

HISTORIC PRESERVATION BOARD

MINUTES

JANUARY 3, 2013

3:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Melinda Pletcher, Chairman
Martin Lott, Vice-Chairman
Ingrid Jacobus, Member

ABSENT:

Bill Thompson, Member (Excused)
Frank T. Hurley, Member (Excused)

ALSO PRESENT:

George Kinney, Director Community Development
Rebecca Haynes, City Clerk

1. Approval of Minutes

Member Lott made a motion to approve the minutes of November 15, 2012, as written. The motion was seconded by Member Jacobus and unanimously approved by a voice vote.

2. Action Item: Public Hearing, Quasi-judicial:

Case # 2013-0002: Property address is 105 8th Avenue. Applicant Nora Properties, LLC, requests a Certificate of Appropriateness to rehabilitate a locally designated historic structure and requests a Variance from the floodplain elevation requirements ("FEMA 50% Rule").

Community Development Director, George Kinney, gave the background information on the request. He stated the building was a masonry

structure built around 1939 and is located in the Historical District of Pass-A-Grille. Portions of the building were destroyed by Tropical Storm Debby. Mr. Kinney addressed the four aspects of the request.

- a. The roof needing replacement is pertaining to the shed overhang of the sidewalk. It is suggested a plain metal roof be used to replace it or possibly cedar shake shingles which were more prevalent at the time of construction.
- b. In reference to the parapet, it appears to be inconsistent with standard #3 of the Secretary of the Interior's design standards for the treatment governing historic structures.
- c. The window requesting to be replaced should be repaired instead with the original frame and replacement glass.
- d. In regards to the Quasi-Judicial aspect with respect to the flood plain variance to the 50% FEMA Rule, they will be eligible to request if they meet the regulations in the Land Development Code.

Ralph Lickton, Pass-A-Grille Way, spoke as the representative of the applicants, Martin and Peter Nora, also known as Nora Properties, LLC. Mr. Lickton informed the Board that the Certificate of Appropriateness for FEMA variance would apply to the whole building.

Mr. Lickton described in detail the repairs to the structure with the building materials to be used as proposed by Nora Properties.

Chairman Pletcher recognized Member Lott who addressed each of the requests. He stated the roof should be metal as it cannot mimic another era and that the parapet design should stay unchanged and true to the original design.

Chairman Pletcher asked if there were any comments from the audience.

Jackie Hollenback, E. Vina Del Mar Blvd, spoke in favor of the request.

Chairman Pletcher asked Mr. Kinney about the standards they were to follow. He said the Land Development Code provisions were listed in Section 28.8 and these were the standards they should use to make their decisions.

Member Lott made a motion to grant the Certificate of Appropriateness for the roof as submitted and the Certificate of Appropriateness for the windows as submitted. The parapet should

remain the same as the existing. The motion was seconded by Member Jacobus and unanimously approved by an individual roll call vote.

3. **Discussion Item**

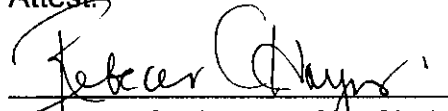
Mr. Kinney reported he would serve as the Board representative now that the Senior Planner resigned. He asked for feedback from the Board that will help make the transition move forward smoothly.

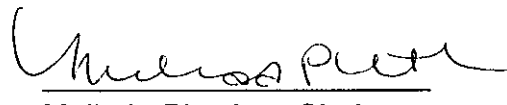
Chairman Pletcher questioned Mr. Kinney in regards to the Planning Board's Agenda for the January 8, 2013 meeting and their recommendations for the 8th Avenue District.

3. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 3:09 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Melinda Pletcher, Chairman

Minutes approved on: 6/13/2013