



PINELLAS COUNTY HISTORIC PRESERVATION BOARD

AGENDA

9:30 A.M. – 11:30 A.M.

January 18th, 2017

310 Court St., Clearwater, FL 33756

- I. Call to Order and Introductions**
- II. Approval of Minutes** – September 21, October 14, and November 16, 2016 meetings
- III. State Historical Marker Application Update**
 - Update on recent application submittals and discussion on future submittals
- IV. FY17 Work Plan Updates/Discussion**
 - Crystal Beach Waterfront Path Historic Landmark Site Update
 - Old Palm Harbor Design Guideline Review Update
 - Florida Trust for Historic Preservation Conference Participation Discussion
- V. Other Business**
 - Rose Cemetery National Register Nomination
 - Beckett Bridge Aesthetics Committee
 - Recent & Upcoming Speaker's Bureau Presentations
- VI. Public Comments**
- VII. Board Member Comments**
- VIII. Chairman's Comments**
- IX. Adjournment**

Historic Preservation Board Agenda Item II.

Approval of November 16, October 14 and September 21, 2016 Meeting Minutes

- The minutes of the November 16, October 14 and September 21, 2016 meetings are attached for review and approval.

Attachment(s): Historic Preservation Board Minutes of November 16, October 14 and September 21, 2016

Action Required: Approval of Minutes.



MINUTES

Meeting Date: November 16, 2016

Time: 9:30 a.m.

Pinellas County Planning Department
310 Court Street, Clearwater

Members present: Commissioner Karen Seel (Interim Chair), Brian Smith (Vice Chair), Jim Parent, David MacNamee, John Barie

Members absent: Wally Clark, Gina Clayton, Cyndi Tarapani, Vincent Luisi, Estelle Loewenstein (Alternate) and Mathew Eberius (Alternate)

County Staff in attendance: Chris Moore, Scott Swearengen, Rebecca Stonefield, County Attorney David Sadowsky and Cyndi Watkins

Community Members in attendance:

Eckerd College student (name was inaudible)

I. **Called to Order:**

A regular meeting of the Historic Preservation Board was held in the White Chapel in Palm Harbor on November 16, 2016. Scott Swearengen opened meeting by introducing new staff member Rebecca Stonefield.

II. **Approval of Minutes**

Minutes of the September 21st and October 14th, 2016 meetings were moved to the next meeting due to the absence of a quorum.

III. **Annual Reports Reviews:**

Chris Moore presented the Certified Local Government (CLG) annual report due to the State by November 30, 2016. No official vote is required by the Board and it was presented for discussion and informational purposes only. In Fiscal Year 2016 the Board decided to create additional annual report to showcase other activities not covered by the standard, form-based nature of the CLG report, and that report was presented as well. Both received positive feedback from the Board and no changes were recommended.

During the annual report review discussion, the Rose Hill Cemetery National Register of Historic Places nomination was mentioned. Staff indicated that the State had set December 1, 2016 as its next National Register Review Panel meeting, and Rose Hill will be discussed at that meeting and staff will provide an update on the results at the January Board meeting.

IV. **Historic Marker Program Discussion:**

Mr. Moore presented a recap of the historic marker program, including that approximately \$20,000 was allocated in the Planning Department's budget and each marker would cost \$1,900-\$2,200. Four marker applications are allowed to be submitted by each applicant at each State Historical Panel Review Panel meeting. After a discussion on what applications would be the strongest submittals and on the availability of Staff resources to complete the required research and application requirements, three marker applications were decided for submittal: Ft. De Soto, the Old County Courthouse and Ozona Village Hall.

V. **FY17 Work Plan Discussion:**

A presentation on the draft Fiscal Year 2017 work plan was provided by Mr. Moore. The work plan consists of four programmatic areas: Preservation Planning and Surveys, Historic Resources Management, Education and Promotion and a miscellaneous category. The first three categories had been outlined by Michael Zimny with the State Division of Historical Resources as the foundational aspects of building a strong historic preservation program.

For FY17, the work items include potential alterations to the Old Palm Harbor Design Guidelines as well as a potential grant proposal submittal, with the status of both to be determined as a later date depending on staff resources availability and, with regard to the design guidelines, the timeline associated with the separate Old Palm Harbor Master Plan update the Planning Department has undertaken.

For the Historic Resources Management, work plan items include initiating research and stakeholder outreach on designating the Crystal Beach waterfront path as a historic landmark site, as well as the ongoing Certificate of Appropriateness reviews.

The Education and Outreach program will focus on a partnership with the Florida Trust for Historic Preservation annual conference in St. Petersburg in May, as well as planning a fall Preservation Summit. Additional work plan items in this programmatic area include ongoing website maintenance and County Speaker's Bureau requests.

