HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, May 4, 2023
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the May 4, 2023 agenda.

2. Audience Comments -

If you wish to address the 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.

3. Approval of Minutes

a. April 6, 2023

4. Action Items -

a. Certificate of Appropriateness No. 23028 & FEMA Variance No. 23029: 113 10th Ave

Applicant requests a certificate of appropriateness for exterior renovations including installation of new siding, replacement of framing, and replacing existing windows with Hurricane-compliant windows, as well as a FEMA variance for the scope of work to exceed the 50% substantial improvement value for the structure.

b. Vina Del Mar Bridge lighting

Staff seeks a recommendation from the Historic Preservation Board to the City Commission regarding the preferred replacement bridge lightpoles. An option presented at the previous meeting to retain the same existing design was determined to not be viable.

c. Amended Board policy change resolution

Discussing and seeking a recommendation on a policy resolution that concerns Board

powers and review responsibilities.

5. Discussion Items

a. Historic District and Pass-a-Grille Overlay District Boundary Maps
Per Board request at the April meeting, Staff have updated the zoning map and identified the boundary of the 2003 Pass-a-Grille National Register Historic District Boundary Expansion on the zoning map for easy comparison with the Pass-a-Grille Overlay District.

b. Corey Area Historic Survey Grant
Discussing the potential boundaries and potential survey of the Corey Ave area, which is proposed to include most properties between 76th and 64th Avenues.

c. Gulf Way repaving and parking mobile app
Discussing the paving of Gulf Way and parking disc sensors as requested by Chair.

6. Next Meeting: June 1, 2023

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

April 6, 2023 - 2:30 PM

PRESENT: Sean Hurley, Vice Chair
Tia Hockensmith, Member
Bill Loughery, Member
Danielle Micklitsch, Member

EXCUSED: Holly Young, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Brandon Berry, Senior Planner
Lynn Rosetti, Contract Planner; Matthew McConnell, Assistant City Attorney;
Contract Architect Jim Wehner; Ginny Bodkin, Deputy City Clerk

Vice Chair Hurley called the meeting to order at 2:30 PM and welcomed new Board member Danielle Micklitsch.

1. **Approval of the Agenda** –

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

2. **Audience Comments** –

Bev Jackson of 2804 Pass-a-Grille Way gave public comment on behalf of the Friends of Pass-a-Grille. She thanked the Board for recent progress on various projects and the City Commission for powers granted to this Board. She asked for various updates including City Codes for big box home development, FEMA Laws effect on height, size and scale of commercial and residential projects, waterproofing ground floors to help reduce scale, City Commission vote on the 2015 Survey, how lots are joined to create the bigger projects, a reminder to include size, scale and neighborhood character in all discussions.

3. **Approval of Minutes – a. Meeting minutes 2/02/2023**

Member Loughery moved and Member Hockensmith seconded the approval of the February 2, 2023 regular meeting minutes; the motion carried unanimously.

4. **Action Items -**

   a. **Election of Officers 2023-24**

Motion: Vice Chair Hurley moved, and Member Micklitsch seconded the appointment of Member Loughery as Board Chair for 2023-24; the motion passed unanimously, and Member Loughery accepted.

Motion: Vice Chair Hurley moved, and Member Micklitsch seconded the appointment of Member Hockensmith as Board Vice Chair for 2023-24; the motion passed unanimously, and Member Hockensmith accepted.

The appointments will take effect at the next meeting.

   b. **Certificate of Appropriateness for Demolition #23008: 108 21st Ave.**

Contract Planner Lynn Rosetti reviewed a presentation for this request, including exhibits. Her presentation is part of the meeting record. She reviewed the staff findings and their recommendation for approval of the permit. The Board may impose up to a 30 days stay to discuss preservation incentives or demolition alternatives with the applicant.

Member Loughery explained to the applicant that this Board does not have the ability to stop the demolition, and the applicant chose not to speak.

Motion: Member Loughery moved and Vice Chair Hurley seconded to approve the Certificate of Appropriateness for Case No. 23008 without a stay; the motion passed unanimously.

c. Design Review #23005: 108 21st Ave.

Senior Planner Brandon Berry explained this is the companion review for 108 21st Avenue. He reviewed a presentation detailing the design review including renderings, layout, site plans, and landscaping plans. The presentation is part of the meeting record. He reviewed the additional requirements for zoning approval and staff recommendations for approval. A letter in opposition was received from a neighbor.

Jim Wehner, St. Pete Beach Consulting Architect, explained the staff review process and details of the design review as outlined in the staff report which was included in the meeting packet.

Applicant representative Nate Meyer of NJM Architects appeared and answered Board questions regarding ceiling heights, pool variance, and windows. Staff also answered questions during this time regarding setbacks, mass of the structure, and variances. Assistant City Attorney McConnell reminded the Board members that they are relying on expert testimony of their own architect.

Motion: Member Loughery moved, and Member Micklitsch seconded to accept the design proposed under Case No. 23005 after the applicant successfully addresses the four mandatory items provided in the staff report and the four remaining recommendations with any additional review handled by staff; the motion passed unanimously.

d. Certificate of Appropriateness for Demolition Case No. 23007 - 2701, 2703, & 2707 Pass-a-Grille Way

Ms. Rosetti reviewed a detailed presentation for this case, including exhibits. She reviewed details of the three homes on the property as part of her presentation, which is part of the meeting record. Ms. Rosetti spoke on some of the points included in her detailed staff report, which was included in the meeting packet. She noted that this request is part of a 2022 Settlement Agreement between the property owner and the City. Staff recommendation was for approval of the requested Certificate of Appropriateness for Demolition.

Applicant's Attorney Katie Cole of Hill, Ward, Henderson appeared. She indicated that a presentation had been submitted which detailed the evidence supporting the demolition even absent any settlement agreement. The Board's review is for demolition approval only today. Demolition does not include the dock. The Board may impose a stay.

The Board asked questions of Ms. Cole to assist in their determination. There was no public comment.

Motion: Member Loughery moved, and Vice Chair Hurley seconded to approve the requested Certificate of Appropriateness for the Demolition (Case No. 23007) of residential structures at 2707 (2701, 2703, 2707) Pass-a-Grille Way as requested with no stay; the motion passed unanimously.

e. Vina Del Mar Bridge Lightpoles

Chief Operating Officer Jennifer McMahon explained that the existing lights on the bridge cannot be saved due to significant age and weather-related damage. There are temporary lights there now for safety. Staff has been researching replacement options. Communication and sample photos had been sent to the Vina Del Mar (Vina) Board President in February; the response was in favor of black poles similar to the new lights in Pass-a-Grille.

Nicole Kurant, Public Works Engineer, reviewed a presentation showing various replacement options. Her presentation is part of the meeting record. She explained the constraining factors and noted that no 'off the shelf' poles will fit the footprint and they will need to be customized. Once the Board chooses an option, she would secure estimates and bring to the City Commission for further review. The Board asked questions regarding the options including repair and replacement options that had been investigated.

Member Micklitsch shared some of the feedback she had received from Vina residents; they had not been made aware of the presentation that was sent to the Vina President.

Anda Shannon of 262 Hermosita Drive gave public comment that input on the lights should be from Vina residents, not just this Board. She provided some photos of samples from other fabricators that she has investigated on her own. Board members asked questions. Ms. McMahon suggested she give her designs to Ms. Kurant/Public Works.

It was determined to table this item until the next meeting to allow staff to investigate and allow Vina residents to meet separately.

Lisa Wright of 78th Avenue and Turtle Trackers gave public comment regarding sea turtle lighting standards and the Pinellas County protection ordinance.

Motion: Member Loughery moved, and Member Micklitsch seconded to continue this item until the May meeting to allow staff look into options and give Vina Del Mar residents more time for their input; the motion passed unanimously.

f. Pass-a-Grille Fire Station design Preference

Assistant City Manager and CFO Vince Tenaglia explained the ongoing process of the renovation of Fire Station 22 over the last few years. The City is chasing grant funding for half of the cost; $2 million is readily available and funded. The City is proceeding with preliminary plans; a formal RFP was issued a couple of years ago and former Board Chair Marone was on the evaluation Committee. Sweet Sparkman Architecture was selected on their qualifications, proposal and experience in historic areas. Two preliminary renderings are available for Board input/recommendations.

Mr. Tenaglia introduced Architect Todd Sweet and Project Designer Cole Mears. This is a pre-design Project. Mr. Sweet explained that this property is not in the Overlay District, but historic conformity is important to the character and integration into the area. Mr. Sweet cited some of the other historic projects the firm has completed. A 3-D model was presented, and Mr. Mears reviewed a complete presentation of two options, which is part of the meeting record. Mr. Mears answered Board questions regarding compliance with the District and Overlay, setbacks, and other concerns throughout. Option B would require additional parking and some variances.

Board discussion ensued. Member Loughery favored Option A for its fit with the scale and aesthetic of the area. Fire Chief Kilpatrick added comments and indicated that Option A would include community space, which is preferred.

Contract Architect Jim Wehner addressed some of the variances that would be required.

Motion: Member Hockensmith moved, and Member Loughery seconded the recommendation of Pass-a-Grille Fire Station Option A from the presentation to the City Commission; the motion passed unanimously.

Chair Hurley called a short recess at 4:59 PM and reconvened the meeting at 5:04 PM.

g. Policy Change Resolution

Ms. McMahon introduced Nancy Bostock, a consultant to the City. Ms. Bostock explained that she was tasked with looking at 20 years of history on the Board's roles and authorities. She had reviewed the City Charter, ordinances, LCD, Comprehensive Plan, proclamations, and 400 meeting videos. There was no evidence of lost documents or grant of expansion of authority that went under the radar. Everything has been codified. Code Section 22-211 is basically unchanged since its inception. She explained the spreadsheet of her findings that were included in the packet. She complimented this Board on their consistency on procedure and effectiveness. She provided an additional document outlining the four actions this Board can take for their review; it is part of the meeting record.

Ms. McMahon asked for Board comment on the nine recent policy change items on page 153 in the packet, that would be eligible for inclusion in the resolution. Any decision will go to the City Commission for final approval.

Mr. McConnell will combine these elements into resolution form for Board review and finally as a permanent written record.

Motion: Member Loughery moved, and Member Hockensmith seconded to recommend that Staff draft a resolution addressing the listed recent policy changes and return it to this Board for consideration; the motion passed unanimously.

5. Discussion Items

a. (Added) Maps

Member Loughery asked staff to provide the most current copies of the PAG Overlay, and Historic District maps in order to present them here, to show what areas are/are not in the Historic District, comparatively. He would like as a discussion item for next month. The Board concurred.

b. (Added) 9th Avenue Park

Vice Chair Hurley asked for an update on the 9th Avenue Park plans and any updates. Ms McMahon explained that with resident input in mind, the City has pivoted and focused on intersections with pavers and pedestrian friendliness. Washingtonian palms will be added to the right of way across from the park, and only dead trees will be removed. Soil mitigation is being conducted to check the condition. An updated design will hopefully be available next month. Not a lot will be done to the shuffleboard area. Ms. McMahon indicated that any questions may be sent to her.

6. Informational Items

a. Gulf Beaches Historical Museum stabilization

Ms. Rosetti explained that the Gulf Beaches Museum came forward to ask for Certificate of Appropriateness for renovations. Discussions with the County regarding the barracks and stabilization work is required. She showed the scope of work which was included in the meeting packet. They would like to get started prior to the rainy season. Staff anticipate a Certificate of Appropriateness application for siding and window replacement at a forthcoming meeting.

Motion: Member Loughery moved, and Vice Chair Hurley seconded to allow the City to issue building permit for first five items on scope of work; the motion carried unanimously.

b. New Residence: 1703 Pass-a-Grille Way

Mr. Berry showed some of the plans from the meeting packet regarding this new residence, which will be built to the RLM-2 District standards.

Following the last item, Mr. McConnell reviewed what items should be included in the next meeting: lights for Vina Del Mar bridge, Pass-a-Grille maps, and a draft resolution.

Ms. McMahon reported that approval was received today from the Department of Environmental Protection to remove the problematic dune crossover at 4th Avenue and replace with steps from the wall to avoid safety issues. Work by City staff will begin on Monday and all parking lots south of 4th Avenue will be closed off. Work should be done by Thursday.

7. Adjournment/Next Meeting – May 4, 2023

The Chair adjourned at the meeting at 5:47 PM.

These minutes will be considered for approval at the May 4, 2023 Historic Preservation Board meeting.

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request: I motion to approve certificate of appropriateness case number 23028 and FEMA variance case number 23029.

Strategic Objective:

Date: May 4, 2023

Prepared By: Lynn Rosetti, Consultant

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a certificate of appropriateness for exterior renovations including installation of new siding, replacement of framing, and replacing existing windows with Hurricane-compliant windows.

Funding: N/A

Attachments:

1. 23028-23029 113-115 10th Avenue HPB COA - FEMA Var 5-4-2023
2. COA 23028 Attachments
3. COA 23029 Attachments
4. Cases 23028 & 23029 Building Footprint and Substantial Improvement Data

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

Certificate of Appropriateness / Related FEMA Variance Case Number 23028 & 23029
Property Owner: Pinellas County
Meeting Date: May 4, 2023
Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning and Zoning Department

REQUEST	The property owner is requesting a Certificate of Appropriateness and related FEMA Variance for the Pinellas County Gulf Beaches Museum complex consisting of the Museum, barracks, and cottage.
SUBJECT PROPERTY	113 – 115 10th Avenue (Museum, Barracks, and Cottage complex) Morey Beach, Block 4, Lot 18 & 19 (This request is limited to that portion of Lot 18 relating to the Museum Barracks located behind and attached to the Museum at 115 10th Avenue). Parcel I.D. #19-32-16-58932-004-0180
LAND USE / ZONING	RLM-2 / PAG
YEAR BUILT	Museum building circa 1917 (originally a church) and Army Barracks which was moved to the property and attached to the rear of the Church in 1946).
HISTORIC STATUS	Contributing structure within the Pass-a-Grille National Register Historic District, Florida Master Site File # 8PI00954. Previously locally landmarked with 115 10th Avenue (Museum) prior to City becoming a Certified Local Government.
SURROUNDING AREA	North – Alley and Residential South – 10th Avenue / Pass-a-Grille Park East – Pinellas County Gulf Beaches Museum Cottage West – Single-family Residential

BACKGROUND and ANALYSIS

The Pinellas County Gulf Beaches Historical Museum, Barracks, and Cottage is a Pinellas County owned Museum complex located in the Pass-a-Grille National Register Historic District. With respect to this proposed Certificate of Appropriateness and FEMA Variance case, only the Barracks portion is being proposed for rehabilitation. No work is being proposed for the Museum portion at this time. The Cottage (constructed in 1925) was approved for renovation through the COA/FEMA Variance process in 2020.

Historically, the Museum complex is made up of three distinct buildings: the Museum building built in 1917 was formerly the Union Church of Pass-a-Grille; the Barracks addition was an Army Barracks

building that was relocated from the southern portion of Long Key (tip of Pass-a-Grille) in 1946 by the church and attached to the rear of the Church building; and the Cottage used as an accessory residential building was purchased by the Church in the 1950's.

The Church sold the buildings in 1961 to Joan Haley, a Washington D.C. retiree, for use as her private residence until her death in 1989. Ms. Haley left her property to Pinellas County in her will. Ultimately, Pinellas County turned this property into the Pinellas County Gulf Beaches Historical Museum and Cottage which opened in 1993. On March 1, 1997, this complex was granted a Local Historic Designation in 1997 prior to the City becoming a Certified Local Government (CLG). Once St. Pete Beach became a Certified Local Government, the regulations were modified and in order to seek a variance to the FEMA substantial improvement (50%) rule, the property required Local Historic Designation "at the time the City was a Certified Local Government." Therefore, this entire Museum complex was re-designated on October 1, 2020, by the Historic Preservation Board, making the property eligible to seek FEMA Variances.

