

HISTORIC PRESERVATION BOARD

MINUTES

JANUARY 9, 2014

3:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Martin Lott, Chairman
Bill Thompson, Member
Ingrid Jacobus, Member
Maria Lowe, Member (3:23 p.m.)

ABSENT:

Chris Marone, Member

ALSO PRESENT:

Chelsey S. Welden, Urban Planner
Mary Jo Murphy, Recording Secretary

1. Approval of December 5, 2013 Meeting Minutes

Member Jacobus made a motion to approve the minutes of December 5, 2013 as written. The motion was seconded by Chairman Lott and unanimously approved by a roll call vote.

After approval of the minutes there was a brief break in the board meeting.

2. Action Items

- A. Case #2013-0022
Address: 2409 Pass-A-Grille Way
Application for Certificate of Appropriateness for renovations and for variance from Article V, Chapter 98 of the City's Code of Ordinances and Section 7.4 of the City's Land Development Code (FEMA variance).

Chairman Lott abstained from voting on Case #2013-0022 due to a voting conflict of interest. The form entitled "Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers" will be attached to the January 9, 2014 Historic Preservation Board's minutes for future reference.

Chelsey S. Welden, Urban Planner, stated that this is a locally-designated structure and all renovations and alterations must first receive a Certificate of Appropriateness. The applicants, Jon and Sue Tomion, want to do a second floor addition on the rear part of the structure. The Tomions are resisting elevating the structure and accept the prospect of higher flood insurance rates. The renovations the Tomions want to do will exceed 50 percent of the home's value; therefore, they are asking for a FEMA variance. The variance is not for the addition but for the renovations and is good for a year. For other changes to the outside of the structure, the variance will apply but the Tomions will have to return to the Board for approval of a Certificate of Appropriateness.

There was Board discussion with Ms. Welden in reference to the FEMA Variance, the possibility of elevating the structure, flood insurance rates, the addition on the rear of the property and lattice skirting to improve drainage.

Jon Tomion, 2409 Pass-A-Grille Way, stated that they want to maintain the character of the building while doing an addition and renovations. They will be constructing a deck that does not need a variance. At some point in the future they will be changing windows and will have to return to the Board for approval.

Member Thompson inquired about the drainage process. Walter Robison, architect with George F. Young, answered that there is a plan for positive drainage on the property.

Member Thompson and Mr. Tomion discussed the usage of material for the lattice skirting. It was discussed using scrap material from the siding of the addition to be used in a manner consistent with what is currently there.

Member Lowe discussed the burden of not obtaining flood insurance with Mr. Tomion. Mr. Tomion reiterated to the Board that their decision is to not elevate the house and not obtain insurance.

Member Lowe asked Mr. Tomion to inform the Board about the materials intended to be used for the balcony off of the addition. Member Thompson pointed out that the requirements state that additions shall use the same or compatible architectural style and materials as the main building.

Member Lowe made a motion to approve the Certificate of Appropriateness and variance to Article V, Chapter 98 of the City's Code of Ordinances and Section 7.4 of the City's Land Development

Code regarding the City's floodplain management regulations at 2409 Pass-A-Grille Way to include the rear addition, the crawlspace skirting, and the change in height of the chimney. The motion was seconded by Member Thompson and unanimously approved by a roll call vote (3-0).

3. General Discussion

There was Board discussion about changing the time of future meetings to 3:30 p.m. instead of 3:00 p.m. The date of the next meeting will be February 6, 2014 at 3:30 p.m.

Ms. Welden updated the Board about the follow-up e-mail she sent to all of the Certified Local Governments in Florida about the elevation of historic structures. Ms. Welden received only one response. Ms. Welden contacted the State Historic Preservation Office to see if there were any discussions about the effects flood insurance will have on historic structures. The State referred Ms. Welden to the National Alliance of Preservation Commissions (NAPC) which is a nonprofit organization that has group discussions, forums and conferences. The NAPC informed Ms. Welden that this may be an upcoming topic in their national conference in April. Ms. Welden wrote an e-mail to NAPC and they sent it out to their colleagues to see if anyone was interested in starting a discussion.

4. Adjourn

There being no further business to come before the Board, the meeting was adjourned at 4:21 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Martin Lott, Chairman

Minutes approved on: 03/06/2014

Attachment: Form 8B, Memorandum of Voting Conflict for County, Municipal,
and other Local Public Officers