The miscellaneous category simply includes various ad hoc reviews such as Section 106 reviews arising from the National Historic Preservation Act.

The Board was supportive of this approach and there was consensus on the work plan.

VI. **Public Comments**

A student (name inaudible) from Eckerd College's Department of Civic Engagement attended the meeting to meet course requirements and said he enjoyed the discussions and thanked the Board for allowing him to introduce himself.

VII. **Board Member Comments**

John Barie brought up the Clearwater Summit and a discussion followed, with all Members in agreement that the event was highly successful.

David MacNamee commented on a previous discussion on Staff's idea to formulate a historic preservation planner roundtable group. This was a potential initiative Staff had proposed in a previous meeting. While Staff does participate in a State-wide historic preservation email listserv that members utilize to seek feedback on various historic preservation issues that may arise in their respective jurisdictions, a local group has not been formulated. Staff would still like to consider the initiative if internal resources allow moving forward.

Brian Smith commented on the need to have members RSVP, or calling each member to verify attendance. Also, the 100-year anniversary of the Courthouse in 2017 was mentioned and there was a question as to whether any formal event planned, but no one was aware of any. Given the historical marker for the courthouse will be installed later in the year, an event could be planned around it, if the marker is approved.

Jim Parent mentioned the Board's ongoing discussion of reviewing the design guidelines, and Staff commented that a process is underway to update the Old Palm Harbor Master Plan and the design guidelines would likely be discussed at a future community meeting.

VIII. **Chairman's Comments**

Commissioner Seel complimented the Members on their Preservation stated the new Board of County Commissioner Chair will be Janet Long, and that she will select a County Commissioner to be the new Chair of the Historic Preservation Board in 2017.

IX. **Adjournment**

November 16, 2016 meeting was adjourned with a walking tour of the Palm Harbor Historic District to follow.



MINUTES

Meeting Date: October 14, 2016

Time: 10:30 a.m.

Pinellas County Planning Department
310 Court Street, Clearwater

Members present:

Commissioner Karen Seel (Interim Chair), Brian Smith (Vice Chair), John Barie, Jim Parent, Wally Clark, David MacNamee, Gina Clayton, Estelle Loewenstein (Alternate)

Members absent:

Rae Clair Johnson, Vinnie Luisi, Cyndi Tarapani and Matthew Eberius (Alternate)

County Staff in attendance:

Chris Moore, County Attorney David Sadowsky & Cyndi Watkins

Community Members in attendance:

Myles La Garde

I. Call to Order:

A special meeting of the Historic Preservation Board was held in Clearwater on October 14, 2016. Interim Chair Commissioner Karen Seel called the meeting to order at 10:32 AM.

II. Approval of Minutes

The minutes of August 17, 2016 Historic Preservation Board meeting were approved unanimously.

III. Public Hearing to Review Certificate of Appropriateness (COA) Application (Case # 2016-6)

Commissioner Seel opened a public hearing to review COA case number 2016-6 involving Sunset Investments at 910 Florida Avenue in Palm Harbor, which had been continued from the September meeting. Staff Member Chris Moore gave a brief overview of the revisions made by the applicant in response to the Board's discussion at the September meeting, which included lowering the roof pitch, increasing the number of windows on the west elevation and providing a 6' x 12' front porch. Myles La Garde added the owner decided against the three over one, four-lite windows previously recommended and decided to use one over one, two-lite windows, which are also encouraged in the Design Review Manual. The public hearing

was then closed as no members of the public were present and a Board discussion ensued. Commissioner Seel commented that she liked the changes made by the applicant and appreciated their willingness to work with the Historic Preservation Board. Vice Chairman Brian Smith had one question concerning the additional development on the adjacent lot to the south, however that was not part of the COA as it is located outside of the zoning district. John Barie noted that additional detail would be needed on the foundation plan for the porch in order for the Building Department to approve the drawings. He also stated displeasure with the choice of one over one, two-lite windows and with the height of the structure. A discussion followed and it was decided that the Board would go on record to make a recommendation that the owner lower the height of the roof as a part of the COA approval.

Motion:

Brian Smith made motion to approve the COA with a recommendation that the owner make the height of the highest gable equal to the height of the highest ridge, so that the scale of the structure is more compatible with the surrounding single family homes. The motion was seconded by Wally Clark and passed unanimously.