This applicant is currently proposing to rehabilitate the Museum Barracks addition due to deterioration and the need to weatherproof this portion of the overall building. The extent of the work being proposed is listed below. Please note that on April 6, 2023, the Historic Preservation Board approved Items 1 – 5 to be allowed to commence with the appropriate building permits due to the deteriorated condition of the Barracks amid concerns regarding the upcoming rainy season. The application states that "the existing condition of the exterior walls has created a moisture issue for the historic documents stored in this facility along with the current structural weakness of the exterior bearing walls." Therefore, Pinellas County is keen on weatherproofing and reinforcing the structural integrity of the Museum Barracks addition which is used for exhibits, the storage of museum collections, office space, and restroom facilities.

The applicant provided a list of the anticipated rehabilitation activities which are as follows:

- Item 1 – Remove existing wood siding from exterior walls
- Item 2 – Inspect and replace any wall framing showing rot.
- Item 3 – Install new R13 wall batt insulation in all exterior walls.
- Item 4 – Install new ½" thick CDX Plywood to existing walls.
- Item 5 – Protect with liquid applied Waterproofing membrane on all new plywood.
- Item 6 – Install exterior wall siding as determined by the Preservation Board. Applicant is suggesting Hardie Artisan Siding.
- Item 7 – Remove and replace existing windows with new Hurricane code units. Applicant is suggesting Series SH-7800 (Fin Frame Aluminum Single Hung Window – L.M.I.)

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The estimated cost of this rehabilitation is $55,000. According to the Pinellas County Property Appraiser the value allocated to the structure would allow improvements not to exceed $56,740 based on the 50% rule. This is slightly over the estimated valuation of the improvements. In addition, the City's Building Department requires a 10% contingency to allow for cost overruns.

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.

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 use of this property will remain the same and continue as part of the Gulf Beaches Historical Museum. The Barracks addition to the Museum provides for exhibits, collections storage, office space, and restroom facilities. Historically, the World War II Army Barracks was relocated from the southern end of Long Key in 1946 and was added to the Museum site (then the Pass-a-Grille Beach Community Church).*

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 proposed scope of work is included on page 2 of this report. According to the application, the existing wood siding on the exterior walls will be removed and replaced (Hardie board proposed), replace any wall framing showing rot, install new insulation in all exterior walls, install plywood to existing walls, apply a waterproof membrane to the plywood, install new exterior siding (Hardie board shown in specs), and remove and replace existing windows with hurricane code units.*

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. *Not applicable. The applicant will not be adding any historical features from other properties.*

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *The frame Museum Barracks addition will continue to be used for exhibits, collections storage, office space, and restrooms. Hardie board is proposed to replace the exterior clapboard for a similar appearance.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *The Barracks portion of the museum will continue to be used as part of the Historic Museum. New materials will help to weatherproof and stabilize the building. The exterior materials being replaced are not original materials. Hardie board is proposed to be used on the exterior and continue to give the appearance of clapboard.*

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. *See description in the COA application. The exterior materials are deteriorated and much does not appear to be original to the building. The current conditions affect the ability to climate control the interior of*

the Barracks addition and as such are potentially damaging to the museum collections. Once completed the exterior is anticipated to give a similar appearance to what currently exists.

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. *No chemical or physical treatments that would cause damage to historic materials are proposed for this project.*

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *The applicant noted that no earth disturbing activity is anticipated for this project. However, should any archaeological resources be discovered, proper notification, preservation, and protection shall be undertaken.*

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. *No new additions are planned for this property.*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *No new additions or adjacent construction is planned for this property.*

LDC Sec. 28.18 – <u>Additions and modern equipment</u>, 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 for this project.*

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.** *Not applicable for this project.*

3. **Additions shall be attached to the rear and/or to the side of the original structure.** *Not applicable for this project.*

4. **Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.** *According to the application, the existing window air conditioning units are to be removed. The existing central HVAC condenser units and electrical service will remain in their current location in the rear of the building.*

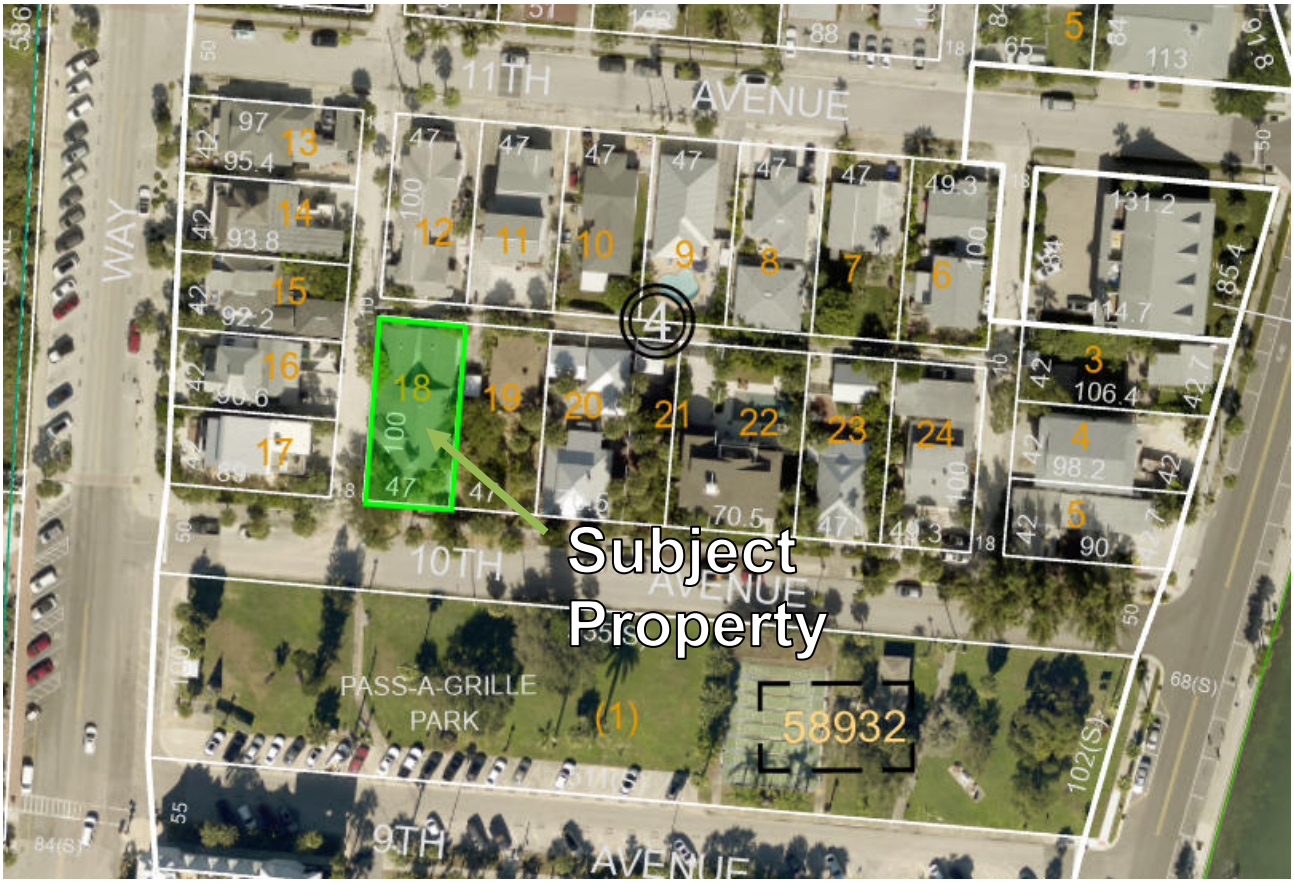
LDC Sec. 28.16 – <u>Variance from floodplain management regulations</u>, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances for properties designated by the city at the time the city was a certified local government and certified by the Secretary of the Interior of the United States as a contributing property. The Historic Preservation Board may grant this variance upon a finding that:

1. **The variance will not preclude the structure's continued designation as a historic structure.** *The variance will not preclude the structure's continued designation as a historic structure. The work being undertaken is primarily to weatherproof and replace deteriorated portions of the existing Barracks addition to the Gulf Beaches Historical Museum. The overall appearance will respect the integrity of the existing building and will allow its continued use as part of the Museum.*

2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** *In this proposal, the overall exterior look and function of the Barracks addition will not change except to remove the appearance of a deteriorating building. The requested variance to the FEMA 50% Rule will allow for the preservation of the historic character and design of the original structure.*

<u>Recommendation</u>: The proposed Certificate of Appropriateness and related FEMA Variance are consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness and FEMA variance from the floodplain management regulations as requested.

Aerial Photograph



St. Pete Beach
The Sunset Capital of Florida

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.

St. Pete Beach
The Sunset Capital of Florida

Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 23028

Property Owner Name & Address

PINELLAS COUNTY GOVERNMENT
315 COURT ST,
CLEARWATER FL 33756-5165

Phone _____

Email Address _____

Agent or Representative Name & Address

Paul Cozzie
Director, Parks & Conservation Resources
12520 Ulmerton Road, Largo FL 33774

Phone (727) 582-2502

Email Address pcozzie@pinellas.gov

Property Address, Legal Description, Parcel ID

113-115 10th Ave, St. Pete Beach
18 19 BLK 4 MOREY BCH PL H1/102
19-32-16-58932-004-0180

Is the property part of a previously approved development proposal? [X] Yes [ ] No

If yes, provide the case number(s) # 20052, 20053, 20054

TYPE OF REQUEST

------ Alteration of building/structure
------ New Construction
------ Addition
x Rehabilitation
------ Relocation
------ Demolition

PROPOSED USE

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

Estimated Cost of Work: $55,000

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 use of this property will not change. It will continue to be used as the Gulf Beaches Historical Museum. Specifically, the WWII era frame barracks building was relocated to the site during its use as a church and attached to the rear of the masonry building. The previous owner donated the property to Pinellas County with the stipulation that the building always be used as a museum. The church portion of the building is used as an exhibit area and the barracks addition is used for exhibits, collections storage, office space, and restroom facilities.

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.**

   See attachment for the proposed scope of work and response to this criterion.

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.**

   No conjectural features or elements from other historic properties are proposed for this project.

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

   The frame barracks addition, associated with the original use of the property as a church, was relocated to the church property in 1946. The frame building, said to have been located at the south end of the barrier island, appears to have been divided in two (note the parallel gables) and attached to the rear of the masonry church. The frame addition will continue use as part of museum operations.

5. **Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.** It appears likely that the window sashes original to the barracks were replaced with aluminum awning windows by the church after the structure was relocated. It also seems apparent that several windows were added by the church due to the lack of surrounds on some openings. Furthermore, since the barracks building was divided in two, the structure would have been resided with the existing wood drop siding. For these reasons, the current windows and siding are not original to the use of the structure as a military barracks.

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

   The existing wood siding has deteriorated to a point whereby weather-tight integrity of the frame portion of this building has already been compromised and the structural integrity is currently threatened. These conditions also negatively effect the ability for climate control systems to maintain proper temperature and humidity levels for museum collections. The situation is severe enough to warrant replacement of the existing windows and siding. Also, since it appears that the siding and windows were not original to the barracks building, the applicant requests that new tight-fitting windows and a durable, weather-resistant fiber cement or fly ash polymer siding be allowed to ensure proper protection and climate control for collections storage.

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.**

   No chemical or physical treatments that would cause damage to historic materials are proposed for this project.

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

   No earth disturbing activity that would disturb archaeological resources is proposed for this project.

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.**

   Since it appears that the siding, windows, and certain window openings are not original to the barracks building, exterior alterations proposed in the scope of work will not destroy historic materials, features, or spatial relationships that characterize the property. However, without evidence to the contrary, new work will result in an appearance similar to the material and features being replaced.

10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

    No new additions or new construction are proposed at this time.

LDC Section 28.18 – <u>Additions and modern equipment</u>, 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 for this project.

2. **Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

   Not applicable for this project.

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

   Not applicable for this project.

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

   Window air conditioning units shall be removed; the existing central HVAC condenser units and electrical service will remain in the current locations at the rear of the building.

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 HARDIE® ARTISAN SIDING
Windows Series "SH-7800 (Fin Frame)" Aluminum Single Hung Window – L.M.I.
Doors NA
Roofing NA
Entrances/Porches NA

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 — DIRECTOR PINELLAS COUNTY PARKS & CONSERVATION RESOURCES

4.16.2023
Date

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/building

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

NOTICE OF ACCEPTANCE (NOA)

Lawson Industries, Inc.
8501 NW 90 Street
Medley, FL 33166

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/ or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "SH-7800 (Fin Frame)" Aluminum Single Hung Window – L.M.I.

APPROVAL DOCUMENT: Drawing No. **L7800-0801**, titled "Series-7800 Single Hung Fin Frame Impact Window", sheets 1 through 4 of 4, dated 03/31/08, with revision **E** dated 07/31/20, prepared by manufacturer, and signed and sealed by Thomas J. Sotos, P.E., bearing the Miami–Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami–Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/ or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA **revises NOA No. 18-0911.07** and consists of this page 1 and evidence pages E-1, E-2, E-3 and E-4, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**

MIAMI-DADE COUNTY APPROVED

10/02/20

NOA No. 20-0813.08
Expiration Date: November 06, 2023
Approval Date: October 08, 2020
Page 1

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's

A. DRAWINGS

1. Manufacturer's die drawings and sections.
   (Submitted under NOA No. 08-0527.18)
2. Drawing No **L7800-0801**, titled "Series-7800 Single Hung Fin Frame Impact Window", sheets 1 through 4 of 4, dated 03/31/08, with revision **D** dated 11/01/17, prepared by manufacturer, signed and sealed by Thomas J. Sotos, P.E.
   (Submitted under NOA No. 17-1212.18)

B. TESTS

1. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
   2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung fin window, prepared by Hurricane Engineering & Testing, Inc., Test Report No. **HETI-08-2083**, dated 03/14/08, signed and sealed by Candido F. Font, P.E.
   (Submitted under NOA No. 08-0527.18)
2. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
   2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung fin window, prepared by Hurricane Engineering & Testing, Inc., Test Report No. **HETI-08-2084**, dated 03/14/08, signed and sealed by Candido F. Font, P.E.
   (Submitted under NOA No. 08-0527.18)
3. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
   2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung fin window, prepared by Hurricane Engineering & Testing, Inc., Test Report No. **HETI-08-2015**, dated 01/15/08, signed and sealed by Candido F. Font, P.E.
   (Submitted under NOA No. 08-0527.18)
4. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
   2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
   along with marked-up drawings and installation diagram of an aluminum single hung fin window, prepared by Hurricane Engineering & Testing, Inc., Test Report No. **HETI-08-2016**, dated 01/15/08, signed and sealed by Candido F. Font, P.E.
   (Submitted under NOA No. 08-0527.18)

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 20-0813.08
Expiration Date: November 06, 2023
Approval Date: October 08, 2020

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's (CONTINUED)

B. TESTS (CONTINUED)

5. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94
2) Uniform Static Air Pressure Test, Loading per FBC, TAS 202-94
3) Water Resistance Test, per FBC, TAS 202-94
4) Forced Entry Test, per FBC 2411.3.2.1, and TAS 202-94
along with marked-up drawings and installation diagram of an aluminum single hung fin window, prepared by Hurricane Engineering & Testing, Inc., Test Report No. **HETI-07-4324**, dated 01/15/08, signed and sealed by Candido F. Font, P.E.
(Submitted under NOA No. 08-0527.18)

6. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94
2) Cyclic Wind Pressure Loading per FBC, TAS 203-94
along with marked-up drawings and installation diagram of an aluminum single hung fin window, prepared by Hurricane Engineering & Testing, Inc., Test Report No. **HETI-07-4325**, dated 01/15/08, signed and sealed by Candido F. Font, P.E.
(Submitted under NOA No. 08-0527.18)

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with FBC, dated 05/16/08 and 07/07/08, prepared by manufacturer, signed and sealed by Thomas J. Sotos, P.E.
(Submitted under NOA No.12-0127.13)

2. Glazing complies with **ASTM E1300-04/09**

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER).

