

HISTORIC PRESERVATION BOARD

MINUTES

MAY 7, 2015

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Sean Hurley, Member
Ingrid Jacobus, Vice Chairwoman
Tina Douglass, Member
Chris Marone, Member

ABSENT:

Martin Lott, Chairman

ALSO PRESENT:

Jennifer Bryla, Community Development Department Director
Chelsey S. Welden, Urban Planner
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

Chelsey S. Welden, Urban Planner, introduced the new Director of the Community Development Department, Jennifer Bryla, to the Historic Preservation Board.

2. Audience Comments

There were no audience comments.

3. Review and Approval of February 5th Meeting Minutes

Member Hurley made a motion to approve the minutes of March 5th, 2015 as submitted. The motion was seconded by Member Marone and unanimously approved by a voice vote.

4. Election of Chair and Vice-Chair

The election of Chair and Vice-Chair was tabled until June 2015.

5. Action Items

- A. Case #2015-0013
Address: 107 20th Avenue
Request: Application for Certificate of Appropriateness for PAG Overlay reduced yard setbacks for addition

Ms. Chelsey Welden, Urban Planner, gave the Board an overview of Case No. 2015-0013. The applicants requested to enclose their carport and extend it by 7 feet. It was Staff's opinion that the rear addition would fit in with the current footprint of the surrounding houses.

Vice-Chairman Jacobus asked for the applicants to come forward and state their name and address.

Mark Zdrojewski, Strobel Design Build, explained the applicants wanted to expand the bathroom.

Vice-Chairman Jacobus asked the Board for comments or questions. There were no comments from the Board members.

Member Douglass made a motion to approve the Certificate of Appropriateness for Case No. 2015-0013, including Pass-A-Grille Overlay reduced rear yard setbacks. The motion was seconded by Member Hurley and unanimously approved by a roll call vote (4 yeases - 0 nos).

- B. Case #2015-0014
Address: 104 7th Avenue
Request: Application for Certificate of Appropriateness for alteration

Ms. Chelsey Welden, Urban Planner, gave the Board an overview of Case No. 2015-0014. The applicant requested to move the door a few feet to the left. Staff stated that because it was a locally-designated structure and the plans would change the outer design of the structure, the applicant must obtain a Certificate of Appropriateness. Staff also recommended that a condition of the approval be that where the original door existed, in its place should be the same material as is currently on the existing exterior of the home.

Vice-Chairman Jacobus asked if there were any questions for Ms. Welden. There was a brief discussion between Ms. Welden and the Board members in regard to Case No. 2015-0014.

Vice-Chairman Jacobus asked the applicant to come forward and to state her name and address.

Peggy McElroy, 104 7th Avenue, explained the future plans for the property and stated she was in agreement with City Staff's suggestion to use the same material as is currently on the existing exterior of the home.

Member Hurley made a motion to approve the Certificate of Appropriateness for Case No. 2015-0014 to move the door at 104 7th Avenue, with the condition that instead of hardi board, the material be matched to the existing exterior of the home. The motion was seconded by Member Marone and unanimously approved by a roll call vote (4 yeses – 0 nos).

- C. Case #2015-0016
Address: 1402 Pass-A-Grille Way
Request: Application for Certificate of Appropriateness for addition

Ms. Welden gave the Board an overview of Case No. 2015-0016. The applicant requested to add a garage with a second floor bedroom/bathroom suite on the south side of the existing single-family home. Staff's opinion was that the proposed addition met the Secretary of the Interior's Standards for Rehabilitation and fit within the scale of surrounding neighborhood.

Vice-Chairman Jacobus asked if the applicant was present.

Matt Schoeppe, Matthew's Design Works, design professional for the applicant, Lydia Runkel, answered questions posed by the Board members. Mr. Schoeppe confirmed the cottage will have to be submitted for code approval with regard to the wiring, smoke detectors and general livability of the cottage. Mr. Schoeppe commented life safety is the number one priority.

Vice-Chairman Jacobus asked the Board for any further comments or questions. There was no further Board discussion in regard to the case.

Member Hurley made a motion to approve the Application Case No. 2015-0014 for the 2-story addition at 1402 Pass-A-Grille Way. The motion was seconded by Member Douglass.

Jay Anderson, 202 Pass-A-Grille Way, commented that the builder on the job was a committed builder and had maintained the character of Pass-A-Grille with previous historic renovations.

The motion was unanimously approved by a roll call vote (4 yeses – 0 nos).

