

HISTORIC PRESERVATION BOARD MINUTES

December 12, 2024 - 2:30 PM

PRESENT: Bill Loughery, Chair
Tia Hockensmith, Vice Chair
Danielle Dashiell, Member
Sean Hurley, Member
Holly Young, Member

STAFF PRESENT: Brandon Berry, Senior Planner; Chloe Berryman, Interim City Attorney; Ginny Bodkin, Deputy City Clerk; Gilbert Martinez, Senior Planner; Denise Sanderson, Interim Community Development Director; Kristin Coman, Senior Planner; Lynn Rosetti, Consultant

Chair Loughery called the meeting to order at 2:30 PM. A quorum was established.

1. Approval of the Agenda –

Member Hurley asked to add a discussion item on letters of substantial damage as discussion as item 5.c. and Senior Planner Brandon asked to add a discussion item on small wireless facilities as item 5.d.

Motion: Member Hockensmith moved, and Chair Loughery seconded the approval of the December 12, 2024 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – a. November 7 Regular and November 19, 2024 Special Meetings

Motion: Chair Loughery moved, and Member Hockensmith seconded the approval of the November 7th and 19th, 2024 regular and workshop minutes as presented; the motion carried unanimously.

4. Action Items –

Prior to hearing the action items, Mr. Berry explained the required 30-day waiver that he had sent to the Applicants.

a. **Local Historic Designation No. 24085: 108 12th Avenue**

Cheryl Abraham requests local historic (landmark) designation of the front one-story single unit rental and rear two-story two-unit rental on the subject property.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant Cheryl Abraham appeared telephonically and testified as to the condition of the structure and was available for questions. All three units were not occupied before the storm; Mr. Berry indicated that the short-term rental grandfathering will stay in place with the designation.

Motion: Member Young moved, and Chair Loughery seconded to approve the local historic (landmark) designation for Case No. 24085, 108 12th Avenue. The motion carried 5-0.

b. Local Historic Designation No. 24066: 400 Pass A Grille Way

Joseph and Sandra Rhodes request local historic (landmark) designation of the single-family residence and guest house on the subject property.

Consultant Lynn Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff recommendation was for approval of the application.

Applicants Sandra and Joe Rhodes appeared and stated they have owned the property for 40 years.

Motion: Member Hurley moved, and Member Dashiell seconded to approve the local historic designation for Case No. 24066 at 400 Pass-A-Grille Way; the motion carried unanimously.

c. Local Historic Designation No. 24079: 2702 Pass A Grille Way

Sharon K. and Gerald F. Incangelo request local historic (landmark) designation of the single-family residence on the subject property.

Ms. Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Mr. Berry indicated that he had spoken to the applicants, who were unable attend, but could answer any questions through him.

Motion: Chair Loughery moved, and Member Young seconded to approve the local historic designation for Case No. 24079 at 2702 Pass-A-Grille Way; the motion carried 5-0.

d. Local Historic Designation No. 24081: 3521 Casablanca Avenue

Patricia Armstrong and Paul Muellner request local historic (landmark) designation of the single-family residence on the subject property.

Consultant Lynn Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicants Armstrong and Muellner appeared and spoke about the history of the original owner.

Motion: Vice Chair Hockensmith moved, and Chair Loughery seconded to approve the local historic designation for Case No. 24081, 3521 Casablanca Avenue. The motion carried 5-0.

e. Local Historic Designation No. 24086: 108 15th Avenue

Terry and Margaret Perna request local historic (landmark) designation of the single-family residence on the subject property.

Mr. Berry stated this is for the front structure only on the property. He reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicants Terry and Margaret Perna appeared and spoke about their desire to save this historic structure.

Motion: Member Hurley moved, and Member Young seconded to approve the local historic designation for Case No. 24086, 108 15th Avenue. The motion carried 5-0.

f. Local Historic Designation No. 24087: 3611 Casablanca Avenue

Phyllis Parker requests local historic (landmark) designation of the duplex residence on the subject property.

Senior Planner Gil Martinez reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant Phyllis Parker appeared and spoke about the architecture of her home and similar others in the neighborhood.

Motion: Chair Loughery moved, and Member Dashiell seconded to approve the local historic designation for Case No. 24087, 3611 Casablanca Avenue. The motion carried 5-0.

g. Local Historic Designation No. 24091: 109 7th Avenue

Jeff Catanzarita request local historic (landmark) designation of the single-family residence on the subject property.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant Jeff Catanzarita appeared and spoke about his family's history of ownership of this property as well as older surveys of the property and the entire block.

Motion: Member Young moved, and Member Hurley seconded to approve the local historic designation for Case No. 24091, 109 7th Avenue. The motion carried 5-0.

h. Local Historic Designation No. 24092: 3408 E De Bazan Avenue

Dave Green requests local historic (landmark) designation of the single-family residence located on the subject property.

Ms. Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant Dave Green appeared and spoke about the interior and exterior construction of the home and was available to answer any questions.

