



**Historic Preservation Board
155 Corey Avenue**

**11/4/2010
3 p.m.**

**Call to Order
Pledge of Allegiance
Roll Call**

REGULAR MEETING

1. Approval of Minutes

a. 6/3/2010

2. Action Item – Case # 2010-38: Certificate of Appropriateness for a rear deck with pergola for the property located at 2201 Pass a Grille Way. The Board shall also make a recommendation to the City Commission, if the COA is approved, regarding the reduction of the rear yard setback by 14 feet pursuant to Sections 28.13 and 28.14 of the Land Development Code.

3. Discussion Items

a. General Discussion

4. Adjournment

APPEALS

If a person decides to appeal any decision made at this Meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of Meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) the city does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

Agenda Material is available for review at City Hall on the Friday preceding the Meeting. In accordance with the American's with disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this Meeting should contact Phil Christman at (727) 363-9243 no later than four (4) days prior to the Meeting for assistance.

HISTORIC PRESERVATION BOARD

November 4, 2010

MINUTES

3:00 pm

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Melinda Pletcher, Chairman
Ingrid Jacobus
Ward Friszolowski
Glenn Hanna

NOT PRESENT

Frank T. Hurley, Jr.

ALSO PRESENT

Catherine Hartley, Senior Planner
Karl Holley, Community Development Director
Pamala Prell, Deputy City Clerk

Mr. Holley reminded the Board that they are required to send a copy of Mr. Hanna's resume to the State Historic Preservation office,

1. Approval of Minutes

A motion was made that the Minutes of June 3, 2010 be approved. The motion was seconded and approved by unanimous vote.

2. Action Item

Case #2010-38: Certification of Appropriateness for a rear deck with pergola for the property located at 2201 Pass A Grille Way.

Ms. Hartley stated that this is a quasi judicial proceeding and proceeded to briefly outline the application.

The applicant, Kris Self, a resident of Pass A Grille and a member of the Pass A Grille Women's Club, addressed the Board.

Ms. Kris Self pointed out that she filed an application in 2004 to approve French doors and she stated that she would like the French doors approved today with the current project so that they have "one piece" and everything is approved. Since the original 2004 application cannot be located, she advised that they already used this space for this function; they have pavers down and it's all paved. They will be picking up about a third of the pavers and putting in green space. They have decided to plant silver buttonwood as a hedge to the very south side of the property which will act as a buffer and give the neighbors to the south of them more privacy than they have now and also act as a sound barrier. From there, they will be adding in a lot of native plants using a Master Gardener.

They will be going to within six (6) inches of the seawall. They could put a dock in but have decided to stay six (6) inches off the seawall in case there ever needs to be repair to the seawall; they wouldn't have to "trash" the deck in order to repair the seawall.

The plans are submitted with the deck and the pergola. They are not 100% sure they will be moving forward with the pergola however, due to the process that it takes to get anything approved with this building, they have attached it to this application, so they may do a Phase One with the deck and a Phase Two with the pergola.

They haven't made a decision as to the color yet, but they are looking at going with a "wood grain" look. They don't want to use wood because of the upkeep but decided to go with some type of composite.

With regard to the French doors, they are looking at a traditional colonial style door made out of wood and hurricane compliant. They will emulate the treatment that is currently on the front door which is the original 1937 treatment.

Chairman Pletcher asked Ms. Hartley if it was necessary for the applicant to have any additional paperwork for the Board to respect her wishes, including adding the French doors into this Certificate of Appropriateness.

Ms. Hartley did not feel it was necessary and advised the Board that if they wanted to consider it, she saw no issue with it. Since the previous application

has already been approved and the approval doesn't expire, she didn't analyze it for the purpose of this application. If the Board wishes to have Ms. Hartley perfect the record, she can do that with computer files.

Addressing concerns by the Board about applying pressure on the bulkhead, Ms. Self advised that she will be hiring a structural engineer when they go to pull a permit.

She went on to state for the record that they are not going to be increasing their capacity; their bathrooms and their kitchen will not handle it. The facility cannot be rented for weddings, either by the public or by the membership, and the only way it can be rented now is by a member. They plan to continue using the area in the way it is currently being used; they are just trying to pretty it up.

Chairman Pletcher then opened up discussion by the Board. All of the Board members agreed that it would be a good improvement on the property.

Karl Holley advised the Board that they should have two (2) separate motions and votes, one to approve the Certificate of Appropriateness including reaffirmation of the prior approval of the French doors and the other to recommend approval of the variance to allow the proposed deck to encroach within six (6) inches of the seawall. That would be a recommendation to the City Commission for their November 9th Meeting.

Mr. Triszolowski made a motion to approve the Certificate of Appropriateness which would include the deck, the pergola and the French doors all inclusive of reaffirmation of previously approved French door conversion from windows to door openings. The motion was seconded by Ingrid Jacobus. The motion was unanimously approved by roll call vote.

Mr. Triszolowski made a motion to approve recommendation for a variance to the City Commission for the building of the deck and pergola within the setback allowance. The motion was seconded and unanimously approved by roll call vote.

3. Discussion Items

Due to the fact that they have a new member on the Board, Chairman Pletcher suggested that they discuss and reaffirm the goals and directions of this Board. Her understanding is that they are trying to be good stewards of their Historic District and what that involves, one of which is to retain existing structures and

next was for incentives for re-development (new development) on Pass-A-Grille to be more compatible with what's already there respecting people's property rights in the interim.

