

HISTORIC PRESERVATION BOARD

MINUTES

February 7, 2012

3:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Melinda Pletcher, Chairman
Martin Lott, Vice Chairman
Glenn Hanna, Member
Ingrid Jacobus, Member
Martin Lott, Vice Chairman

ABSENT:

Frank T. Hurley, Member

ALSO PRESENT:

Mike Bonfield, City Manager
Catherine Hartley, Senior Planner
Pamala Prell, Deputy City Clerk

1. Acceptance of Minutes

Member Lott made a motion to approve the December 6, 2011 minutes, as written. The motion was seconded by Member Jacobus and approved by a unanimous roll call vote.

2. Discussion Items

a. Design Control Options

Senior Planner Catherine Hartley provided the board members with a notebook containing documents that they have considered in the past relating to, design standards and historic preservation.

Ms. Hartley explained the board's duties pointing out that they are a City-wide board charged with the preservation of historic structures. She advised that although the majority of historic structures are located in Pass-a-Grille, there are others within the City. Ms. Hartley also provided an overview of the board's accomplishments.

Ms. Hartley presented the board with five options for design control for their consideration. A copy of Ms. Hartley's presentation is attached and made a part of these official minutes.

After considerable discussion regarding the five options, the board agreed to work with option number four, text amendments to the Land Development Code, and asked Ms. Hartley to draft the text that she felt would assist the board in reaching their goals.

Ms. Hartley stated that she would take all of the board comments, concerns and ideas and draft some language to accomplish their desired goals.

b. General Discussion

The board held a general discussion regarding changing the name of the board to the Aesthetic and Historic Review Board.

City Manager Bonfield suggested that the board defer any action on changing their name until the text amendment is drafted and approved to determine if the board will have any aesthetic role with the historic properties.

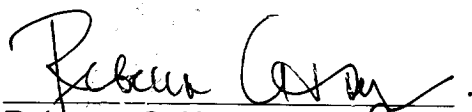
3. **Next Meeting**

Ms. Hartley stated that she would contact the board members to set up the next meeting.

4. **Adjournment**

There being no further business to come before the board, the meeting was adjourned at 4:40 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Melinda Pletcher, Chairman

Minutes approved on: 4-3-12

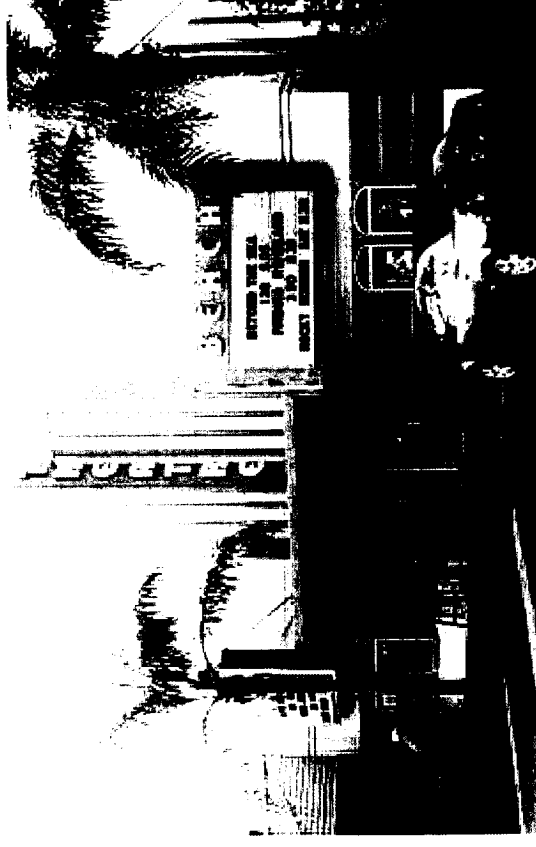
Historic Preservation Board

Design Control Options

Historic Preservation Board
Regular Meeting
February 7, 2012

Historic Preservation Board Duties

- The Board is a City-wide board charged with **Preservation of historic Structures**
- Although majority of structures are in Pass-a-Grille, structures that qualify exist throughout the City (Don Cesar Place; Corey Avenue; Belle Vista, etc.)
- Focus has been Pass-a-Grille



Historic Preservation Board Duties

Section 22-11, Code of Ordinances

- The historic preservation board will recommend historic district boundaries essential to the maintenance of the unique character of the city.
- The board will develop and recommend guidelines, standards and associated land development regulations for new construction and alterations to existing structures specific to the districts.
- The board shall develop design guidelines for new construction or alterations to existing structures within the Pass-a-Grille Overlay (*language added by request of the Historic Board and adopted by the Commission January 2011*)

Accomplishments

Required Action	Status
District Boundary ?	National Register District Established
District Guidelines?	For alterations to contributing properties that encroach on underlying zoning and any voluntarily designated structure – use Secretary of the Interior Standards.
	No guidelines for new construction have been adopted.
PAG Overlay Guidelines?	None adopted

Option 1

- Maintain Status Quo (make no additional changes)

Pros	Cons
No pressure to make a decision regarding design	Not fulfilling current duties assigned to Board – Board Powers and Duties would have to be amended
Less meetings (meet on case by case basis for demo, FEMA variance, and Certificate of Appropriateness requests)	Not preserving/protecting historic structures