Motion: Member Hurley moved, and Chair Loughery seconded to approve the local historic designation for Case No. 24092, 3408 E. De Bazan Avenue. The motion carried 5-0.

i. Local Historic Designation No. 24093: 2806 Pass A Grille Way

Russell and Rene Tiejema request local historic (landmark) designation of the single-family residence on the subject property.

Mr. Martinez reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicants Russell and Rene Tiejema appeared to speak about the property and answer any Board questions.

Motion: Member Hurley moved, and Member Young seconded to approve the local historic designation for Case No. 24093, 2806 Pass-A-Grille Way. The motion carried 5-0.

j. Local Historic Designation No. 24094: 3610 Casablanca Avenue

Anna and Kevin Morriss request local historic (landmark) designation of the duplex residence on the subject property.

Senior Planner Kristin Coman reviewed the staff presentation for this application which is part of the meeting record. The structure is currently used as a duplex. Staff was in support of the application and recommended approval.

Applicant Anna Morriss appeared and shared her family's history in the beach area and was available for questions. She added a comment regarding getting an inspection done to show there was no substantial damage from the hurricanes.

Motion: Member Young moved, and Vice Chair Hockensmith seconded to approve the local historic designation for Case No. 24094, 3610 Casablanca Avenue. The motion carried 5-0.

k. Local Historic Designation No. 24100: 3607 Casablanca Avenue

Kathryn Garchow requests local historic (landmark) designation of the single-family residence on the subject property.

Ms. Rosetti reviewed the staff presentation for this application which is part of the meeting record. The structure is currently used as a duplex. Staff was in support of the application and recommended approval.

Applicant Kathy Garchow appeared and explained her history with the home; she was available for Board questions.

Motion: Member Hurley moved, and Member Dashiell seconded to approve the local historic (landmark) designation for Case No. 24100, 3607 Casablanca Avenue. The motion carried 5-0.

5. Discussion Items -

a. Design Review No. 24099: 102 15th Avenue

Nate Meyer, RA for Catherine and George Pilhuj request design review of a House Medium residence proposed to be built on the subject property.

Mr. Berry reviewed the staff presentation of this Design Review, which is part of the meeting record. He reviewed plans, photos, and compatibility with design standards.

Architect Nate Meyer appeared on behalf of the Applicant. Chair Loughery voiced his opinions on driveways, alleyways, curb cuts, parking, building to the Pass-A-Grille Overlay and historic aesthetics. Mr. Berry explained that the standards allow for curb cuts. Vice Chair Hockensmith asked about the third garage door and the impervious surface ratio, which Mr. Berry confirmed was within Code.

b. Restoration of City-owned Historic Buildings and Sites

Standing item to discuss plans for restoration, alteration, or demolition of the City's storm-damaged historic resources.

Mr. Berry provided preliminary condition reports and repair estimates on the Don Vista Suntan Art Center, Warren Webster Community Center, Shuffleboard Building (estimated cost of demolition and discussion on potential rebuild), and the Merry Pier Building (has been condemned),

The re-designation of historic structures from the 2005 Historic Survey was discussed. It was suggested to cover all of those at one meeting. Mr. Berry will consult with the City Attorney.

His report is part of the meeting record.

c. Letters of Substantial Damage (added)

Mr. Berry reported that the City is in the process of sending out Substantial and Non-Substantial letters with a damage percentage estimate from the County. The interiors were not necessarily viewed during the estimates; photos may be submitted as part of any potential appeal. Mr. Berry directed residents to reach out to zoning staff. 30% or more damage requires a substantial damage package be completed.

Applicants Patricia Armstrong and Russ Tiejema asked Mr. Berry for some clarifications on substantial damage for designated structures. The records for those properties will be annotated. Flood insurance was discussed. A Q&A period followed with the Applicants.

d. Small Wireless Facilities (added)

Mr. Berry referred to an email that he had sent to the members in October regarding a few requests for small wireless facilities in Pass-A-Grille. The Advanced Wireless Infrastructure Deployment Act of 2017 (amended in 2019) and our local code largely restrict the ability to deny these requests, but the City is able to request poles of essentially the same color as existing, ask that color of equipment match the poles, and the antenna may exceed the pole by no more than 10 feet. Mr. Berry presented current and proposed views of three placements, which are part of the meeting record. He asked for Board guidance on the pole heights proposed and any concerns with colors.

The Board asked questions. This is not a City project; utilities are applying for a right of way permit. Board consensus was for the equipment to match the existing pole and kept as low as possible.

Following the wireless facility discussion, Ms. Rosetti reported that the City and State have fully executed the Corey Avenue Historic Survey Grant and work will commence soon. She presented a map of the area included in the survey which is part of the meeting record.

6. Adjournment – The next meeting is scheduled for January 9, 2025.

Chair Loughery adjourned the meeting at 5:00 PM.

These minutes were approved at the January 9, 2025, Historic Preservation Board meeting.