Karl Holley addressed the Board and spoke about the name change that took place several years ago. He suggested that they take a look at Section 22-211 and ask, are these powers, duties, etc. is this the proper definition of purpose, are these powers and duties inclusive of what they envision the responsibilities of the Board being, and make sure that if they seek to change the name of the Board, that the powers and duties are consistent with the name of the Board and that they are properly articulated. Anything they might recommend changing is something that would be considered directly by the City Commission. If the Commission puts their seal of approval on this, they agree that the powers and duties of this Board should include, then that's their authorization to proceed using this Board's time and the City's resources to pursue certain objectives.

Catherine Hartley pointed out that most cities that have an historic ordinance go further than this City does in the fact that they established a Local Historic Preservation District and under that historic district they regulate not only contributing structures but also non-contributing structures and new construction. Most of them have taken a document that was created by the State of Florida, Division of Historic Resources many years ago. It was the model guidelines for review of historic districts. It basically spells out how you construct design guidelines that fit your district. Most cities have used that to put together their design guidelines. .

Mr. Holley stressed that they don't have to be stuck in trying to find one solution for the entire geography of either Pass-A-Grille or the City; you have the opportunity to look at different types of design criteria depending on the location and character of the area.

Mr. Holley pointed out that procedurally, at this point, the real question is do these standards need to be modified or would you recommend to the Commission modification of the content of Section 22-211 and if so, how would they do that.

They decided to go through Section 22-211 and look at possible changes. Chairman Pletcher expressed concern that the word "designated" was over used; looking at #9. Ms. Hartley suggested removing the word "designated".

In #10, which gives the authority and duty to review and make recommendations on proposed variances, or amendments to the Comp Plan, there's a similar provision that talks about variances, you would want to limit that to "designated

historic resources"; if not designated, at least in some way identify it. If you just use the term "historic resources", then the question is what does that mean. Is it a contributing structure on the National Registered List?

Because these are laws, essentially, we need to be clear in understanding what they mean so that they can properly apply them.

Mr. Holley feels they would benefit from the opportunity to sit down and look through this as opposed to trying to do this on the fly right now. He suggested they review it, put it into context of what their concerns as a citizen are, bring back their recommendations or concerns and discuss it as a Board, then he could take whatever they are able to reach a consensus on and draft the specific language and go through the process of eliminating potential conflicts or redundancies.

Mrs. Pletcher was in agreement with Mr. Holley's suggestion but wanted to continue discussion.

Mr. Hanna asked if there are any examples, such as Key West, who have actually re-drafted their criteria. Ms. Hartley will provide them with powers and duties of other cities which may be helpful to them.

Mr. Holley feels it is important to keep the process in sequence; what they are saying now is, as citizens of this community, what are their values, what do they feel is threatened that they need the authority or power to address. This is what he is asking the Board to determine. What do they think is wrong and what are they trying to fix?

Mr. Holley advised the Board that they will work on specific language to address the issues that have been presently raised and put it on their December agenda as a discussion item for further consideration and ultimate action.

Mrs. Pletcher asked the Board members if they would get with the Community Development Department ahead of schedule so they can be effective at their December meeting.

Mr. Holley cautioned the Board members to make sure that they communicate directly with staff and not with fellow Board members; they can only communicate in a public forum with respect to these issues.

Commissioner Halpern appeared before the Board and expressed his concern with the words "design guidelines". He feels the City should stay away from style, colors, and materials; that's the part he feels they shouldn't get involved

with. If someone builds a building within code and meets FEMA requirements, let's give them some incentive to build the building they want, anything other than just a big box.

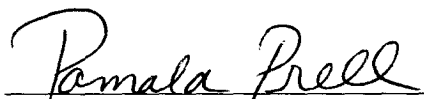
Chairman Pletcher expressed her appreciation to Commissioner Halpern for appearing at their Meeting.

There was one other issue Mr. Holley wanted to advise the Board on and that was they were attempting to have the proposed modification to the Traditional Hotel District available for their review at this Meeting but they haven't concluded addressing all of those issues. They will finish drafting those standards the first of next week and send them a copy of those when they send them to the Planning Board. After the Planning Board meets and acts upon them, Mr. Holley will bring them back to this Board as an agenda item at their December meeting. Their Meeting is November 17th at 4:00 pm.

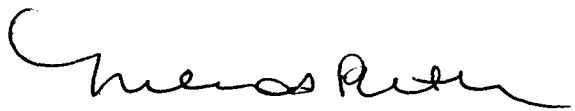
Chairman Pletcher questioned her authority to appear at the Planning Board Meeting and Mr. Holley explained that she may attend and speak either as a citizen of the community or as a representative of the Board, with Board authorization.

A motion was made by Ward Friszolowski authorizing Chairman Pletcher to represent the Board at the Planning Board Meeting scheduled for November 17. The motion was seconded by Ingrid Jacobus. The motion was passed by unanimous vote; Glenn Hanna abstained.

A motion was made, seconded and unanimously approved that the Meeting be adjourned.



Pamala Prell, Deputy City Clerk



Melinda Pletcher, Chairman

Minutes approved on: 1-6-11