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **17-1114.14** issued to **Kuraray America, Inc.** for their "**Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers**" dated 01/18/18, expiring on 07/08/19.

2. Notice of Acceptance No. **17-0712.05** issued to **Eastman Chemical Company (MA)** for their "**Saflex Clear and Color Glass Interlayers**" dated 09/07/17, expiring on 05/21/21.

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 20-0813.08
Expiration Date: November 06, 2023
Approval Date: October 08, 2020

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's (CONTINUED)

F. STATEMENTS

1. Statement letter of conformance, complying with **FBC 6th Edition (2017)** and of no financial interest, issued by manufacturer, dated January 22, 2018, signed and sealed by Thomas J. Sotos, P.E.
   (Submitted under NOA No. 17-1212.18)
2. Statement letter dated 01/22/18 of the editorial drawing changes issued by Lawson Industries, Inc., signed by Nelson Erazo, Senior Design Engineer.
   (Submitted under NOA No. 17-1212.18)
3. Department of State Certification of **LAWSON INDUSTRIES, INC.** as a for profit corporation, active and organized under the laws of the State of Florida, dated 04/11/14 and filed at the Secretary of State.
   (Submitted under NOA No. 14-0908.09)
4. Notification of Successor Engineer for manufacturer's NOA document per **Section 61G15-27.001** of the **Florida Administrative Code**, notifying original engineer that the successor engineer is assuming full professional and legal responsibility for all engineering documents pertaining to the NOA No. **08-0527.18**, dated 02/27/09, signed and sealed by Thomas J. Sotos, P.E.
   (Submitted under NOA No. 12-0127.13)
5. Laboratory compliance letter for Test Reports No. **HETI-08-2083, HETI-08-2084, HETI-08-2015, HETI-08-2016, HETI-07-4324** and **HETI-07-4325**, all issued by Hurricane Engineering & Testing, Inc., dated from 01/15/08 through 03/14/08, signed and sealed by Candido F. Font, P.E.
   (Submitted under NOA No. 08-0527.18)
6. Proposal No. **07-2527** issued by the Product Control, dated 03/29/07, signed by Manuel Perez, P.E.
   (Submitted under NOA No. 08-0527.18)

G. OTHERS

1. Notice of Acceptance No. **17-1212.18**, issued to Lawson Industries, Inc. for their Series "SH-7800 (Fin Frame)" Aluminum Single Hung Window – L.M.I., approved on 02/08/18 and expiring on 11/06/18.

Manuel Perez

Manuel Perez, P.E.
Product Control Examiner
NOA No. 20-0813.08
Expiration Date: November 06, 2023
Approval Date: October 08, 2020

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

2. NEW EVIDENCE SUBMITTED

A. DRAWINGS

1. Drawing No **L7800-0801**, titled "Series-7800 Single Hung Fin Frame Impact Window", sheets 1 through 4 of 4, dated 03/31/08, with revision **E** dated 07/31/20, prepared by manufacturer, signed and sealed by Thomas J. Sotos, P.E.

B. TESTS

1. None

C. CALCULATIONS

1. None.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **19-0305.02** issued to **Kuraray America, Inc.** for their "**Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers**" dated 05/09/19, expiring on 07/08/24.
2. Notice of Acceptance No. **20-0622.01** issued to **Eastman Chemical Company (MA)** for their "**Saflex PVB Clear and Color Glass Interlayers**" dated 08/06/20, expiring on 05/21/21.

F. STATEMENTS

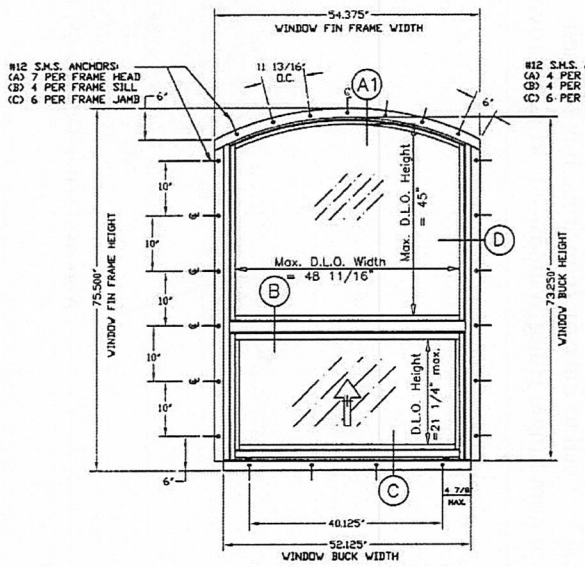
1. Statement letter of conformance, complying with **FBC 7th Edition (2020)**, dated August 03, 2020, issued by the manufacturer, signed and sealed by Thomas J. Sotos, P.E.

G. OTHERS

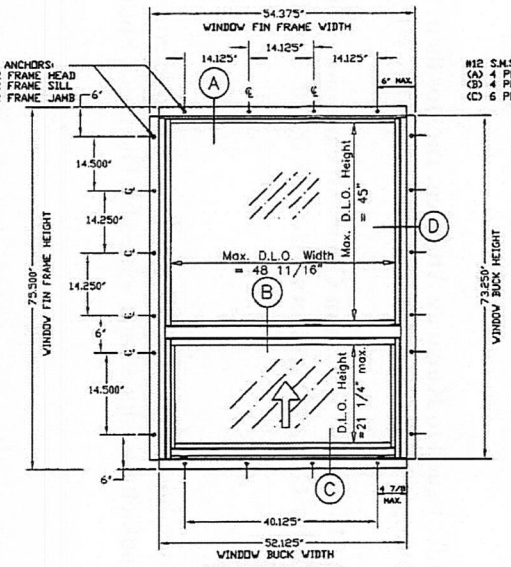
1. Notice of Acceptance No. **18-0911.07**, issued to Lawson Industries, Inc. for their Series "SH-7800 (Fin Frame)" Aluminum Single Hung Window – L.M.I., approved on 10/11/18 and expiring on 11/06/23.

Manuel Perez

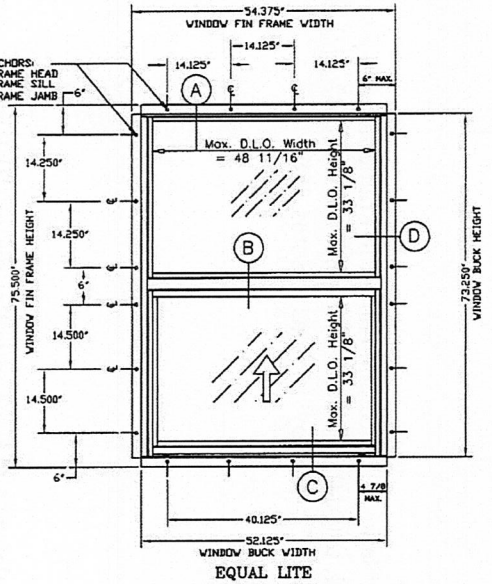
Manuel Perez, P.E.
Product Control Examiner
NOA No. 20-0813.08
Expiration Date: November 06, 2023
Approval Date: October 08, 2020



UN-EQUAL LITE RADIUS
ELEVATION



UN-EQUAL LITE
ELEVATION

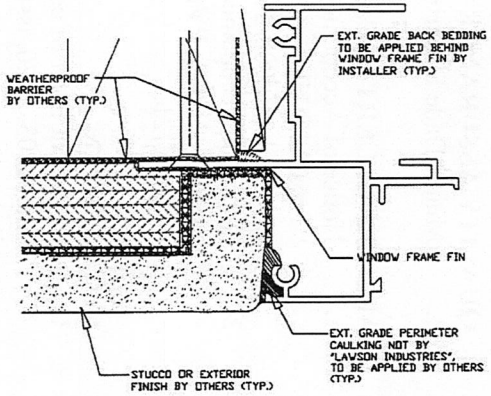


EQUAL LITE
ELEVATION

SERIES-7800 SINGLE HUNG IMPACT WINDOW - FIN FRAME

General Notes:

1.) THIS WINDOW SYSTEM IS DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE (2017-6th Edition & 2020-7th Edition) INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ) AND ASTM 1300-98. THIS PRODUCT IS IMPACT RESISTANT.
2.) 2 X WOOD BUCKS SHALL BE INSTALLED AND ANCHORED SO THAT THE BUILDING RESISTS THE SUPERIMPOSED LOADS IN ACCORDANCE WITH REQUIREMENTS OF F.B.C. & TO BE REVIEWED BY BUILDING OFFICIAL.
3.) ANCHORS SHOWN ABOVE ARE AS PER TEST UNITS. ANCHORS ON ALL WINDOW SIZES ARE NOT TO EXCEED THESE MAXIMUM SPACINGS ON CENTER (O.C.).
4.) ANCHOR CONDITIONS NOT DESCRIBED IN THESE DRAWING'S ARE TO BE ENGINEERED ON A SITE SPECIFIC BASIS, UNDER SEPARATE APPROVAL AND TO BE REVIEWED BY BUILDING OFFICIAL.
5.) WINDOWS ARE QUALIFIED FOR USE WITH SINGLE GLAZE LAMINATED GLASS TYPES TABULATED HEREIN (SEE SHEET #3).
6.) WINDOWS ARE QUALIFIED FOR USE WITH DOUBLE GLAZE LAMINATED INSULATED GLASS TYPES TABULATED HEREIN (SEE SHEET #3).
7.) SEE SHEET 3 FOR LOCK DETAILS & OPTIONS.
8.) SEE SHEET 3 FOR GLAZING DETAILS & OPTIONS AND DESIGN PRESSURES.
9.) WOOD OPENING SHALL BE PROTECTED WITH AN APPROVED MOISTURE RESISTANT WEATHERBARRIER (BY OTHERS), PRIOR TO WINDOW INSTALLATION. (SEE SHEET #1 FOR DETAIL)
10.) MATERIALS: INCLUDING BUT NOT LIMITED TO STEEL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF FLORIDA BUILDING CODE.
11.) EXT. & INT. FALSE COLONIAL MUNTINS ARE OPTIONAL & AND ARE APPLIED W/ SILICONE



WINDOW INSTALLATION DETAIL

WINDOW INSTALLATION NOTES:

1. THE WINDOW OPENING MUST BE PROTECTED WITH A CODE APPROVED FELT OR MOISTURE/WEATHER BARRIER, APPROX. 12" WIDE THROUGHOUT ENTIRE PERIMETER OF THE WINDOW MOUNTING FIN. (NOT BY LAWSON INDUSTRIES)
2. THE WINDOW FRAME FIN TO BE BACK-BEDDED W/ AN EXT. GRADE CAULK THROUGHOUT THE ENTIRE PERIMETER OF FIN BY WINDOW INSTALLER (TYP.)
3. THE EXPOSED EXT. PERIMETER OF THE WINDOW FRAME TO BE SEALED W/ AN APPROVED EXTERIOR GRADE CAULK BY OTHERS (TYP.)

PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 20-0813.08
Expiration Date: 11/06/2023
By: Manuel Perez
Miami-Dade Product Control

THOMAS J. SOTOS
PROFESSIONAL ENGINEER
FL. LIC. # 55225

LAWSON INDUSTRIES, INC.
8501 N.W. 90 ST.
MEDLEY, FLORIDA 33166
PH No. (305) 696-8660

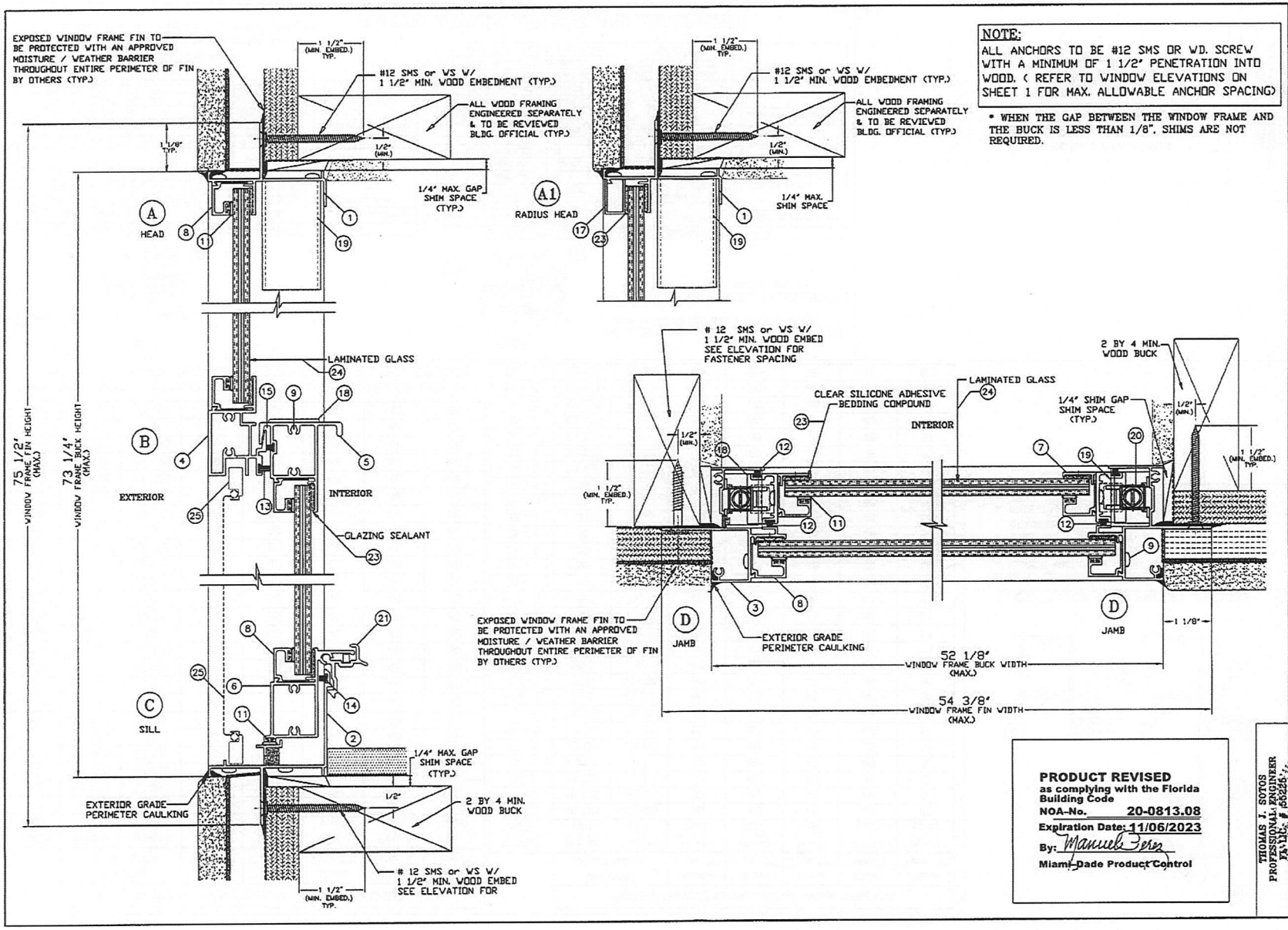
MANUFACTURER OF QUALITY ALUMINUM WINDOWS AND GLASS DOORS

SERIES-7800 SINGLE HUNG FIN FRAME IMPACT WINDOW

APPROVED ELEVATIONS, CONFIGURATIONS AND NOTES

Product Reference Number:	Drawing Number: L7800-0801	Sheet: 1 OF 4	Revision #:
Revision Notes: B. Revised to Comply w/ 2010 FBC	C. Revised to Comply w/ 2014 FBC	D. Revised to Comply w/ 2017 FBC	E. Revised to Comply w/ 2020 FBC
Drawn By: N. ERAZO	Date Drawn: 03-31-08	Revised By: N. Erazo	Date Revised: 07/31/20
Revision Level: E	Scale:		

STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER
T. J. SOTOS
No. 55225
DATE 08 2020



NOTE:
ALL ANCHORS TO BE #12 SMS OR WD. SCREW WITH A MINIMUM OF 1 1/2" PENETRATION INTO WOOD. (REFER TO WINDOW ELEVATIONS ON SHEET 1 FOR MAX. ALLOWABLE ANCHOR SPACING)

* WHEN THE GAP BETWEEN THE WINDOW FRAME AND THE BUCK IS LESS THAN 1/8", SHIMS ARE NOT REQUIRED.

PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 20-0813.08
Expiration Date: 11/06/2023
By: Manuel Perez
Miami-Dade Product Control

THOMAS J. SOTOS
PROFESSIONAL ENGINEER
FL LIC. # 65225

LAWSON INDUSTRIES, INC.
8501 N.W. 90 ST.
MEDLEY, FLORIDA 33166
PH No. (305) 696-8660

MANUFACTURER OF QUALITY ALUMINUM WINDOWS AND GLASS DOORS

SERIES-7800 SINGLE HUNG FIN FRAME IMPACT WINDOW

WINDOW VERTICAL AND HORIZONTAL CROSS SECTION, DETAILS & NOTES

Product Reference Number:	Drawing Number: L7800-0801	Sheet: 2 OF 4	Revision #:
Dream By: N. ERAZO	Date Drawn: 03-31-08	Revision Notes: B. Revised to Comply w/ 2010 FBC	
Revised By: N. Erazo	Date Revised: 07/31/20	C. Revised to Comply w/ 2014 FBC	
Revision Level: E	Scale:	D. Revised to Comply w/ 2017 FBC	
		E. Revised to Comply w/ 2020 FBC	

DATE

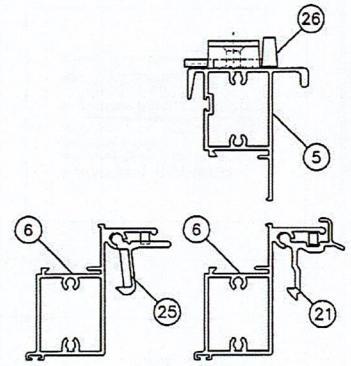
7800 FIN IMPACT SINGLE HUNG WINDOW - EQUAL LITE

CODE SIZE	WINDOW DIMENSIONS Width (in)	Height (in)	Glass Type "1" P(+/-) (psf)	Glass Type "2" P(+/-) (psf)	Glass Type "3" P(+/-) (psf)	Glass Type "4" P(+/-) (psf)	Glass Type "5" P(+/-) (psf)
12	18.125	25	60	60	46	46	60
13	18.125	37.375	60	60	46	46	60
14	18.125	49.625	60	60	46	46	60
14-5	18.125	57.125	60	60	46	46	60
15	18.125	62	60	60	46	46	60
16	18.125	73.25	60	60	46	46	60
H32	25.5	25	60	60	46	46	60
H33	25.5	37.375	60	60	46	46	60
H34	25.5	49.625	60	60	46	46	60
H34-5	25.5	57.125	60	60	46	46	60
H35	25.5	62	60	60	46	46	60
H36	25.5	73.25	60	60	46	46	60
22	36	25	60	60	46	46	60
23	36	37.375	60	60	46	46	60
24	36	49.625	60	60	46	46	60
24-5	36	57.125	60	60	46	46	60
25	36	62	60	60	46	46	60
26	36	73.25	60	60	46	46	60
32	52.125	25	60	60	46	46	60
33	52.125	37.375	60	60	46	46	60
34	52.125	49.625	60	60	46	46	60
34-5	52.125	57.125	60	60	46	46	60
35	52.125	62	60	60	46	46	60
36	52.125	73.25	60	60	46	46	60

Note: (*) WINDOWS WITH GLASS TYPES '4 & 5' INSTALLED ABOVE 30FT.IN THE HVHZ, THE I.G. EXTERIOR LITE SHALL BE TEMPERED.

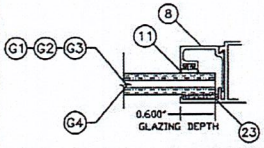
7800 FIN IMPACT SINGLE HUNG - VIEW WINDOW

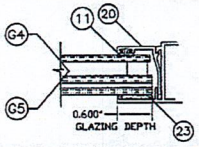
CODE SIZE	WINDOW DIMENSIONS Width (in)	Height (in)	Glass Type "1" P(+/-) (psf)	Glass Type "2" P(+/-) (psf)	Glass Type "3" P(+/-) (psf)	Glass Type "4" P(+/-) (psf)	Glass Type "5" P(+/-) (psf)
14 - 2	18.125	49.625	60	60	46	46	60
14 - 3	18.125	49.625	60	60	46	46	60
15 - 3	18.125	62	60	60	46	46	60
15 - 4	18.125	62	60	60	46	46	60
16 - 4	18.125	73.25	60	60	46	46	60
16 - 45	18.125	73.25	60	60	46	46	60
16 - 5	18.125	73.25	60	60	46	46	60
H34 - 2	25.5	49.625	60	60	46	46	60
H34 - 3	25.5	49.625	60	60	46	46	60
H35 - 3	25.5	62	60	60	46	46	60
H35 - 4	25.5	62	60	60	46	46	60
H36 - 4	25.5	73.25	60	60	46	46	60
H36 - 45	25.5	73.25	60	60	46	46	60
H36 - 5	25.5	73.25	60	60	46	46	60
24 - 2	36	49.625	60	60	46	46	60
24 - 3	36	49.625	60	60	46	46	60
25 - 3	36	62	60	60	46	46	60
25 - 4	36	62	60	60	46	46	60
26 - 4	36	73.25	60	60	46	46	60
26 - 45	36	73.25	60	60	46	46	60
26 - 5	36	73.25	60	60	46	46	60
34 - 2	52.125	49.625	60	60	46	46	60
34 - 3	52.125	49.625	60	60	46	46	60
35 - 3	52.125	62	60	60	46	46	60
35 - 4	52.125	62	60	60	46	46	60
36 - 4	52.125	73.25	60	60	46	46	60
36 - 45	52.125	73.25	60	60	46	46	60
36 - 5	52.125	73.25	60	60	46	46	60



LOCK (LATCH AND SWEEP) OPTIONS

1. BOTH EXTRUDED ALUMINUM AND PLASTIC LIFT HANDLE LOCKS ARE QUALIFIED FOR USE ON ALL WINDOWS.
2. BOTH DIE CAST AND NYLON CAM LOCKS ARE QUALIFIED FOR USE ON ALL WINDOWS.
3. ONLY TWO (2) LOCKS ARE REQUIRED PER EACH VENT.

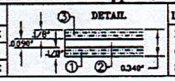




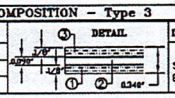
(*) 0.125" ANN. & HS. GLASS (OUTBOARD)
(NOT QUALIFIED FOR SMALL MISSILE IMPACT)

(**) 0.125" TEMPERED GLASS (OUTBOARD)
*(QUALIFIED FOR SMALL MISSILE IMPACT)

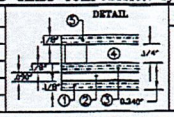
LAMINATED GLASS COMPOSITION – Type 1, & Type 2

ITEM	GLASS DESCRIPTION	DETAIL	LAMINATE DESCRIPTION
1	1/8" HEAT-STRENGHTENED GLASS		1- TROSIFOL PVB or 2- SAFLEX PVB
2	0.090" PLASTIC INTERLAYER		
3	1/8" HEAT-STRENGHTENED GLASS		

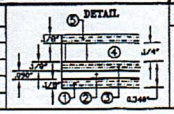
LAMINATED GLASS COMPOSITION – Type 3

ITEM	GLASS DESCRIPTION	DETAIL	LAMINATE DESCRIPTION
1	1/8" ANNEALED GLASS		SAFLEX PVB by: Eastman Chemical Co.
2	0.090" PLASTIC INTERLAYER		
3	1/8" ANNEALED GLASS		

INSULATED LAMINATED GLASS COMPOSITION Type 4

ITEM	GLASS DESCRIPTION	DETAIL	LAMINATE DESCRIPTION
1	1/8" ANNEALED GLASS (*), (**)		SAFLEX PVB by: Eastman Chemical Co.
2	0.090" PLASTIC INTERLAYER		
3	1/8" ANNEALED GLASS		
4	1/4" INSULATED AIR SPACE		
5	1/8" ANNEALED GLASS		

INSULATED LAMINATED GLASS COMPOSITION Type 5

ITEM	GLASS DESCRIPTION	DETAIL	LAMINATE DESCRIPTION
1	1/8" HEAT-STRENGHTENED GLASS		TROSIFOL PVB by: Kuraray America, Inc.
2	0.090" PLASTIC INTERLAYER		
3	1/8" HEAT-STRENGHTENED GLASS		
4	1/4" INSULATED AIR SPACE		
5	1/8" HEAT-STRENGHTENED GLASS		

Laminate Types & Options

(3) 1) Trosifol PVB by: Kuraray America Inc.
2) Saflex PVB by: Eastman Chemical Company

GLAZING DETAILS, OPTIONS AND DESCRIPTION

PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 20-0813.08
Expiration Date: 11/06/2023
By: Manuel Perez
Miami-Dade Product Control

THOMAS J. SOTOS
PROFESSIONAL ENGINEER
FL LIC. # 55225

LAWSON INDUSTRIES, INC.
8501 N.W. 90 ST.
MEDLEY, FLORIDA 33166
PH No. (305) 696-8660
MANUFACTURER OF QUALITY ALUMINUM WINDOWS AND GLASS DOORS

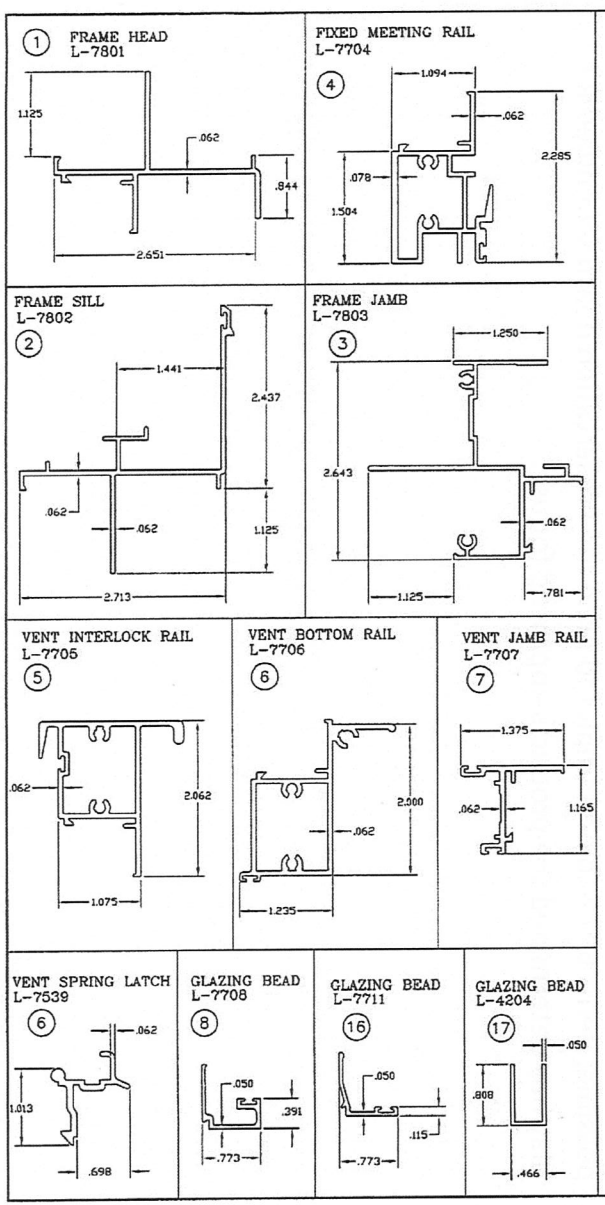
SERIES-7800 SINGLE HUNG FIN FRAME IMPACT WINDOW
DESIGN PRESSURES, GLAZING DETAILS & LOCK OPTIONS

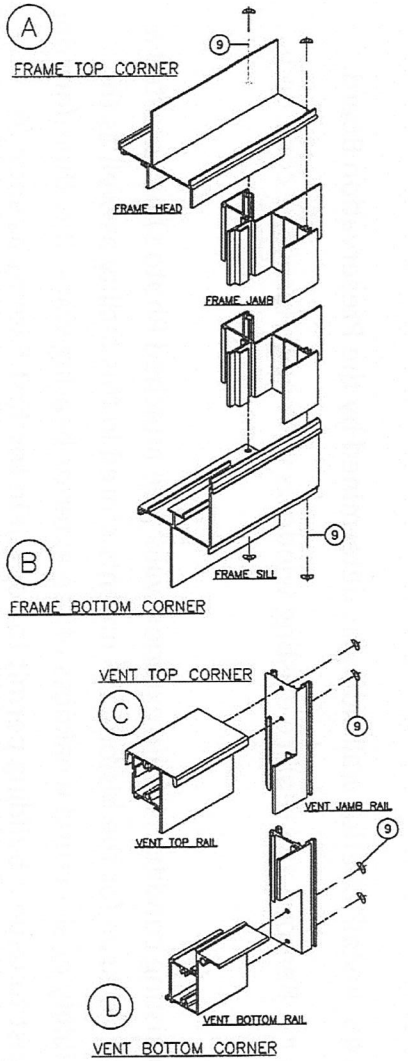
Product Reference Number: | Drawing Number: L7800-0801 | Sheet: 3 OF 4 | Revision #:

Revision Notes:
B. Revised to Comply w/ 2010 FBC
C. Revised to Comply w/ 2014 FBC
D. Revised to Comply w/ 2017 FBC
E. Revised to Comply w/ 2020 FBC

Drawn By: N. ERAZO | Date Drawn: 03-31-08
Revised By: N. Erazo | Date Revised: 07/31/20
Revision Level: E | Scale:

DATE





FRAME & SASH CORNER DETAILS

BILL OF MATERIALS

ITEM #	PART #	REQD.	DESCRIPTION	REMARKS
1	L-7801	1	FIN FRAME HEAD	6063-T6 ALUMINUM
2	L-7802	1	FIN FRAME SILL	6063-T6 ALUMINUM
3	L-7803	2	FIN FRAME JAMB	6063-T6 ALUMINUM
4	L-7704	1	FRAME FIXED MEETING RAIL	6063-T6 ALUMINUM
5	L-7705	1	VENT MEETING (TOP) RAIL	6063-T6 ALUMINUM
6	L-7706	1	VENT BOTTOM (LATCH) RAIL	6063-T6 ALUMINUM
7	L-7707	2	VENT JAMB (SIDE) RAIL	6063-T6 ALUMINUM
8	L-7708	AS REQ'D.	GLAZING BEAD (3/8")	6063-T5 ALUMINUM
9	FS-006	AS REQ'D.	FRAME ASSEMBLY SCREWS	#8 X 3/4" P.H. PHILLIPS
10	FS-040	AS REQD.	INSTALLATION SCREWS	#12 X 1 1/4" F.H./PHIL.
11	L-7531	AS REQ'D.	BULB VINYL WTS'P	1/4" DIA. BULB #3033
12	PWS-003	AS REQ'D.	FIN SEAL WEATHERSTRIP	.187"x.230"
13	PWS-005	AS REQ'D.	FIN SEAL WEATHERSTRIP	.187"x.350"
14	PWS-009	AS REQ'D.	FIN SEAL WEATHERSTRIP	.187"x.310"
15	HC-024-1	2	SELF ADHESIVE PILE PAD	1/4" X 1 1/2"
16	L-7711	AS REQ'D.	GLAZING BEAD	6063-T5 ALUMINUM
17	L-4204	AS REQ'D.	GLAZING BEAD	6063-T5 ALUMINUM
18	L-7723	1	SASH BALANCE CAM/GUIDE	(2 X VENT)
19	L-7725	2	RIGID VINYL SASH STOP	(2 X FRAME)
20	L-7727	2	BLOCK & TACKLE BALANCE	BSI Balance Systems
21	L-7539	2	VENT EXTRUDED LATCH	(2 X VENT)
22	L-7523	2	VENT LATCH SPRING	(1 x LATCH)
23	SM-5731	AS REQ'D.	GLAZING SILICONE	SM-5731
24	*	2	Laminated Glass	SEE GLAZING DETAILS
25	HC-057-1	2	VENT MOLDED LATCH	MOLDED NYLON
26	HC-058-1	2	VENT SWEEP LATCH	MOLDED NYLON
27	*	2	FRAME SILL FOAM GASKET	SELF ADHESIVE
28	HC-026-1	1	SCREEN FRAME & MESH	
29	L-7730	1	PRODUCT LABEL	
30	*	2	Assembly Joint Gasket	AT FRAME SILL
31	SM-5504	AS REQ'D.	JOINT SEALANT	SM-5504
32	*	AS REQ'D.	PERIMETER ACRYLIC CAULK	DSI POLYSEAMSEAL

