

HISTORIC PRESERVATION BOARD

MINUTES

April 3, 2012

3:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Melinda Pletcher, Chairman
Bill Thompson, Member
Ingrid Jacobus, Member
Frank T. Hurley, Member

ABSENT:

Martin Lott, Vice Chairman

ALSO PRESENT:

Catherine Hartley, Senior Planner
Pamala Prell, Deputy City Clerk, MMC

1. Acceptance of Minutes

Member Hurley made a motion to approve the February 7, 2012 minutes, as written. The motion was seconded by Member Jacobus and approved by a unanimous voice vote.

2. Discussion Items

1. Staff Presentation: Flexible Zoning/Design Standards

Senior Planner Catherine Hartley gave a brief update of the issues that the board has been working on for the last few years for the benefit of new Member Thompson.

Senior Planner Hartley pointed out that the issues of concern for the board have been new homes without porches, no pitched roofs, garages in the front and structures that look like boxes.

Senior Planner Hartley referenced a power point presentation containing photos of different styled houses to receive input from the board regarding the style of the homes they would like to see in Pass-a-Grille. A copy of the power point presentation is attached hereto and made a part of these official minutes.

Senior Planner Hartley advised the board that there was a house on 7th Avenue that the owner was going to demolish until he was made aware of the Board's authority to grant a variance from the 50% rule (FEMA). The house was moved on the lot and restored. She cited this as an example of what the Board would like to see occur with all of the historic structures in Pass-a-Grille.

The Board held a general discussion regarding the types of homes they would like to see in Pass-a-Grille and what they felt the community would accept. There was a general discussion regarding how to make the community more aware of the incentives available to preserve their historic structures.

Senior Planner Hartley advised the board that she did not think that there would be money in the upcoming budget to use for preservation efforts.

Member Thompson asked Ms. Hartley if she had any examples of other barrier island communities that have regulations that would be suitable for Pass-a-Grille. Ms. Hartley stated that she did know of a few examples and would look for others.

Senior Planner Hartley asked each board member to take five to ten photos of houses in Pass-a-Grille and other places that they do not like and make notes on what they don't like about each house to discuss at their next meeting.

2. General Discussion

The board held a discussion regarding the number of contributing structures and designated structures in Pass-a-Grille and how to update the survey as well as a funding source.

Member Thompson asked if the historic designated homes get a plaque to display. Chairman Pletcher stated that they do and there are a few owners that are still waiting for their historic plaques.

Chairman Pletcher pointed out that the owner of the Beach Theater has applied for a non-profit status to try to save the theater. She suggested that the board do whatever they can to help the owner preserve the theater. There was a general discussion of the theater being designated as a historic structure both locally and nationally in order to preserve it.

Chairman Pletcher pointed out that there is a web site www.savethebeachtheater.org and asked that everyone share this with their friends and neighbors to help save the theater.

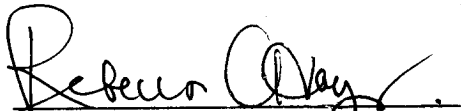
Member Hurley pointed out that the theater was used to show WWII troops training videos, when they were utilizing the Don CeSar buildings.

Member Thompson agreed to contact the owner of the theater to see what the board can do to help preserve the theater and bring back the information for discussion at their next meeting.

3. Adjournment

There being no further business to come before the board, the meeting was adjourned at 4:15 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Melinda Pletcher, Chairman

Minutes approved on: 5-1-12

Defining the Problem

Perceived Problems:

- No porches
- No pitch roof
- “It’s just a box”
- Garages located in the front

Figure out what you can live with; understand consequences

Perceived Problem:
“No Pitched roof”



Solution: Relaxation for pitch?



Figure out what you can live with; understand consequences

Perceived Problem:

“No porches”

Solution: Relaxation for
porches?

