

HISTORIC PRESERVATION BOARD MINUTES

November 4, 2021 3:30 PM

PRESENT: Chris Marone, Chair
Sean Hurley, Vice Chair
Bill Loughery, Member
Tia Hockensmith, Member
Holly Young, Member

STAFF PRESENT: Wesley Wright, Planning Manager; Andrew Dickman, City Attorney (by telephone); Matthew McConnell, Assistant City Attorney; Lynn Rosetti, Senior Planner; Ginny Bodkin, Deputy City Clerk; Brandon Berry, Planner II

Chair Marone called the meeting to order at 3:30 PM.

1. Changes to the Agenda – Planning Manager Wesley Wright asked that item 5a. be continued to the December meeting as the Public Works Director was not available today. Chair Marone added a discussion item (now 5a.) on this Board's power/authority as related to the CRD EA District and permitting.

2. Audience Comments – There were none.

3. Approval of Minutes - Historic Preservation Board 10/07/2021 Minutes

Member Young moved and Vice Chair Hurley seconded the approval of the October 7, 2021 minutes as presented; the motion carried unanimously.

4. Action Items

a. 2022 Historic Preservation Board meeting schedule

Member Loughery moved and Chair Marone seconded the acceptance of the Board's 2022 meeting schedule as presented; the motion carried unanimously.

b. Local Historic Designation Case No. 21081: 3612 East Maritana Drive - A request to locally designate a covered dock structure that was constructed circa 1941 or earlier as a locally significant historic landmark at 3612 East Maritana Drive (Case No. 21081).

Senior Planner Lynn Rosetti reviewed a detailed presentation of the history of the boathouse and dock with zoning maps, photos, surveys, and other exhibits. She reviewed the criteria required for Local Historic Designation and a Staff analysis; all will become part of these minutes. Staff recommendation was for approval of Local Landmark Designation for the center structure only. A variance was granted in 2018 for the other dock/s.

Applicants Kelly Lee McFrederick and Jack Rice appeared to provide additional information to the Board. Their desire is to keep the boathouse as is and protect it.

Member Young moved and Chair Marone seconded approval of the Local Historic Designation of the original portion of a covered dock structure at 3612 East Maritana Drive (Case 21081) that was built circa 1941 or earlier; the motion carried 5-0 .

c. Certificate of Appropriateness (COA) Case No. 21066: 102 8th Ave & Case No. 21074: 702 Pass-a-Grille Way - Requests to demolish an existing locally-designated historic mixed-use building at 102 8th Ave (Case No. 21066) and two contributing outbuildings at 702 Pass-a-Grille Way (Case No. 21074).

Brandon Berry, Planner II, reviewed a detailed presentation of these requests (two properties presented as one item) including background, photographs, maps, zoning and other exhibits. The presentation and Staff Findings Report will become part of these minutes.

Mr. Berry explained that the Historic Preservation Board cannot deny such demolitions according to the Land Development Code, however, demolition may be delayed up to 90 days in order for preservation incentives or alternatives to demolition to be explored. As the two remaining structures at 702 Pass-a-Grille Way are contributing structures to the District, their demolition may be delayed for up to 30 days for the same purpose.

For Case 21066, 102 8th Avenue, staff recommended approval of the COA with a 90 day stay during which they would request that the Applicant utilize the time to document materials, fixtures, furniture, and other historic building and interior components that will be retained for use in future projects. For Case No. 21074, 702 Pass-a-Grille Way, staff recommended approval of the COA as submitted.

The Board asked staff for clarification on the 90 day stay, and the 30 day stay for contributing structures.

Attorney Timothy Weber, 5453 Central Avenue, appeared with his client, Applicant David Feinberg, explaining that any action today is strictly regarding demolition. Mr. Feinberg spoke about his mindfulness of the preservation and restoration of historic properties and some of the previous work he has done in Pass-a-Grille. The Board members asked questions of the Applicant regarding the structure. Member Young requested that Mr. Feinberg provide a photographic record of the inside and outside of the structure; Mr. Feinberg agreed and will donate some of the old interior doors.

Bev Jackson, 2804 Pass-a-Grille Way, spoke as a representative of Friends of Pass-a-Grille in support of this Board and asked that City Commission recognize the size of the proposed development and allow this Board to review the project. Public comments were also made by Danielle Micklitsch, 2373 W. Vina del Mar Blvd. and Bob Douglass, 2811 Pass-a-Grille Way.

There was no further public comment and the Chair opened Board discussion.

Chair Marone moved and Member Loughery seconded, for Case 21066, Certificate of Appropriateness at 102 8th Avenue, a 90 day stay for the demolition of the structure; the motion carried 5-0.

Chair Marone moved and Member Hurley seconded, for Case 21074, Certificate of Appropriateness at 702 Pass-a-Grille Way, to stay the demolition permit for 30 days; the motion carried 5-0.

5. Discussion Items – ~~a. Australian Pine Trees and Hexagon Block Sidewalks~~

Continued to the December meeting.

a. Added Item: Authority and Power of the Historic Preservation Board

City Manager Alex Rey appeared and summarized three items discussed at Tuesday's Commission meeting, which the Commissioners would like this Board to deliberate and provide them guidance.

- 1- Clarification of building permits to be reviewed by this Board; typically approximately 40 permits are processed monthly in the Pass-a-Grille district and the State gives 30 days for that review process.
- 2- 8th Avenue CRD-EA/PAG Overlay clarification; 8th Ave. CRD-EA is not in the Overlay but is in the Pass-a-Grille District, which is in the purview of this Board. There is a voluntary system in place in which an Applicant may use either the Overlay or the underlying district zoning. Those building to the underlying zoning do not need to come to this Board. Per the Code, this board can ask the Commission to review things at their desire.
- 3- Powers of this Board - Currently only properties that are within the Overlay or are contributing properties come to this Board for review; he explained that the right for approval or denial of projects would be a long, deliberate process requiring community engagement, legal review and possibly a referendum.

Board discussion and questions followed regarding building to the Overlay or underlying districts; the Overlay is more liberal and was created to provide incentives. Building permits were discussed. The importance of informing this Board and the community of new builds was considered. The intent of the CRD-EA District was discussed.

Chair Marone moved and Member Loughery seconded to recommend to the City Commission that this Board be given the authority for review of permit applications including, but not limited to architectural, aesthetic design in the CRD-EA District; the motion carried 5-0.

The City Manager suggested that the City Attorney attend next month's meeting (December 2nd) as the Board will discuss substantial matters, such as permit applications and zoning districts. Board members may email a list of topics for discussion to Board Liaison Lynn Rosetti, who can review for duplications in the creation of the agenda.

A workshop will be scheduled for other topics such as mass and scale matters. The Planning Department will work with Board members and the Clerk's Office to schedule a workshop date at the Warren Webster Center. The workshop will be noticed accordingly.

Bob Douglass, 2811 Pass-a-Grille Way, again provided public comment regarding the authority to review new construction and renovation. A brief discussion followed on a review of joinder of properties in the Historic District.

Member Loughery moved and Chair Marone seconded to recommend to the City Commission that this Board be granted the authority to review any permits for new construction, major renovations, or additions in the Historic District, including but not limited to the Pass-a-Grille Overlay District, regardless of zone. The motion carried 5-0.

6. Adjournment/Next Meeting – The next meeting is December 2, 2021.

Chair Marone thanked those who attended; this is a community effort. A brief discussion followed on a review of joinder of properties in the Historic District.

Chair Marone moved and Member Young seconded adjournment at 5:34 pm.

These minutes were approved at the December 6, 2021 Historic Preservation Board meeting.