- D. Case #2015-0017
Address: 2901 Pass-A-Grille Way
Request: (1) Application for Certificate of Appropriateness for renovations/additions and for PAG Overly reduced yard setbacks and (2) Recommendation to Board of Adjustment for variances

Ms. Welden gave the Board an overview of Case No. 2015-0017. The applicants requested to completely renovate the home including additions and restorations. Staff recommended that the proposed renovations and additions would not significantly alter the character of the historic home. The applicants kept the Mediterranean architecture, but the proposed plans did encroach in multiple places on the required setbacks in RU-2. Therefore, the Pass-A-Grille Overlay reduced setbacks would have to be utilized if the Certificate of Appropriateness is approved. In addition, the applicant is going to the Board of Adjustment for several variances in June 2015.

Ms. Welden instructed the Board that the following motions needed to occur: (1) to approve or deny the Certificate of Appropriateness (2) to approve or deny the recommendations to the Board of Adjustment for variances (3) to approve or deny the FEMA variance.

There was Board discussion between Ms. Welden and the Board in regard to Case No. 2015-0017.

Matt Schoeppe, Matthew's Design Works, design professional for the applicants, Rick and Kathy Weatherly, answered questions posed by the Board members and presented documents and drawings to the Board.

Vice-Chairman Jacobus asked for any audience comments.

Barry Flaherty, contractor, commented that the applicants needed to be commended for not demolishing the property located at 2901 Pass-A-Grille Way and doing an extreme renovation to the house. Mr. Flaherty added that the comprehensive nature of the renovations requires the FEMA variance to be approved.

Member Hurley made a motion to approve the Certificate of Appropriateness for Case No. 2015-0017 for renovations and additions at 2901 Pass-A-Grille Way including Pass-A-Grille Overlay reduced yard setbacks. The motion was seconded by Member Douglass and unanimously approved by a roll call vote (4 yeses – 0 nos).

Vice-Chairman Jacobus asked for audience comments. There were no audience comments.

Member Hurley made a motion to recommend approval for variances to Section 20.1, Section 23.4(b), and Section 9.12 of the Land Development Code for 2901 Pass-A-Grille Way. The motion was seconded by Member Douglass and unanimously approved by a roll call vote (4 yeses – 0 nos).

E. Case #2015-0018
Address: 2901 Pass-A-Grille Way
Request: FEMA Variance for renovations

Ms. Welden gave the Board an overview of Case No. 2015-18. The applicant requested an application for a FEMA variance. Staff commented if the Board approves

the Certificate of Appropriateness for Case 2015-0017, then the property would be immediately eligible for a FEMA variance. There was Board discussion between staff and the Board in regard to Case No. 2015-0018.

Vice-Chairman Jacobus asked for any audience comments.

Jay Anderson, 202 Pass-A-Grille Way, commended the applicants for their investment in the historic community.

Matt Schoeppe, Matthew's Design Works, design professional for the applicants, commented that the home owner is willing to take on the expense of self insuring because there will not be flood insurance available.

Barry Flaherty, contractor, commented that comprehensive renovations would not be possible for historic buildings without the granting of FEMA variances.

Member Douglass made a motion to approve the FEMA variance for Case No. 2015-0018 for the renovations at 2901 Pass-A-Grille Way. The motion was seconded by Member Hurley and unanimously approved by a roll call vote (4 yeses – 0 nos).

6. Discussion Items

Member Hurley asked for an update on the Zephaniah Phillips house on 8th Avenue. Ms. Welden replied it was decided it was not a demolition, and the applicants could continue but would have to amend the construction plans so that it will reflect the plans the Historic Preservation Board approved.

Vice Chairman Jacobus asked Ms. Welden for the Pass-A-Grille Historic Resources Survey Update.

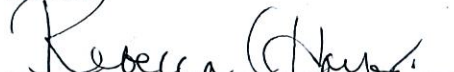
Ms. Welden informed the Board that the final deliverable report was received, and in June, Geoff Henry with TRC Environmental Corporation will give a presentation to the Historic Preservation Board on the final Pass-A-Grille Historic Resources Survey.

7. Adjournment

There was Board discussion in regard to the scheduling of Historic Preservation Board meetings. The next Historic Preservation Board meetings were scheduled for 6/4/15 and 7/9/15.

There being no further business to come before the Board, the meeting was adjourned at 4:23 p.m.

Attest:


Rebecca C. Haynes, City Clerk


Ingrid Jacobus, Vice Chairwoman

Minutes approved on: 8/6/15