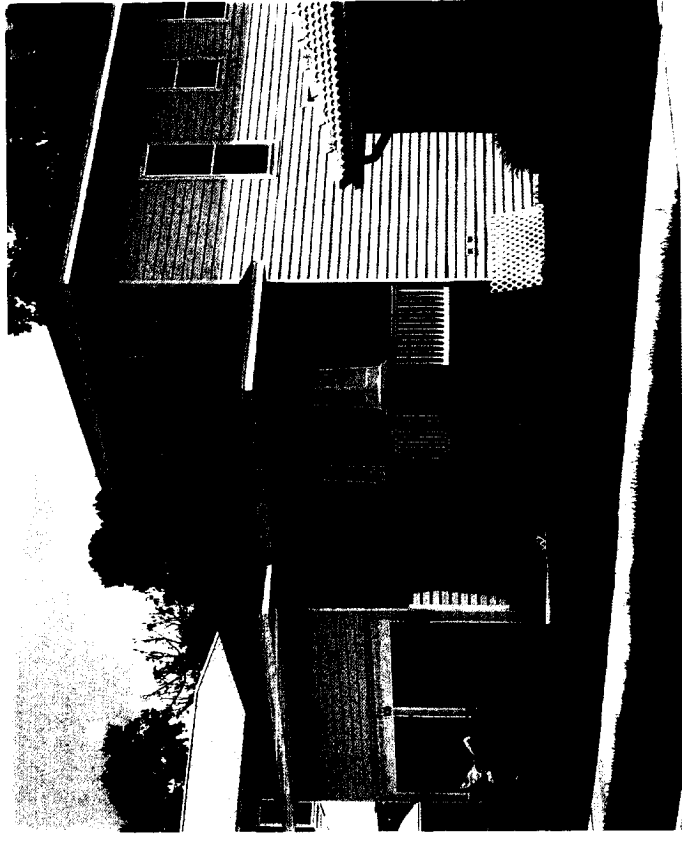
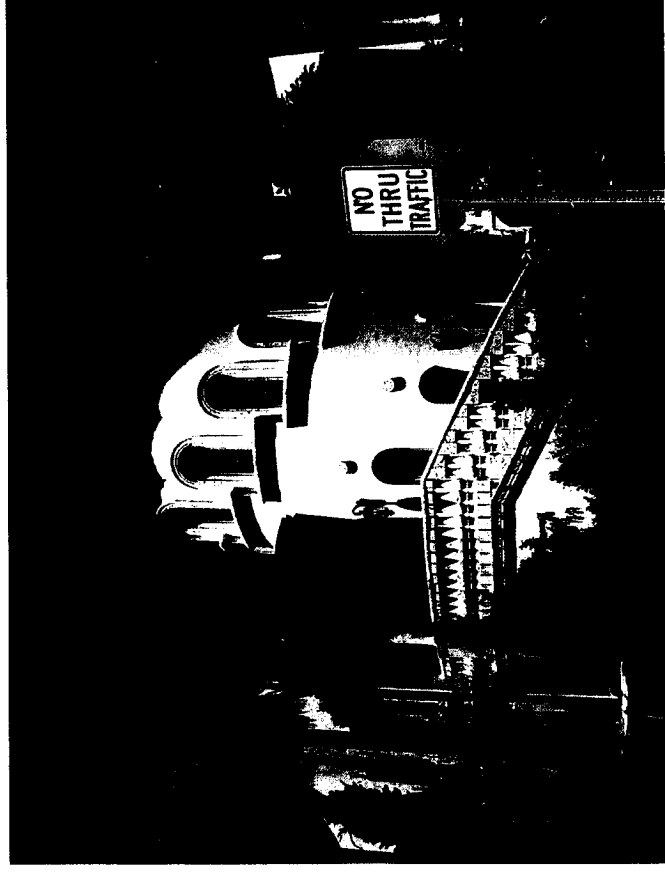
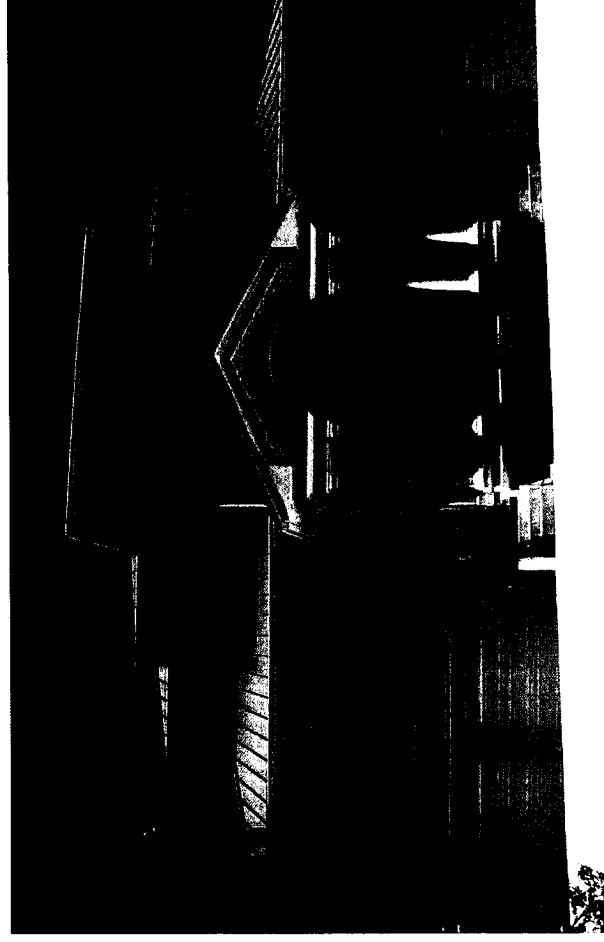


Figure out what you can live with; understand consequences

Perceived Problem:
Garages located in the front



Solution: Relaxation for garage
location on side or rear?



Figure out what you can live with; understand consequences

Perceived problem: "It's just a box"
Solution: require articulation?



Conclusion

- What do you really want to see?
- Do you really want to regulate it?
- Is there anything wrong with what has been constructed in the past 5 years?
- If so, what?
- Homework: Take 5-10 photos, bring them next meeting.
- Make notes on what you don't like about each photo.