PRODUCT REVISED
as complying with the Florida Building Code
NOA-No. 20-0813.08
Expiration Date: 11/06/2023
By: Manuel Perez
Miami-Dade Product Control

LAWSON INDUSTRIES, INC.
8501 N.W. 90 ST.
MEDLEY, FLORIDA 33166
PH No. (305) 696-8660

MANUFACTURER OF QUALITY ALUMINUM WINDOWS AND GLASS DOORS

SERIES-7800 SINGLE HUNG FIN FRAME IMPACT WINDOW

BILL OF MATERIALS, EXTRUSION DETAILS & CORNER ASSEMBLY DETAILS

Product Reference Number: | Drawing Number: L7800-0801 | Sheet: 4 OF 4 | Revision #:

Revision Notes:
B. Revised to Comply w/ 2010 FBC
C. Revised to Comply w/ 2014 FBC
D. Revised to Comply w/ 2017 FBC
E. Revised to Comply w/ 2020 FBC

Drawn By: N. ERAZO | Date Drawn: 03-31-08
Revised By: N. Erazo | Date Revised: 07/31/20
Revision Level: E | Scale:

THOMAS J. SOTOS
PROFESSIONAL ENGINEER
FL LIC. # 55225

DATE

Gulf Beach Museum Barracks Refurbishment

113 10th Avenue

St. Pete Beach, FL 33706

Project Scope of Work

Item #1. Remove existing Wood Siding from exterior walls

Item #2. Inspect and replace any wall framing showing rot.

Item #3. Install new R13 wall batt insulation in all exterior walls.

Item #4. Install new ½" thick CDX Plywood to existing walls.

Item #5. Protect with liquid applied Waterproofing membrane on all new plywood.

Item #6. Install exterior wall siding as determined by the Preservation Board.

Item #7. Remove and replace existing windows with new Hurricane code units.

The existing condition of the exterior walls (see attached Photo's) has created a Moisture issue for the historic documents stored in this facility as well as the possibility of structural weakness of the exterior bearing walls. It is therefore our request to issue a building permit to complete the first 5 items as soon as possible, items 6 & 7 to be completed once the Preservation board scheduled for May has determined the products approved for use.

St. Pete Beach
The Sunset Capital of Florida

Application for FEMA Variance

GENERAL INFORMATION:

Case Number 23029

Property Owner Name/Address

Pinellas County
315 Court Street
Clearwater, FL 33756

Phone

Email

Agent or Representative Name/Address

Paul Cozzie
Director, Parks & Conservation Resources
12520 Ulmerton Road, Largo FL 33774

Phone (727) 582-2502

Email pcozzie@pinellas.gov

Property Address, Legal Description, Parcel ID:

113-115 10th Ave, St. Pete Beach, FL 33706

Current Zoning: RLM-2 / PAG **Current Land Use:** Multi-Fam <10 Units (08) **Lot Area:** 47x100

Is the property part of a previously approved development proposal? [X] Yes [ ] No

If yes, provide the case number(s) Subject: Case# 20052, 20053, 20054

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

Please see narrative attached.

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.

Paul Cozzie

Signature of Applicant/Authorized Agent and Date

St. Pete Beach

The Sunset Capital of Florida

FEMA VARIANCE APPLICATION

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

PV I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

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

PV I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.

PV I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

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

PV I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, that:

(1) The variance will not preclude the structure's continued designation as a historic structure.

(2) The variance is the minimum necessary to preserve the historic character and design of the original structure.

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

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

Signature of Applicant/Authorized Agent and Date

1. Physical Description

Gulf Beaches Historical Museum, 115 10th Avenue

The primary structure, built as the Union Church of Pass-a-Grille in 1917, has architectural features and details reflecting a modest interpretation of the Gothic Revival style as found throughout Florida on rural and small-town churches of the period. Specific features indicative of the style include the front-facing, steeply pitched gable roof with eaves that have a substantial overhand; the offset gable-roofed entrance porch with exposed trusswork; the large, hexagonal bay on the west side and small, square bay with projecting gable on the east side, positioned in a manner reminiscent of a church transept; a double-leaf front entrance door; paired windows on the façade; and the frame bell cote added in 1937. This original section of the building is constructed of rusticated concrete block, allegedly made of sand and shell excavated from the beach, on top of a stem wall. A red pigment can be seen in the mortar joints. Windows consist of large, 1/1 double-hung wood sashes.

The frame rear addition, a former army barracks relocated to this site in 1946, is topped by a parallel gable roof with eaves that have no overhang. Walls sit on masonry piers and are covered with wood, drop siding. Window openings are small and filled with single-light, 1/1 aluminum sashes. A double-leaf door serves as a rear entrance.

The Cottage, 113 10th Avenue

The accessory dwelling, associated with the former church building since its purchase by the congregation in the 1950s, is of frame construction and displays architectural feature and details of vernacular origin. The house sits on piers and has a shallow-pitched, pyramidal roof with eaves that have a moderate overhang. An open, full-width porch with screened panels and a shed roof is located on the front of the structure. An open, partial -width porch with shed roof sitting atop a poured concrete cistern is on the rear. Walls are clad with wood shingles. Windows consist of 1/1 double-hung wood sashes with two (2) aluminum sash replacement windows in a square bay located at the rear.

2. Significance Statement

History of the Property

In 1913, the Reverend Milan Bertrand Williams, a well-known evangelist from the Midwest and winter resident of the newly incorporated beachside municipality of Pass-a-Grille, was among a group that started holding Sunday services at homes and hotels throughout the community. The following year a board of trustees was formed creating the non-denominational Union Church of Pass-a-Grille. In 1916, the group purchased a lot in the Morey Beach Subdivision from Lydia Miles, widow of Captain Ransom Miles, for $500. By 1917, the first church ever constructed on the barrier islands of Pinellas County had been built with Reverend Williams as its first pastor. This is the primary building located on the property today.

During the tenure of the second pastor, J. W. Girard, the bell cote and church bell were added to the edifice in 1937 (see Figure 1 below) as a donation by Fred Clark of Indian Rocks in memory of

his mother. In 1941 the congregation reorganized under its current name, Pass-a-Grille Beach Community Church. A 1-story frame building, used as army barracks during WWII at the southern end of Long Key, was acquired by the congregation and moved to the property in 1946 more than doubling the church's size. A vote by members in 1949 aligned the church with a denomination for the first time joining the national network of Congregational Christian Churches. The adjacent cottage was purchased by the congregation in the 1950s.

A new, larger church building was built at 107 16th Avenue and the congregation moved out of the old building in 1959. Joan Haley, a retiree from Washington DC, purchased the church building in 1961 and used it as her private residence until her death in 1989. Leaving the property to Pinellas County in her will, a group of dedicated volunteers restored the building and opened the Gulf Beaches Historical Museum in 1993.

Local Designation Criteria

The criteria outlined in Sec. 28.22 of the City of St. Pete Beach Land Development Code state that a building is considered eligible for designation if it possesses integrity of location, design, setting and materials. Both the museum (former church) and adjacent cottage meet these criteria in the following manner:

- Both buildings stand where they were originally built, thereby retaining integrity of location;
- Both buildings are true to their original architectural design--changes to the church including construction of the bell cote in 1937 and the addition of the former army barracks to the rear in 1946 were made during the period of significance for the historic district and, therefore, have acquired architectural significance in their own right;
- The setting for the two buildings along 10th Avenue remains relatively unchanged since development occurred between 1895, when the plat for Morey Beach Subdivision was created, and 1925 when the cottage was allegedly built; and
- Materials used in the construction of the former church (rusticated concrete block with wood details and trim) and the adjacent cottage (wood frame construction with shingles on the exterior) remain intact for the most part.

In addition, the history associated with or architectural appearance of the building must meet at least one of six criteria detailed in the code. This property appears to meet four of the six local designation criteria explained as follows:

<u>Criterion a:</u> [The resource] *Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States*.

- The former church building is significant for its religious association as a place of early community worship and as the first church structure constructed on the barrier islands of Pinellas County. The property continues its important community function as a local history museum established in 1993 conveying to residents and visitors the story of the Pass-a-Grille Historic District and City of St. Pete Beach.

Criterion c: [The resource] *Is associated with the life of a person who has played a significant role in our local, state or national history.*

- The Reverend Milan Bertrand Williams was a nationally-known evangelist, was recognized in political circles in the State of Kansas and was recognized locally as both pastor for this church from its founding until his retirement in 1936, and as Director of the St Petersburg Historical Society.

Criterion d: [The resource] *Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction.*

- The former church building at 115 10th Avenue embodies characteristics of the Gothic Revival architectural style typical of rural and small-town churches of the period.
- The cottage at 113 10th Avenue embodies characteristics of modest vernacular winter resort dwellings found in Pass-a-Grille during the early 20th century as denoted by its scale, materials and architectural details.

Criterion f: [The resource] *Is listed on the National Register of Historic Places...as contributing to a listed historic district.*

- 115 10th Avenue (the former church building) is listed in the Florida Master Site File as a primary resource under 8-Pi-00954 with 113 10th Avenue (the cottage) included as a secondary resource under the same number.
- The former church building at 115 10th Avenue, the former army barracks moved to the site as an addition to the rear of the church, and the adjacent cottage at 113 10th Avenue are each listed as contributing resources in the original Pass-a-Grille National Register Historic District designated in 1989.
- The former church and adjacent cottage (errantly assigned an address of 115A 10th Avenue) are also listed as contributing resources in the to Pass-a-Grille National Register Historic District, Boundary Increase updated in 2003.

3. Existing Conditions & Proposed Rehabilitation

Gulf Beaches Museum, 115 10th Avenue

The former church building was subject to an extensive rehabilitation during the early 2000s. Since that time, the Gulf Beaches Historical Museum volunteer organization, in partnership with the Pinellas County Parks & Conservation Resources, has been responsible for repairs and routine maintenance. Recently, restoration of the large, double-hung sash wood windows has been a priority.

The Cottage, 113 10th Avenue

For several years, the accessory dwelling has been used as storage for supplies and collections. However, the County has committed to a major rehabilitation of the building to return it to use as a dwelling for the Resident Curator Program. Details of this rehabilitation project are outlined in the Certificate of Appropriateness application submitted concurrent with this designation request.

4. Photographs

Figure 1 – (l) Church building without bell cote, before 1937; (r) Church building with bell cote, after 1937

Figure 2 – View from the southwest of the Gulf Beaches Historical Museum (former church building), 115 10th Avenue

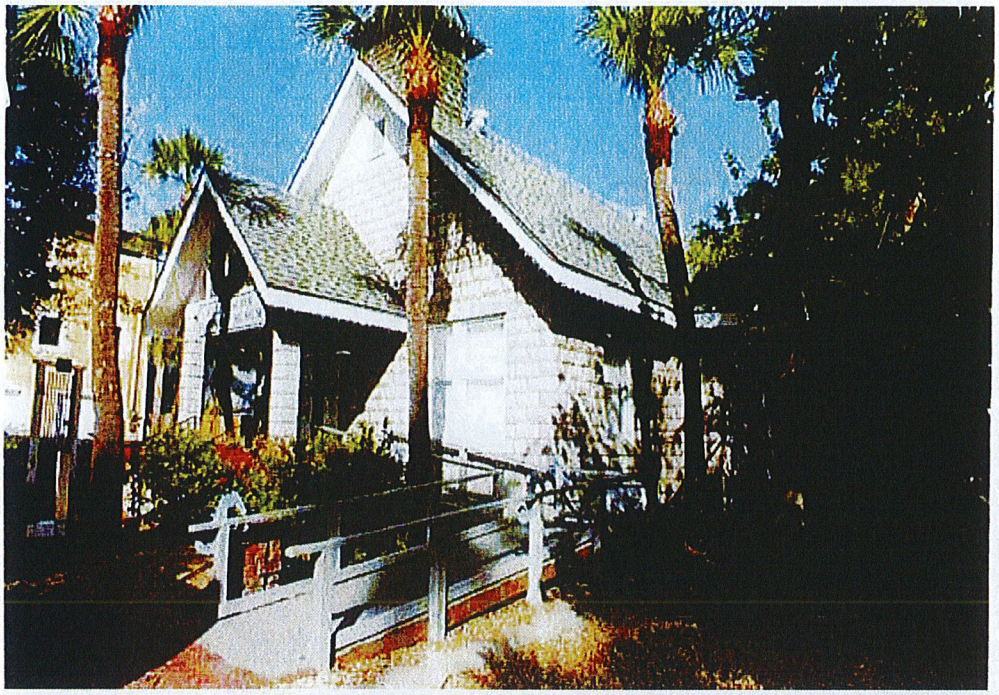


Figure 3 - View from the southeast of the Gulf Beaches Historical Museum (former church building), 115 10th Avenue

