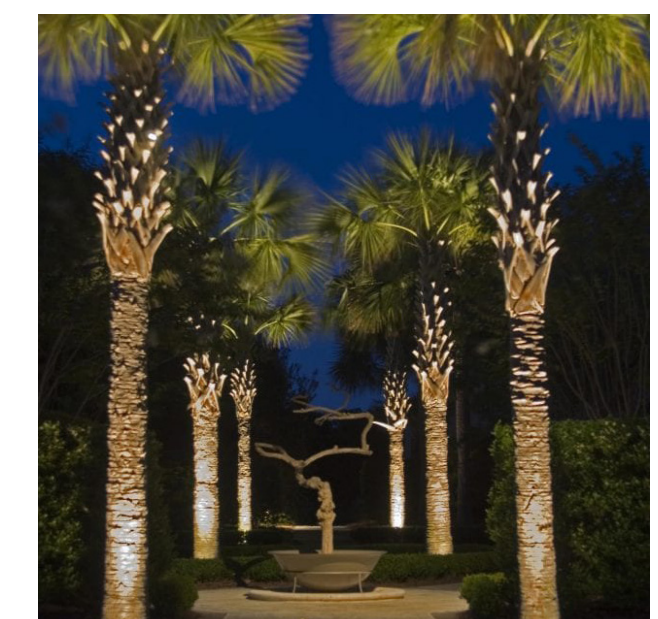
SHADE SAIL



LANDSCAPING



LANDSCAPING



LANDSCAPE LIGHTING

OCTOBER 2022

PASS - A - GRILLE PARK - CONCEPTUAL PLAN

CONCEPT B

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 813.603.4500



SLASH PINE



SAND LIVE OAK



AMERICAN ELM



CHASTE TREE



JACARANDA



CRAPE MYRTLE



SOUTHERN LIVE OAK



LONG LEAF PINE



BLACK OLIVE



GOLDEN TRUMPET TREE



ALEXANDER PALM



ROYAL PALM



CABBAGE PALM



CHINESE FAN PALM



CHRISTMAS PALM



FOXTAIL PALM



MACARTHUR PALM



PYGYM DATE PALM



ASIATIC JASMINE



AGAPANTHUS



LOROPETALUM



WALTER VIBURNUM



PODOCARPUS



PINK MUHLY GRASS



COONTIE



CRINUM LILY



AGAVE



DWARF PALMETTO



LIRIOPE



PERENNIAL PEANUT

OCTOBER 2022

PASS - A - GRILLE PARK - PLANT PALETTE

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