Option 2



The Secretary of the Interior's Standards
for the Treatment of Historic Properties

with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings

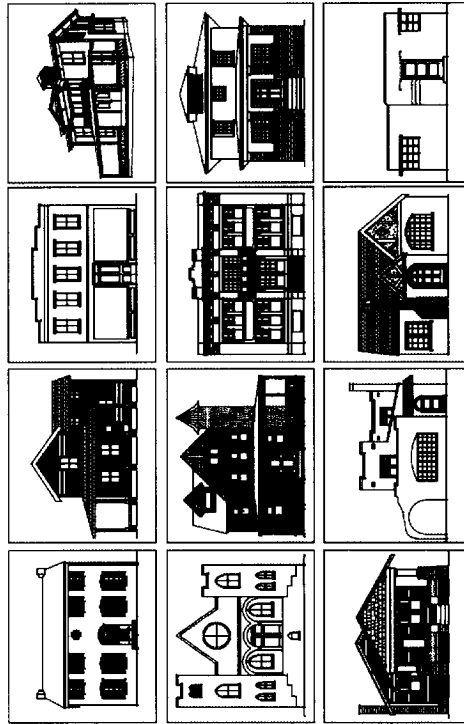
Option 2

•Use Secretary of the Interior Standards for Design Review

Pros	Cons
Can be applied to National Register District; Board can also recommend adoption of Local District(s)	Can be difficult for a layperson to interpret
Can apply to contributing, non contributing, and new structures (new construction)	If miss-applied or misinterpreted, will not preserve/protect historic structures ; Document includes some new construction language but is geared toward existing structures
Gives flexibility in interpretation; significant resources in guiding decision making (publications from Secretary of the Interior)	Can be perceived as intruding on property rights

Option 3

MODEL GUIDELINES FOR DESIGN REVIEW

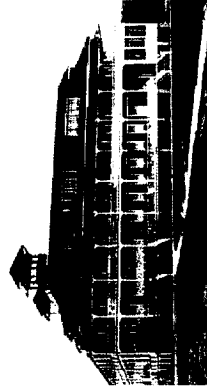


A guide for developing standards for historic rehabilitation in Florida communities

CITY OF ST PETE BEACH HISTORIC PRESERVATION BOARD

Pass-a -Grille Overlay Design Guidelines

Pass-a -Grille Overlay Design Guidelines



Developed by
City of St Pete Beach Planning Department
8/1/2011

Option 3

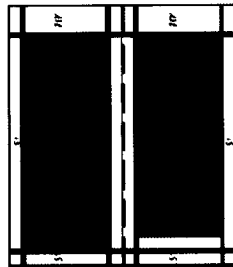
- Use Florida Model Guidelines adapted to local context (Pass a Grille Version 8/2011)

Pros	Cons
Model used throughout Florida by multiple jurisdictions; precedent set.	Can be perceived as difficult to apply in an eclectic City such as St. Pete Beach
Still gives Board flexibility to make decisions	If miss-applied or misinterpreted, will not preserve/protect historic structures
Can apply to contributing, non contributing, and new structures (new construction)	May be perceived as too restrictive by community
Document 90% complete	Board had reservations about document in Fall 2011

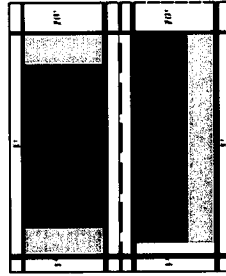
Option 4

Pass a Grille Neighborhood Code

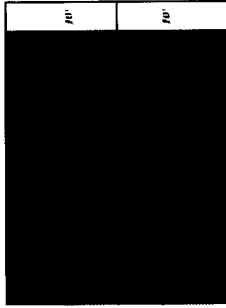
Type I
Residential Lots with Alley Access



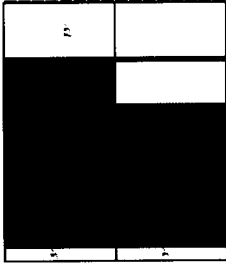
Type II
Residential Lots w/o Alley Access



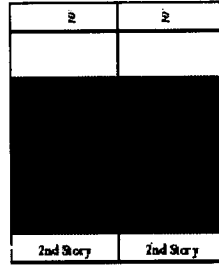
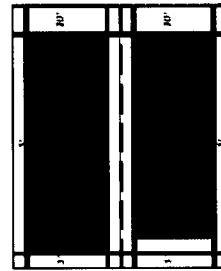
Type III
8" Avenue



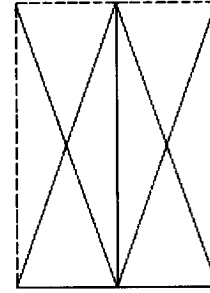
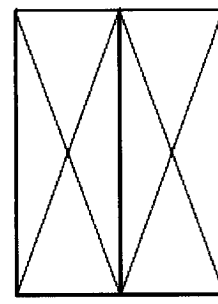
Type IV
All Other Non-Residential Lots



Porches/Balconies



Attached/Detached
Garages



Yards

Option 4

- Text Amendments to LDC or form based code:
examples- Lesser setbacks; front porch; “angle of light”, require rear access (considered and rejected in 2009)

Pros	Cons
Relative certainty for applicant ; short wait time for review; no public hearing	Less flexibility for board or no decision making/control by board; relies on staff review.
Regulates new construction; could regulate additions to existing structures	Does not ensure perseveration of existing/historic structures

Option 5



Developed by the City of St. Pete Beach Planning Department

September 2009

Option 5

- Utilize a pattern book in lieu of design guidelines (considered 5 versions and rejected by board in 2009)

Pros	Cons
Easy to interpret	Leans towards regulating style
Can regulate materials as well as form	Does not necessarily ensure protection of historic resources
Can ensure "compatible" new design	Less certainty for applicant compared to code amendments

What board must consider

- What is your role as a board?
- What are your goals as a board?
 - Pass a Grille Design review board?
 - Historic Preservation Board?
 - Laissez Faire Board?