Figure 4 - Rear addition (former army barracks), 115 10th Avenue

Figure 5 – Front (south) and west side of the cottage, 113 10th Avenue

Figure 6 - East side of the cottage, 113 10th Avenue

Figure 7 - Rear (north side) of the cottage, 113 10th Avenue

Figure 8 - Cistern at rear of the cottage

5. Location Map

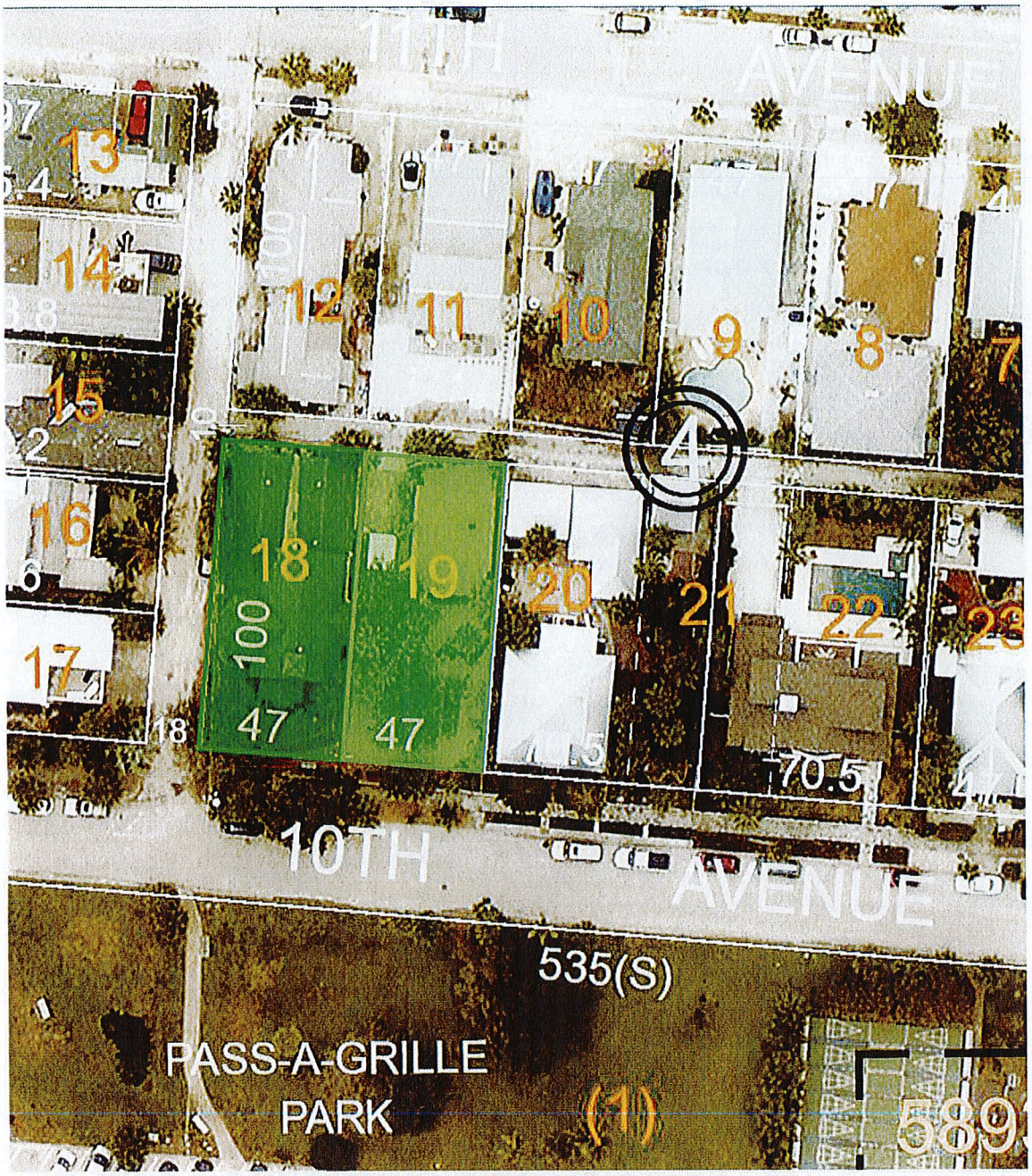


Figure 9 - Aerial view of subject property (highlighted), Pinellas County Property Appraiser

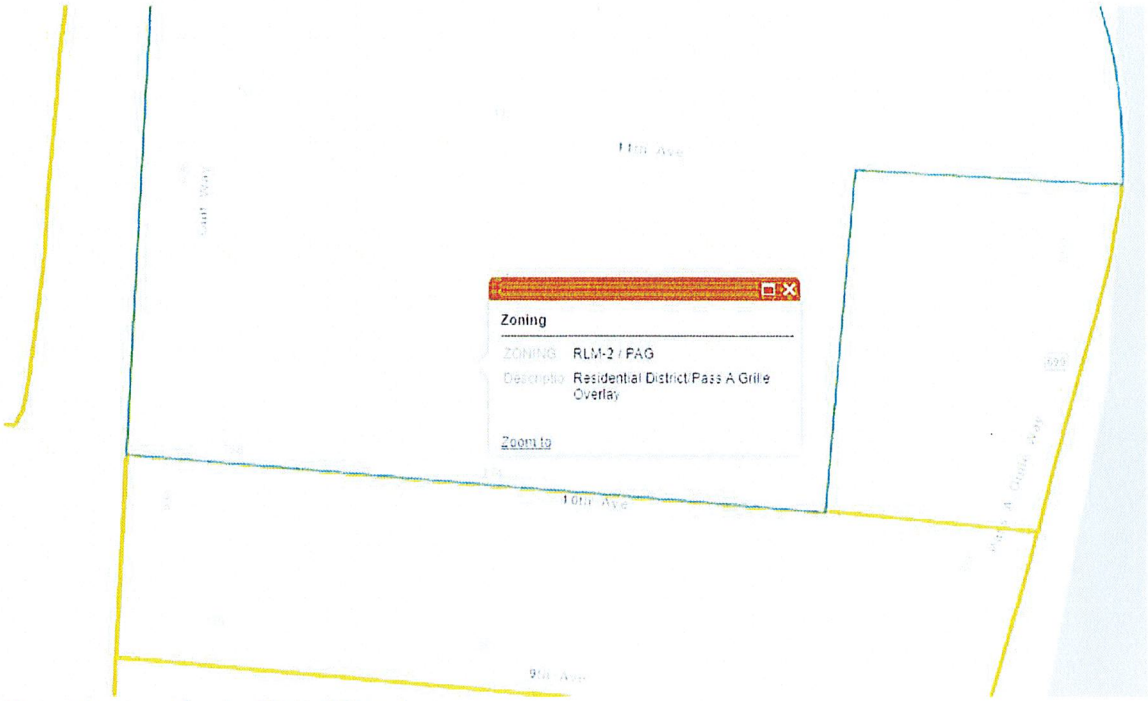


Figure 10 - Zoning Map for 113 & 115 10th Avenue

6. Bibliographic References

Cook, Gladys. *Pass-a-Grille National Register Historic District Nomination Form, Boundary Expansion*. Bokeelia: Historic Preservation Consultants, Inc., 1988.

Henry, Geoffrey and Ellen Rankin. *Pass-a-Grille Historic Resources Survey*. Historical Structure Form, 8PI00954. Tallahassee: Florida Master Site File, 2015

Hurley, Frank T. Jr. *Pass-a-Grille Vignettes: Times Past, Tales Remembered.* St Pete Beach: Friends of the Gulf Beaches Historical Museum, 1999.

Kennedy, Margaret and Doris Waltz. *Pass-a-Grille: A Patchwork Collection of Memories*. St. Pete Beach: Women's Fellowship of Pass-a-Grille Community Church, 1981.

MOREY BEACH
BLK 4, LOT 18
(HISTORIC PROPERTY)

113 10TH AVE, ST PETE BEACH 33706-

PINELLAS COUNTY
12520 ULMERTON ROAD
LARGO, FL 33774-3602

2022 19-32-16-58932-004-0180

PRINTED 08/08/2022
BY jarmstrong

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

BUILDING CHARACTERISTICS

0810 Single Family - more than one house per

** VALUE SUBJECT TO CHANGE **

QUALITY	Average		
CATEGORY	TYPE	%	PTS
FOUNDATIO	2CONTINUOUS	100	3.00
FLOOR	3WOOD	100	12.0
EXTERIOR	7MASONRY	100	36.0
ROOF	1GABLE OR	100	6.00
ROOF	3SHINGLE	100	5.00
FLOOR	3CARPET/HARD	100	10.0
INTERIOR	2DRYWALL/PLA	100	33.0
HEATING	6CENTRAL	100	5.00
COOLING	COOLING	100	3.00

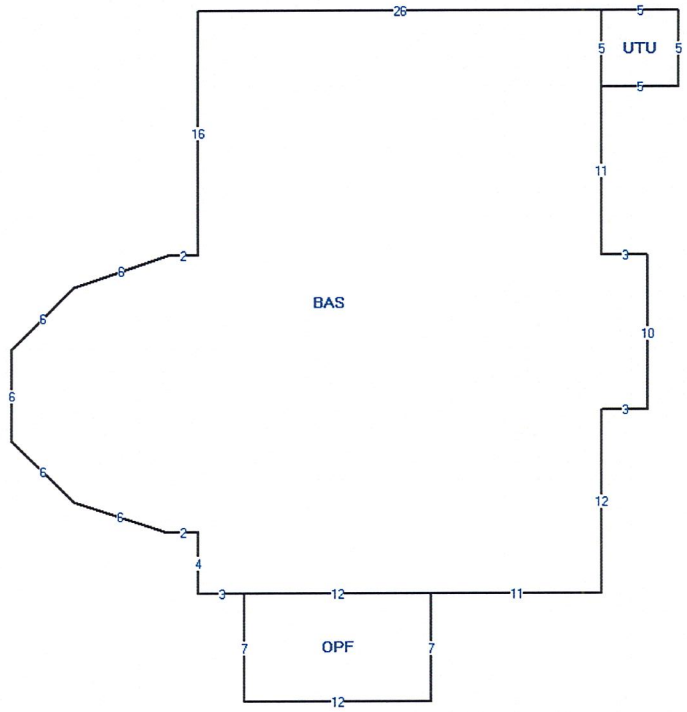
CATEGORY	UNITS
STORIES	1.00
FIXTURES	3.00
LIVING UNITS	1.00

TOTAL LIVING UNITS	2
DEPRECIATION ADJ	ADJ
EXTERNAL OBSOLESCENCE	0.0000
EXTERNAL OBSOLESCENCE	0.0000
OTHER	0.0000

TYPE	QU	HX/NHX
01	02	0.00%
RCND	YB	EA
60616	1917	49

SAR	AREA	% B	EFF. AREA
UTU	25	25	6
OPF	84	20	17
BAS	1,190	100	1,190
	1,299		1,213

TAXING DISTRICT SPB JUST VALUE/SF 331.97



BUILDING: 1

Pinellas County Property Appraiser Office SPB

VALUE SUMMARY

PRIOR JUST MARKET VALUE	766,894
CURRENT JUST MARKET VALUE	884,356
ASSESSED VALUE	752,491
HX/NHX CAP BASE YEAR	0
TAXABLE VALUE	0
HX	No
% HX	0.00
TOT EXEMPTIONS VALUE	752,491

PERMIT	TP	ST.	EST VAL	ISSUE DATE
2001766	71	C	4,600	09/08/20
20161051	99	V	6,098	07/22/16
20021351	96	C	17,740	10/10/02

BUILDING NOTES

HISTORICAL MUSEUM

LN	OFFICIAL BOOK	OFFICIAL PAGE	DATE OF SALE	INSTR	QU	VI	REASON	SALES PRICE	M	SELLER	BUYER	SALES NOTE
1	07977	1249	07/23/1992	DD	U	I	N		N	HALEY JOAN M DECD	PINELLAS COUNTY	

LN	EXTRA FEATURE	DESCRIPTION	BD	HX/NHX	LEN	WID	UNITS	UNIT VALUE	ADJ UNIT VALUE	BLT YEAR	EFF AGE	BLT	% GOOD	XF VALUE	NOTES

LT	LN	USE CODE	LAND USE DSCR	HX/NHX	RD	FRONT	DEPTH	FFT	FRNT FT FACTOR	UNITS	UTTP	DT	DEPTH FACT	SIZE FACT	INFLUENCE DESCRIPTION	UNIT VALUE	ADJ UNIT VALUE	LAND VALUE	OTHER ADJ AND NOTES
C	1	08	MULTI-	0.0		47.00	100.0	70	111.00	47.00	FF	130	0.91	1.00		18,500.0	18,686.8	878,282	21 UT LV

NOTES

APPRAISAL DATES	
REVIEW DATE	12/08/2020
FIELD NUMBER	236
REVIEW TYPE	Oblique

MOREY BEACH
BLK 4, LOT 18
(HISTORIC PROPERTY)

113 10TH AVE, ST PETE BEACH 33706-

PINELLAS COUNTY
12520 ULMERTON ROAD
LARGO, FL 33774-3602

2022 19-32-16-58932-004-0180

PRINTED 08/08/2022
BY jarmstrong

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

BUILDING CHARACTERISTICS

0810 Single Family - more than one house per

** VALUE SUBJECT TO CHANGE **

QUALITY	Average		
CATEGORY	TYPE	%	PTS
FOUNDATIO	1PIERS	100	3.00
FLOOR	3WOOD	100	12.0
EXTERIOR	2FRAME -	100	23.0
ROOF	1GABLE OR	100	6.00
ROOF	3SHINGLE	100	5.00
FLOOR	3CARPET/HARD	100	10.0
INTERIOR	2DRYWALL/PLA	100	33.0
HEATING	6CENTRAL	100	5.00
COOLING	COOLING	100	3.00

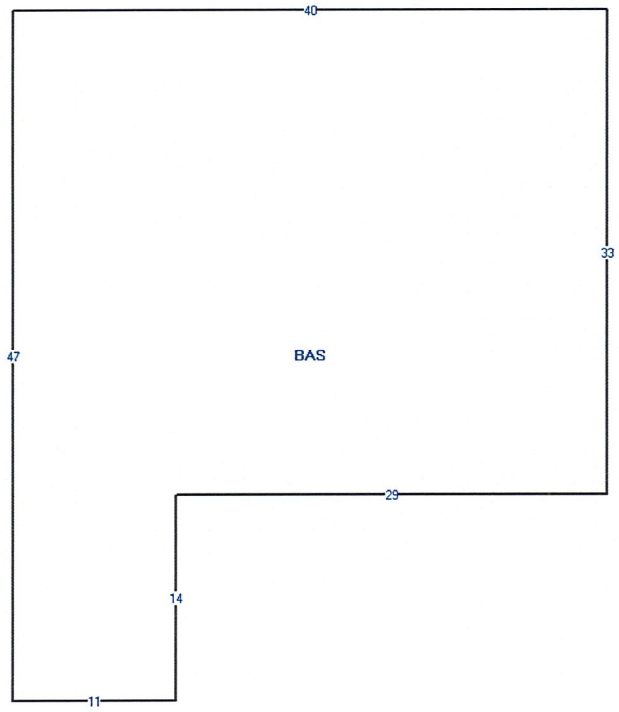
CATEGORY	UNITS
STORIES	1.00
FIXTURES	3.00
LIVING UNITS	1.00
TOTAL LIVING UNITS	2

DEPRECIATION ADJ	ADJ
EXTERNAL OBSOLESCENCE	0.0000
EXTERNAL OBSOLESCENCE	0.0000
OTHER	0.0000

TYPE	QU	HX/NHX
01	02	0.00%
RCND	YB	EA
46908	1925	54

SAR	AREA	% B	EFF. AREA
BAS	1,474	100	1,474
	1,474		1,474

TAXING DISTRICT SPB JUST VALUE/SF 331.97



BUILDING: 2

Pinellas County Property Appraiser Office SPB

VALUE SUMMARY

PRIOR JUST MARKET VALUE	766,894
CURRENT JUST MARKET VALUE	884,356
ASSESSED VALUE	752,491
HX/NHX CAP BASE YEAR	0
TAXABLE VALUE	0
HX	No
% HX	0.00
TOT EXEMPTIONS VALUE	752,491

PERMIT	TP	ST.	EST VAL	ISSUE DATE
2001766	71	C	4,600	09/08/20
20161051	99	V	6,098	07/22/16
20021351	96	C	17,740	10/10/02

BUILDING NOTES

2002P REROOF,KITCHEN REMOVED

LN	OFFICIAL BOOK	OFFICIAL PAGE	DATE OF SALE	INSTR	QU	VI	REASON	SALES PRICE	M	SELLER	BUYER	SALES NOTE
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LT	LN	USE CODE	LAND USE DSCR	HX/NHX	RD	FRONT	DEPTH	FFT	FRNT FT FACTOR	UNITS	UTTP	DT	DEPTH FACT	SIZE FACT	INFLUENCE DESCRIPTION	UNIT VALUE	ADJ UNIT VALUE	LAND VALUE	OTHER ADJ AND NOTES

NOTES

APPRAISAL DATES	
REVIEW DATE	12/08/2020
FIELD NUMBER	236
REVIEW TYPE	Oblique

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

PINELLAS COUNTY
ATTN: CULTURE EDUCATION AND LEISURE DEPT
12520 ULMERTON ROAD
LARGO FL 33774-3602

12 Apr 2023

Re: 19-32-16-58932-004-0180 Situs: 113 10TH AVE

Windstorm Loss Mitigation (WLM)

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

For the referenced parcel, the values are: Structure(s): $96,459; Extra Features: $0; and Land: $787,897. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by making a 15% adjustment to Just Value. This yields the following values: Structure(s): $113,481; Extra Features: $0; and Land: $926,938.

The preceding value allocation to the structure would allow improvements not to exceed $56,740 based on the "50% Rule".

