

A Meeting of the **Historic Preservation Board** was held on **Thursday, July 30, 2009** beginning at 2:00 p.m. in City Hall at 155 Corey Avenue, St. Pete Beach, Florida.

CALL TO ORDER: The Meeting was called to order at 2:00 p.m.

ROLL CALL: Present: Ms. Jacobus, Mr. Shavlin, Mr. Hurley, Jr., and Ms. Pletcher, Mr. Shavlan.

PLEDGE OF ALLEGIANCE

DISCUSSION REGARDING DESIGN STANDARDS FOR NEW CONSTRUCTION (PATTERN BOOK) FOR THE PASS-A-GRILLE OVERLAY – SCORING SYSTEM.

Ms. Pletcher invited Mr. Falkenstein to share something with the board. Mr. Falkenstein gave a brief history regarding the parking problem in Pass-a-Grille. He noted that in a survey that he did in 1993, there were 155 meters between 7th Avenue and 12th Avenue with no off street parking. The nature of Pass-a-Grille has always been a shared parking idea.

Ms. Pletcher mentioned that there will not be parking requirements on 8th Avenue in the business district, except for residential. As far as density, one of the biggest goals of the board has been to take non conformity out of Pass-a-Grille.

Ms. Hartley did a test score on four more properties:

2405 Pass-a-Grille Way, Mediterranean style, received a score of 80 points.

2300 Pass-A-Grille Way, Mediterranean style, scored 55 points

2917 Sunset Way, scored 70 points

2105 Pass-a-Grille Way, scored 65 points

Some of the structures had multi-shaped roof lines. Her suggestion is under the roof shape section add an "addition". Where it says "other," add *more than three roof shapes or other, and give it a zero*. Suggested roof slope reduction to 5 points. Mr. Shavlan suggested that the hip roof be encouraged. The Miami Vice house was discussed with a score of 75 when the board last met. The new draft says, "to be determined." Mr. Shavlan does not feel that the house has a historical style and questioned if this is the scoring method accomplishing what we want. Ms. Hartley and the board discussed deductions for transparency and color for windows. Points for floor area ratio was discussed and what the incentive would be.

For the benefit of those attending who were not aware, Ms. Pletcher explained that the scoring system is based on architectural styles and how the scoring is done by giving points.

Materials for windows was discussed: Wood Clad Aluminum, Vinyl Clad Wood are very expensive and should not have less points than wood windows.

Ralph Lickton spoke. He noted that the most popular window is the vinyl clad Anderson window. Many of the other wood windows have metal cladding, aluminum or steel and are available in many colors. Other comments: garages – zero points if a front. Many 50 foot lots have no alleys and the front is the only place to put a garage and should not be penalized with a zero, some points should be given. Corner lots are not being addressed where there are primary and secondary fronts. Ms. Pletcher explained that the goal is not to encourage front garages.

Mr. Falkenstein spoke about a special challenge with wooden banisters when the Hurricane Building was redone and they got involved with the Fire Code. Wooden banisters were denied by the Fire Department. The banisters put in place are encased aluminum. When staff and the board are setting up the guidelines, consider fire codes.

Ms. Hartley further discussed windows and garages and how to distribute the point system.

Windows: Aluminum clad and vinyl clad should be the same as the wood. Make all ten the same and say that they have to be either one-over-one, or simulated divided light, a snap-in would get zero. Tinted and mirror windows are prohibited, give a minus of 10 points for metallic other than grey or bronze; decorative stained glass is allowed.

Garage placement: The same amount of points would be given if attached to the rear or the side, but not in the front. You can still use the below base flood for garage space. You would not see the garage door from the front or the side. You would get zero points for having the garage door on the front. The incentive is to build a detached garage in the rear.

Exterior fabric: Mr. Shavlan mentioned that smooth finished cement fiberboard, when painted, looks like wood and has a long life and should receive a top rating. The grain look has a fake appearance and should receive zero points. The smooth fiberboard is a superior product to vinyl and aluminum siding. Mr. Shavlan suggested that this is going to be a work in progress and the plans come to the board for scoring. A discussion was held regarding using real brick and other materials for architectural detailing. Ms. Hartley will do further work on the point system. Mr. Hurley suggested that landscaping be addressed with natural scenery.

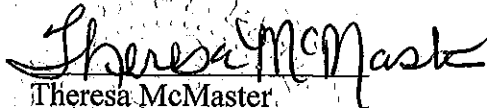
Eighth Avenue was readdressed by Ms. Hartley. She mentioned what the additions are for non-residential. Mr. Hurley suggested that Mr. Lickton's sketches be incorporated in the pattern book showing the basic designs to be followed.

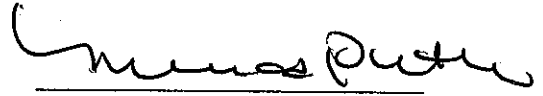
Mr. Falkenstein brought up 9th Avenue and Ms. Hartley spoke of what the differences are between 8th Avenue and 9th Avenue. Use and parking were discussed. Congratulations went to Mr. Falkenstein for his upcoming Award in Jacksonville on August 13, 2009.

The next meeting is August 20, 2009.

ADJOURNMENT

Meeting adjourned at 4:45 p.m.


Theresa McMaster
City Clerk


Melinda Pletcher
Chairman