IV. **Summit #6 Planning Discussion:**

The presentation topics are set and John Barie anticipates having the time slots in the next few days so the agenda can be finalized. Mayor Cretekos of Clearwater has not been invited yet and Gina Clayton will follow up to see if he or the Vice Mayor are able to attend. Refreshments will be provided by the church and the historical society. Dave MacNamee asked how much the event co-sponsors had participated in the event planning, as it was the Board's intent originally to have the communities play a large role in putting on the Summits. John Barie responded that they had and that the co-sponsor effort varies from event to event.

V. **Public Comments**

No members of the public were present to provide comments.

VI. **Board Member Comments:**

John Barie asked the Board's thoughts on canceling the spring Summit so as to not distract from the Florida Trust for Historic Preservation's annual conference, which will be in April of 2017 in St. Petersburg. The Board agreed and discussed what partnership opportunities may be available to participate in the conference. John Barie is on a local planning committee and will inquire and report back.

Dave MacNamee brought up the recent COA cases and voiced his concern over the Board's ability to provide clear, consistent guidance to property owners with the design guidelines currently in place. Commissioner Seel and Gina Clayton both agreed. A discussion followed on the need to consider revising the design guidelines, which would entail a public outreach process and a revision of the County's Land Development Code. Multiple Board members agreed the guidelines are not furthering the goals of the preservation program and therefore need to be revisited. Commissioner Seel suggested the next meeting be held in Old Palm

Harbor so that the Board can take a walking tour of the contributing structures in the District, and all were in agreement.

VII. **Chairman's Comments**

No additional comments.

VIII. **Adjournment**

October 14, 2016 meeting was adjourned at 11:22 AM.



MINUTES

Meeting Date: September 21, 2016

Time: 9:30 a.m.

Pinellas County Planning Department
310 Court Street, Clearwater

Members present:

Commissioner Karen Seel (Interim Chair); Brian Smith (Vice Chair); Wally Clark, David MacNamee, John Barie, Gina Clayton, Rae Claire Johnson, Jim Parent and Estelle Loewenstein (Alternate)

Members absent:

Cynthia Tarapani, Vincent Luisi and Mathew Eberius (Alternate)

County Staff in attendance:

Chris Moore, Scott Swearingen, County Attorney David Sadowsky and Natasha Andriese

Community Members in attendance:

Myles La Garde, Rick Broom, Roger Laperna

I. Call to Order:

A regular meeting of the Historic Preservation Board was held in Clearwater on September 21, 2016. Interim Chair Commissioner Karen Seel called the meeting to order at 10:32 AM.

II. Approval of Minutes

Minutes of the July 20, 2016 meeting of the Historic Preservation Board were approved unanimously.

III. Public Hearing to Review Certificate of Appropriateness Application (Case # 2016-6)

Commissioner Seel opened the public hearing, which began with a Staff presentation from Chris Moore. Sunset Investments is the applicant for COA 2016-6 seeking to redevelop 910 Florida Avenue, by demolishing the existing non-contributing structure and building a triplex residential building in its place. Staff member Chris Moore presented that the demolition had already been approved after it was determined to not contribute to the historic fabric of the community, and that the new proposed triplex would feature gable-hip roof, fiber cement Hardie board lap siding, one over one, two-lite vinyl windows, six panel fiberglass doors, all which were found to be consistent with the historic district's design standards. Each unit will feature three bedrooms, two baths and be approximately 2,000 square feet. The applicant

and staff have been collaborating for a period of time. Original renderings had the garages in the front of the home and Staff asked the applicant to move them to the back, and they did. Samples of the siding and windows have been provided. Staff is recommending approval of COA.

Citizen Comment:

Roger Laperna (neighbor) wanted to know the nature of the construction plans. His concerns were mainly of being boxed in by the new development, as in addition to developing 910 Florida, Sunset Investments is developing the other lot adjacent to Mr. Laperna, though that lot is outside of the historic district and not part of this COA review. The applicant said he introduced himself to Mr. Laperna previously and explained his plans. The applicant offered to provide a fence around the properties to provide Mr. Laperna some additional privacy.

Board comments: A Board discussion followed with John Barie voicing his concern over: the lack of any identifiable architectural style in the plans presented; recessed porches should not be encouraged in a historic district and the porch is unusable due to its small size; the 12/12 roof slope exaggerates the mass of the building in a way that overpowers the neighborhood; the lack of fenestration on the west elevation; he would prefer to see the porch be pulled out so it is usable and adds architectural detail to the structure. Mr. Barie concluded by saying he was not in a position to support approval of the COA.

Gina Clayton commented that she agreed with John Barie that the roof pitch should be lowered and that extending the porch would provide beneficial architectural detail by breaking up the flat front façade.

The discussion continued regarding what changes to the plans could be requested as a condition for approval vs. only encouraged. Multiple Board members stressed the need for specificity in their decision, in fairness to the applicant who has demonstrated a willingness to work with the Board.

Motion: A motion was made to continue the case at a special October meeting, and asked the applicant to examine lowering the roof pitch to below 12/12, increasing the number of windows on the west elevation and utilizing three over one, four lite windows, and extend the front porch area beyond the facade. The motion was seconded and passed unanimously.

IV. **Design Review Manual:**

Chris Moore presented the Design Review Manual and the Board and Staff proceeded to review the draft manual page by page for edits. The general consensus was that there were a few minor text edits that remained to portions of the document that would not require amending the Land Development Code, but the vast majority of the Board's comments referenced the need to alter the Design Standards, which would entail both a lengthy public engagement process and amending the Code.

Historic Marker Program:

Discussion of the historic marker program included clarification that a site selected to apply for a state marker does not need to be on the National Register of Historic Places and could be in any area of the county. If a site was selected outside of the unincorporated areas, close coordination with the applicable municipality would be required. The goal will be to select four sites to apply for the January state maker review panel meeting.

V. **Summit Planning #6 Planning Discussion:**

The summit discussion was minimal due to time constraints and will be continued at the next meeting. Commissioner Seel apologized for not being able to attend but thanked John Barie for his efforts that the agenda looked fantastic.

VI. **Public Comments:**

No members of the public were present to provide comments.

VII. **Board Member Comments:**

No additional comments were made.

VIII. **Chair's Comments:**

No additional comments were made.

IX. **Adjournment:**

September 21, 2016 meeting was adjourned at 11:30 a.m.

Historic Preservation Board Agenda Item III.

State Historical Marker Application Update

Applications for the historic markers to be placed at the Old County Courthouse and Ozone Village Hall were approved by the Florida Historical Marker Council on January 11th. The final text for each marker is provided as an attachment.

A Board discussion on submittals for the March panel meeting will occur, with the previous lists of potential marker sites provided again as attachments.

Two lists have been provided: the first is a list of sites in Pinellas County that already contain a State Historic Marker and therefore need not be considered in this discussion. The second list contains all Pinellas County sites listed on the National Register of Historic Places. This list is not intended to be an exclusive list of options for proposed marker sites, it is simply provided as a resource for established historic sites. Any sites highlighted in yellow already contain a State Marker, so they need not be considered for purposes of this discussion.

Attachment(s): Historic Marker Lists (attached via email).

Action Required: Selection of sites to be submitted for the March State Marker Review Panel meeting.

Historic Preservation Board Agenda Item IV.

FY17 Work Plan Discussion

Staff will provide an update on multiple items research pertaining to the Fiscal Year 2017 work plan approved at the last meeting, including initial research on the designation of the waterfront path in Crystal Beach as a historic landmark site and the Old Palm Harbor master plan, which will in part include community feedback on the design review guidelines. Additionally, a discussion will occur on what partnership opportunities may be available with regard to partnering with the Florida Trust for Historic Preservation at their annual conference in May in St. Petersburg.

Attachment(s): Fiscal Year 2017 Work Plan

Action Required: Review and discussion on the FY2017 Work Plan items referenced above.

Historic Preservation Board (HPB) Fiscal Year 2017 (FY17) Work Plan

Program	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17
Preservation Planning and Surveys												
Old Palm Harbor Design Guideline Review	TBD											
Grant Proposal - TBD							CLG Small Matching Grant Application Deadline TBD - Likely in April or May					
Historic Resources Management												
FY17 Landmark Designation	Research/Stakeholder Outreach Ongoing for Designation of Crystal Beach Community Waterfront Path											
Certificate of Appropriateness Reviews	Ongoing											
Education and Promotion												
2017 Florida Trust for Historic Preservation Conference	Research/Stakeholder Outreach Ongoing for Conference Partnership Opportunity											
FY17 Historic Preservation Summit									Research/Stakeholder Outreach Ongoing for FY17 Historic Preservation Summit			
Historic Marker Applications				State Historic Marker Application Review Meeting			State Historic Marker Application Review Meeting				State Historic Marker Application Review Meeting	
Website Maintenance	Ongoing											
Speakers Bureau Presentations	Ongoing											
Miscellaneous												
Ad hoc reviews as need arises	Ongoing											

Historic Preservation Board Agenda Item V.

Other Business

Staff will provide an update on its participation the Aesthetics Committee for the Beckett Bridge replacement and Board Member will provide an update on recent and upcoming County's Speaker's Bureau presentations, as well as the status of the Rose Hill Cemetery National Register nomination.

Attachment: None.

Action Required: Review and discussion on the Other Business items referenced above.