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

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

Value Use Limitations

The above values are effective for the 2022 Final Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2022. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request: I motion to recommend [Board's preferred option] to the City Commission.

Strategic Objective:

Date: May 4, 2023

Prepared By: Nicole Kurant

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Staff seeks a recommendation from the Historic Preservation Board to the City Commission regarding the preferred replacement bridge lightpoles. An option presented at the April meeting to retain the same existing design was determined to not be viable.

Funding: N/A

Attachments:

1. Vina Bridge HPS Final Options

St. Pete Beach, Florida

04-21-23

OPTION 2

OPTION 3

OPTION 4

OPTION 5

St. Pete Beach, Florida

04-21-23

OPTION 2

OPTION 3

OPTION 4

OPTION 5

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request: I motion to recommend the proposed resolution to the City Commission.

Strategic Objective:

Date: May 4, 2023

Prepared By: Matthew McConnell, Assistant City Attorney

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Discussing and seeking a recommendation on a policy resolution that concerns Board powers and review responsibilities.

Funding: N/A

Attachments:

1. SPB Resolution - HPB Duties

RESOLUTION 2023-04

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, PROVIDING FOR APPROVAL OF PROPOSED POLICY CHANGES FOR THE HISTORIC PRESERVATION BOARD; PROVIDING FOR CONSTRUCTION; SCRIVENER'S ERRORS; AND FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Pete Beach Code of Ordinances ("Code"), Chapter 22, Article VII, Sec. 22-210 provides for rules and regulations that "are reasonably necessary and appropriate for proper administration" of the article establishing the Historic Preservation Board.

WHEREAS, Code Sec.22-210 requires approval from the City Commission prior to any adopted rules and regulations becoming effective.

WHEREAS, the Historic Preservation Board duly adopted these proposed policy changes at its meeting on _____, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

SECTION 1. Recitals. The above recitals ("Whereas" clauses) are true and correct and adopted hereby as findings, purpose and intent of the City Commission.

SECTION 2. The City Commission hereby approves of the following policy changes to be implemented within the Pass-a-Grille Overlay District:

- Washingtonian trees shall be planted within the public streetscape whenever possible and financially feasible.
- Shell alleyways shall be maintained as shell alleyways, any deviation from shell shall be presented to the Historic Preservation Board for review and recommendation.
- Hex block sidewalks shall be replaced only with hex blocks of similar nature and design.
- All non-hex block sidewalks, when replaced, shall be replaced with stamped hex blocks.
- The City shall strive for uniformity among street end elements, with the Historic Preservation Board review and recommendation of items that are in the public realm or located on public property (not including the Right-of Way).
- The designs of Street signs and Stop signs are to be reviewed by Historic Preservation Board and a recommendation shall be provided to the City Commission.
- All new structures constructed within the Pass-a-Grille Overlay District that utilize the Overlay's building types shall be presented to the Historic Preservation Board as a courtesy design review. All new structures constructed to the underlying district shall be presented as an informational item.
- Any major improvements that would materially alter the character and design of the Historic District shall be presented to the Historic Preservation Board for review and a recommendation shall be provided to the City Commission.

- Any additional items that the City Commission deems appropriate pursuant to Section 22-211(d)(17) of the City's Code of Ordinances.

SECTION 3. Construction. This Resolution is to be liberally construed to accomplish its objectives.

SECTION 4. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Resolution by filing a corrected copy of this Resolution with the City Clerk.

SECTION 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND APPROVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, THIS _____ DAY OF _____, 2023.

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

_____
Adrian Petrila, Mayor

ATTEST:

_____
Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Andrew Dickman, City Attorney

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request: None - for discussion purposes.

Strategic Objective:

Date: May 4, 2023

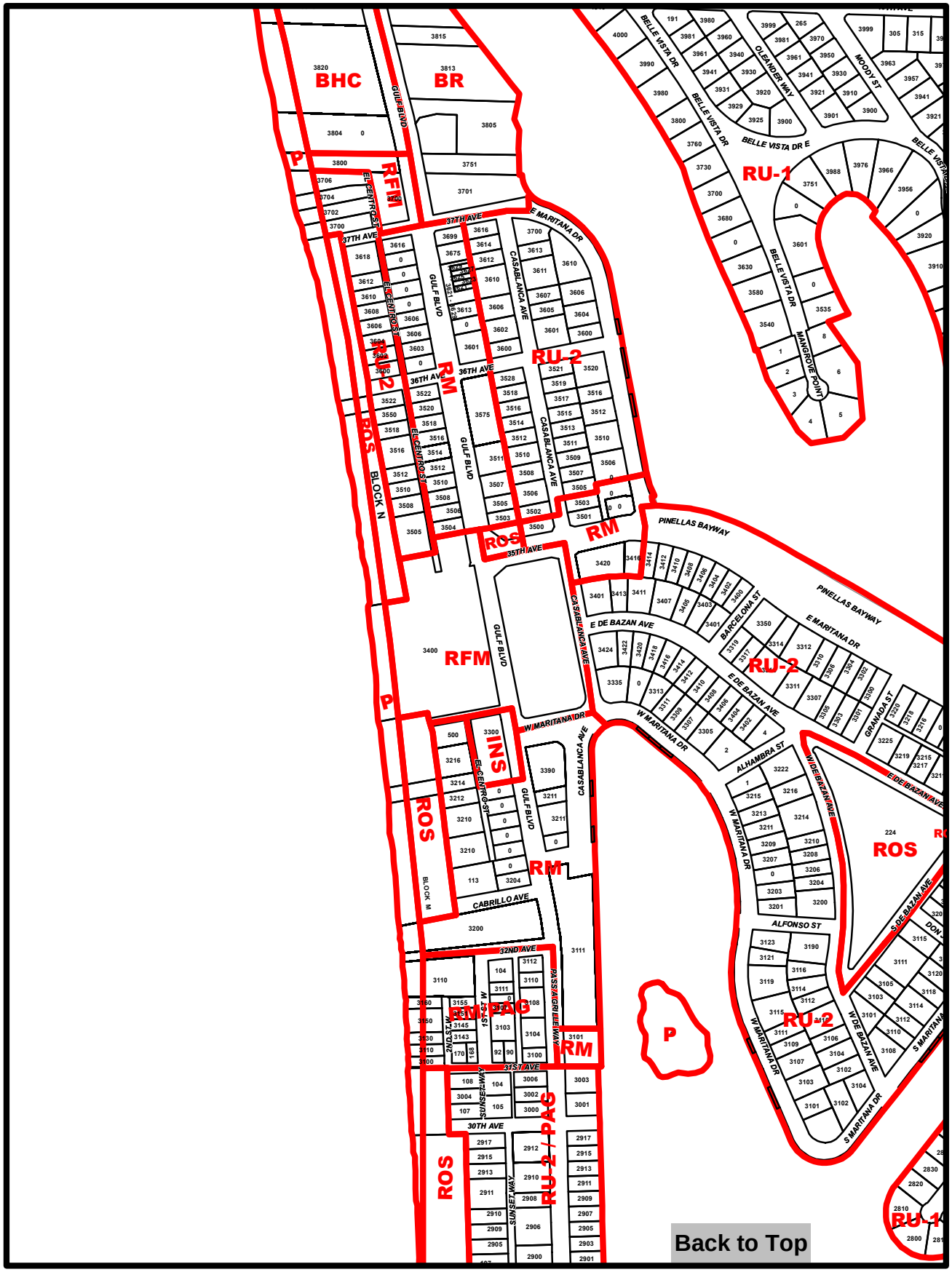
Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Per Board request at the April meeting, Staff have updated the zoning map and identified the boundary of the 2003 Pass-a-Grille National Register Historic District Boundary Expansion on the zoning map for easy comparison with the Pass-a-Grille Overlay District.

Funding: N/A

Attachments:
1. PAG Zoning Map 2023
2. NRHP Map Overlay



City of St Pete Beach 2023 Unofficial Zoning Map - For Review Purposes Only

Zoning, Zoning Description

AC, Activity Center
BHC/P, Boutique Hotel Condo/Preservation
BR, Bayou Residential
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UBV, Urban Beach Village

N

Page 11 of 15
Date Saved: 4/20/2023

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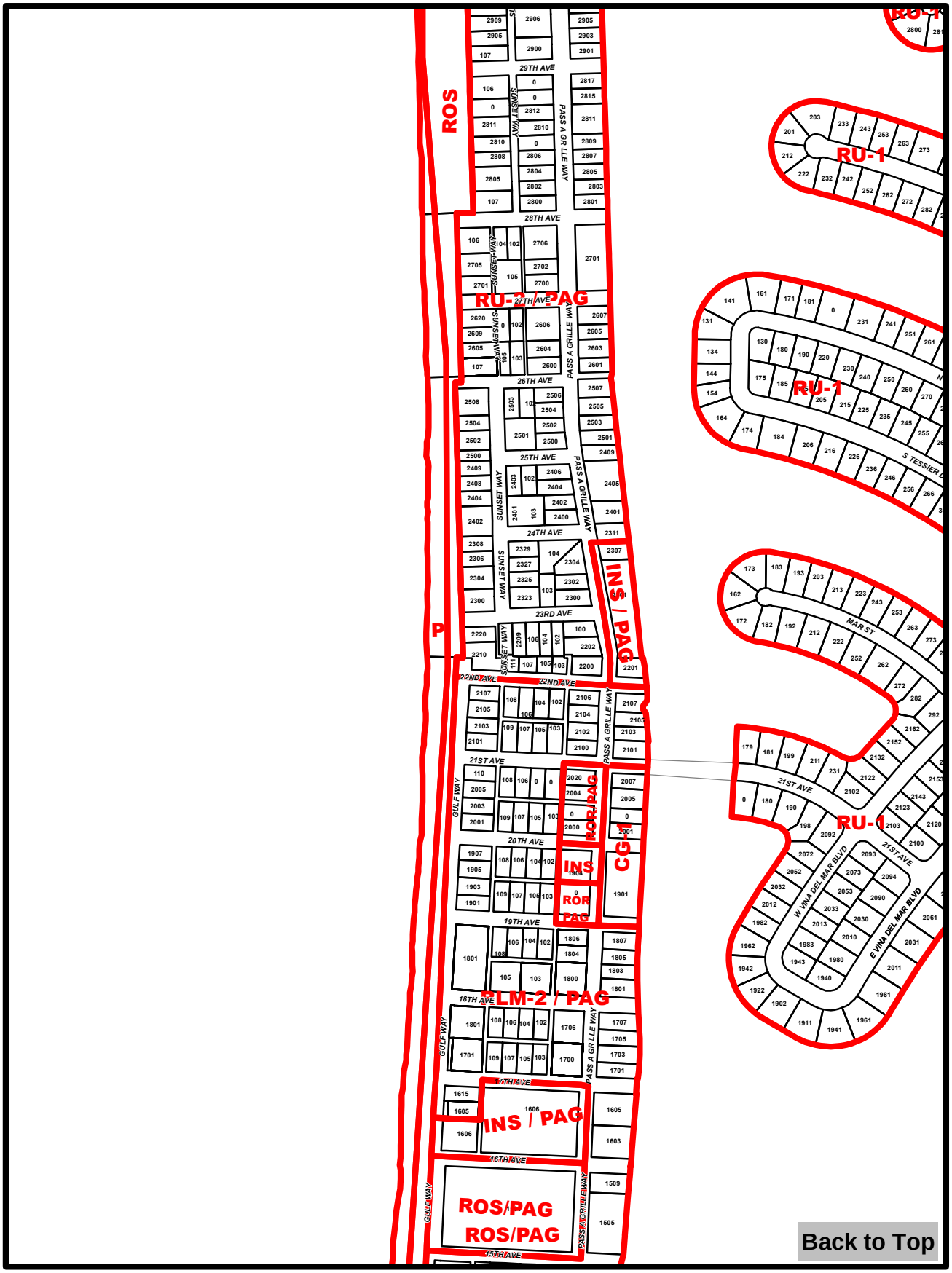

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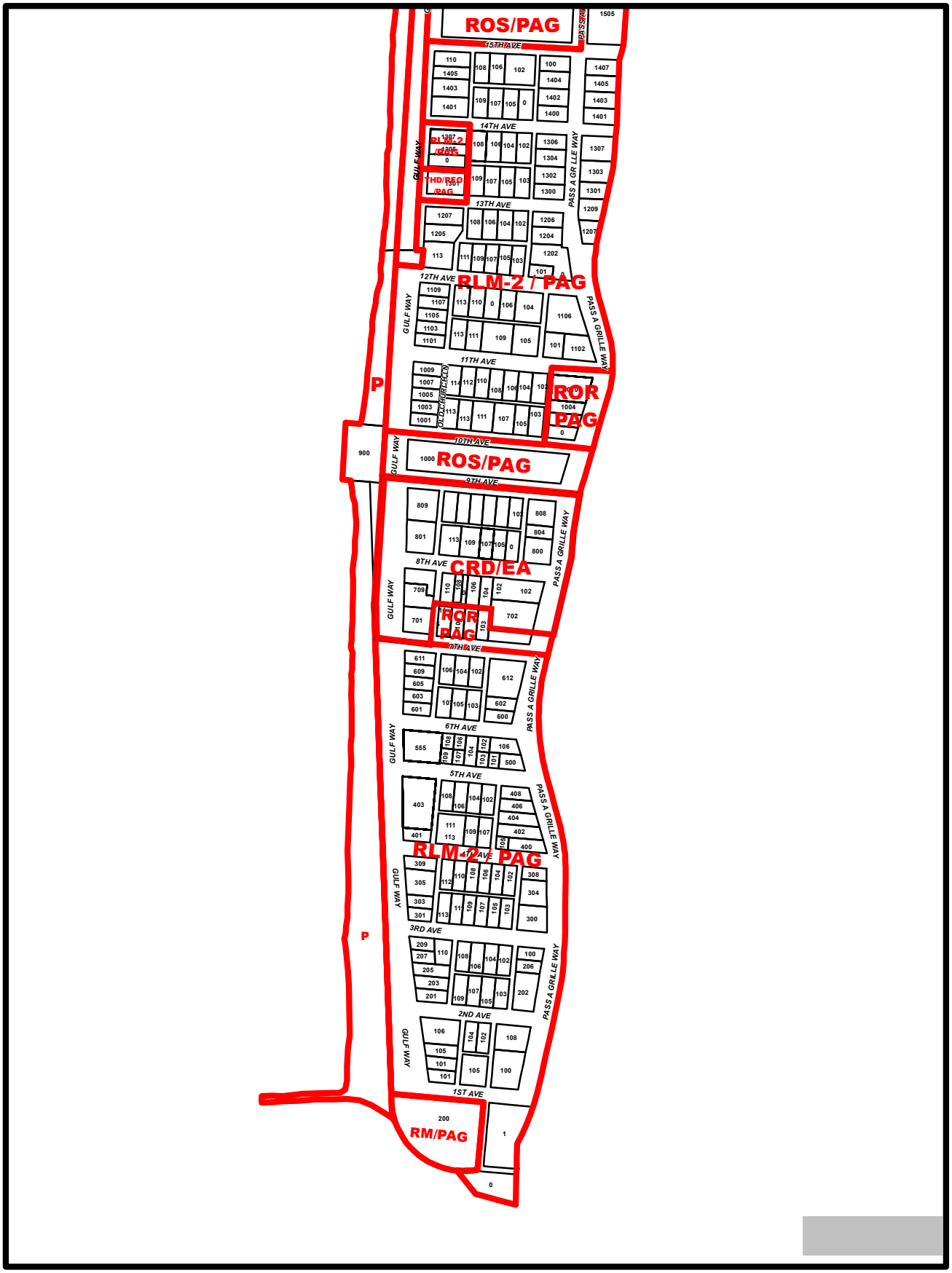

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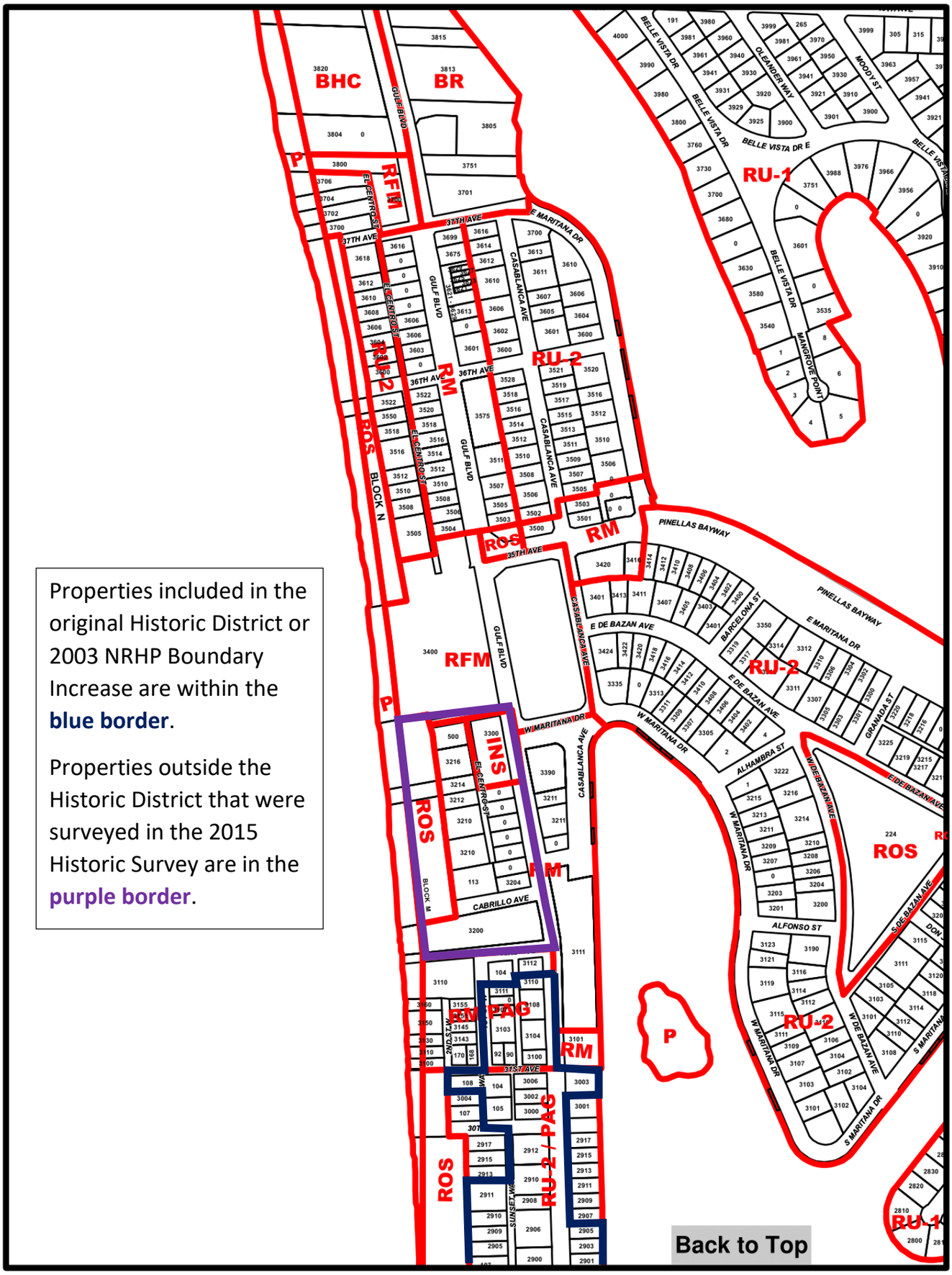
Properties included in the original Historic District or 2003 NRHP Boundary Increase are within the **blue border**.

Properties outside the Historic District that were surveyed in the 2015 Historic Survey are in the **purple border**.



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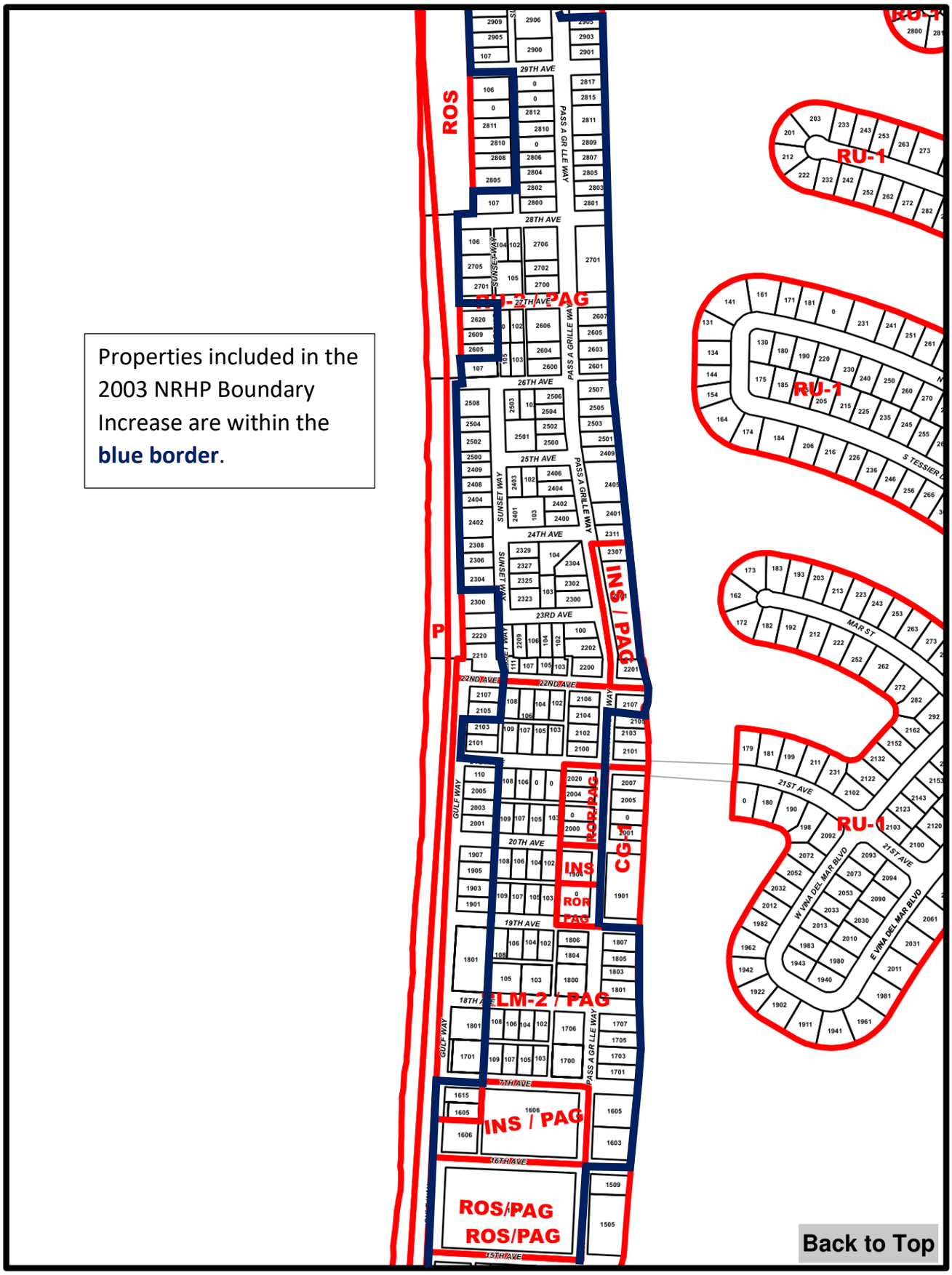

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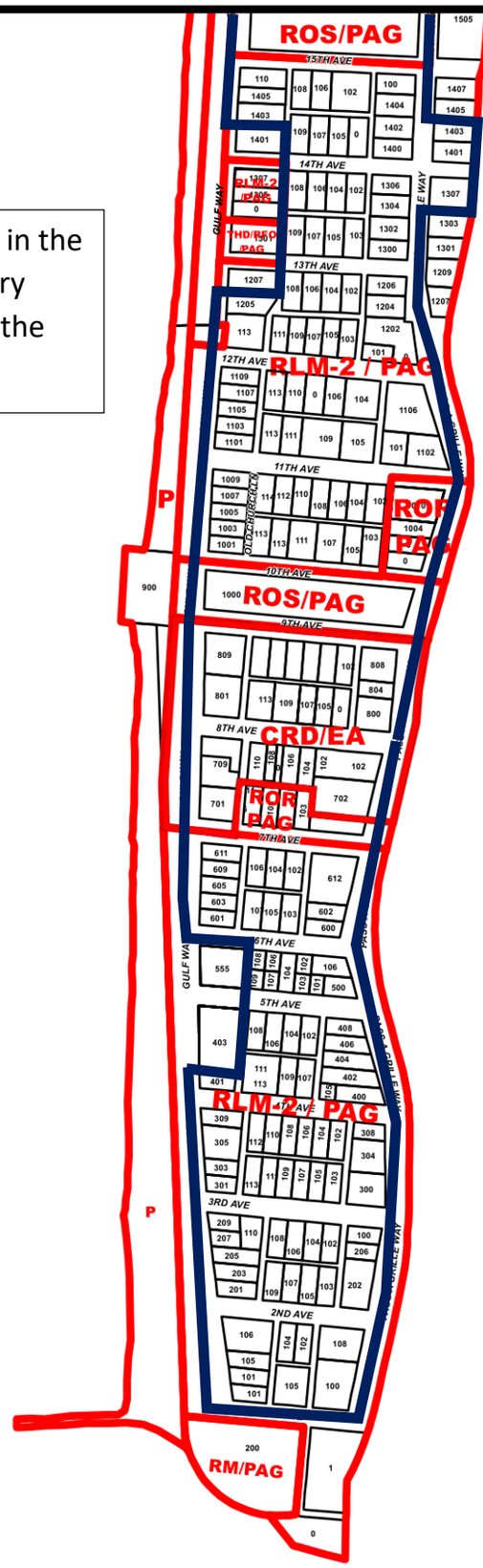

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UBV, Urban Beach Village

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7TH A

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request: None - for discussion purposes.

Strategic Objective:

Date: May 4, 2023

Prepared By: Lynn Rosetti, Consultant

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Discussing the potential boundaries and potential survey of the Corey Ave area, which is proposed to include most properties between 76th and 64th Avenues.

Funding: N/A

Attachments:

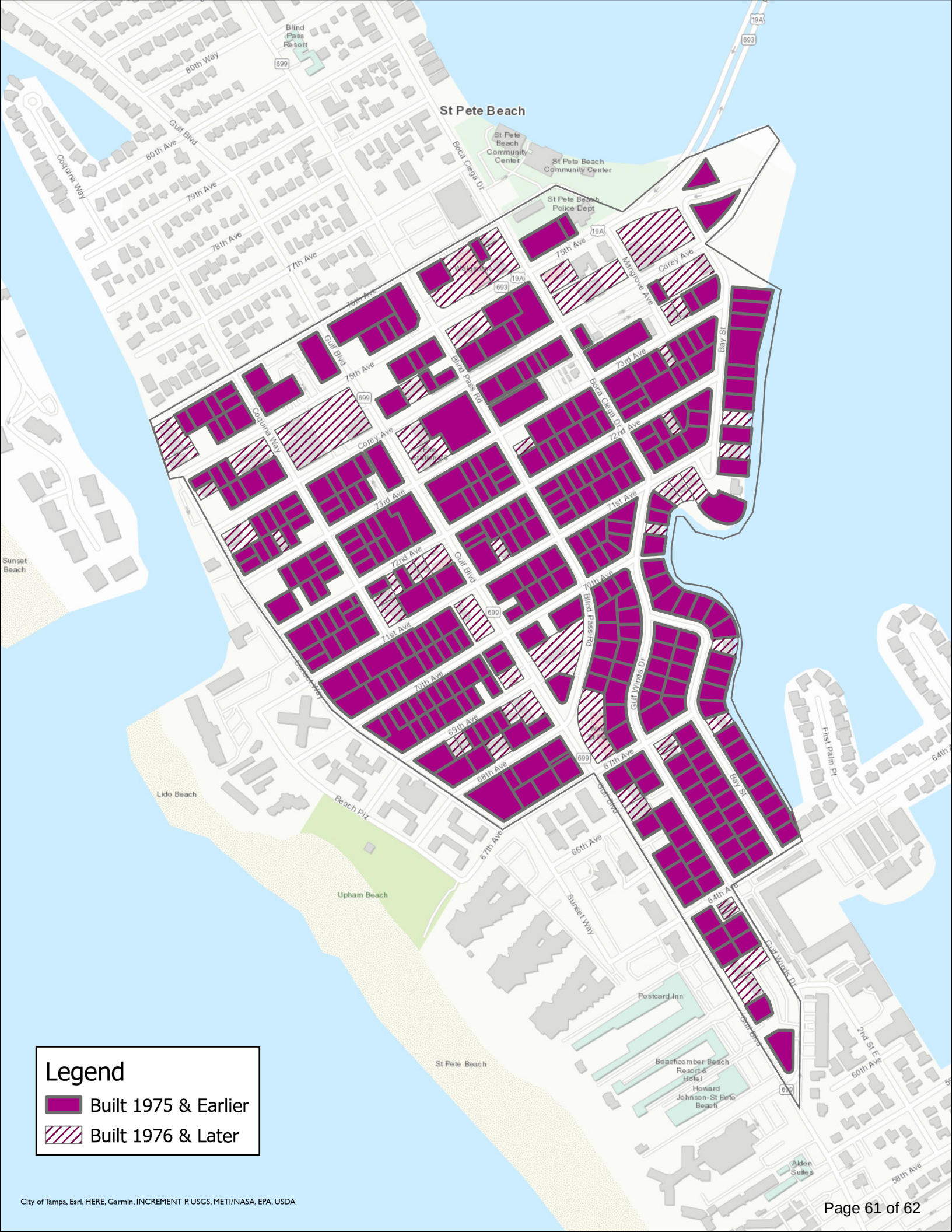
1. General Grant Area for Consideration of a CLG Historic Survey 2024
2. Property Map

General Grant Area for Consideration of a CLG Historic Survey 2024-25 Grant Application Deadline: June 1, 2023

The Florida Department of State, Division of Historical Resources, provides state and federal funds for historic preservation in the form of grants. As a Certified Local Government, the City of St. Pete Beach may compete annually for CLG survey grant money ((up to $50,000) that does not require matching funds from the City. Currently, the City of St. Pete Beach has a grant application pending to survey 333 properties in the Don CeSar Place and Belle Vista neighborhoods. These grants are competitive, the projects have been ranked, and will be funded depending upon the amount of grant money that becomes available. The amount of money available is part of the Florida Legislature's budget which will be sent to the Governor after the current legislative session is concluded. The Governor then approves or modifies said budget. St. Pete Beach will be notified by the State by mid-summer if the current grant proposal has been selected for funding.

Staff is preparing a proposal for a new survey area for the next round of CLG funding. This time staff has focused on the Corey Avenue Business center and the surrounding residential neighborhoods. A map has been prepared following a field reconnaissance of the area. Within the boundaries, there are a total of 464 parcels including 122 condo units (each condo unit counts as a parcel in the Property Appraisers data base). This means there are approximately 342 buildings plus a few condo buildings. This number of buildings is a good working number for the basis of a grant application because there is a finite number of Florida Master Site survey forms that can be prepared for the $50,000 maximum. Staff estimates this range to be 300-350 properties.

A map of the area is attached for the Board's information.



City of Tampa, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Action Request: N/A - For discussion purposes.

Strategic Objective:

Date: May 4, 2023

Prepared By:

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Discussing the paving of Gulf Way and parking disc sensors as requested by Chair.

Funding: N/A

Attachments: