

HISTORIC PRESERVATION BOARD MINUTES

February 6, 2025 - 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; Lynn Rosetti, Consultant

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

1. Approval of the Agenda –

Chair Loughery added discussion items 5.b. on the design guidebook and 5.c. the Merry Pier and shuffleboard courts. He spoke briefly about staff creating a template for historic homes not in the historic district. He also pointed out a typo from the 1/28/25 workshop proposed changes: Div. 20; Section 20.24 A.4., should say “3. above”. Senior Planner Brandon Berry noted this. Mr. Berry explained that the Applicant for Case 4.b. asked for the case to be removed from the agenda for now, and the Applicant for Case 4.d. asked to be heard first.

Motion: Vice Chair Loughery moved, and Member Young seconded the approval of the February 6, 2025 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – a. **January 9, 2025 Meeting**

Motion: Member Hurley moved, and Vice Chair Hockensmith seconded the approval of the January 9, 2025 minutes as presented; the motion carried unanimously.

Mr. Berry explained the historic designation process prior to the cases being heard.

4. Action Items –

a. **Local Historic Designation No. 24117: 104 8th Avenue**

Marty Nora for NORA PARTNERSHIP LLC requests local historic designation of the two-story mixed-use retail and residential building at 104 8th Avenue.

Senior Planner Brandon Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommendation was for approval of the application.

Applicant Marty Nora appeared briefly and thanked the Board for their work.

Motion: Chair Loughery moved, and Member Young seconded to approve Case Number 24117 for designation of the two-story mixed-use building at 104 8th Avenue as a local historic resource. The motion carried 5-0.

b. Local Historic Designation No. 25001: 3512 Casablanca Avenue

Jorge Allwood requests local historic designation of the single-family structure at 3512 Casablanca Avenue.

This Case had been removed from the agenda.

c. Local Historic Designation No. 25005: 3406 E. De Bazan Avenue

Lean Manthos requests local historic designation of the single-family structure at 3406 E. De Bazan Avenue.

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 Lean Manthos appeared briefly.

Motion: Member Young moved, and Chair Loughery seconded to approve Case No. 25005 to designate the single-family residence at 3406 E De Bazan Ave as a local historic resource.; the motion carried 5-0.

d. Local Historic Designation No. 25009: 209 Gulf Way

Lynda K. Walker requests local historic designation of the single-family residence at 209 Gulf Way.

This item was heard first. 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 Lynda Walker commented on her love of the historic district.

Motion: Member Hurley moved, and Member Young seconded to approve Case Number 25009 for designation of the single-family residence at 209 Gulf Way as a local historic resource. The motion carried 5-0.

e. Local Historic Designation No. 24090: 4 Alhambra Street

David S. Green requests local historic designation of the single-family residence located at 4 Alhambra St.

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.

Applicant David Green appeared briefly and spoke about the home and local history.

Motion: Member Hurley moved, and Member Dashiell seconded to approve Case No. 24090 to designate the single-family residence at 4 Alhambra St as a local historic resource. The motion carried 5-0.

f. Local Historic Designation No. 24101: 3509 Casablanca Avenue

Wilma Walsek requests local historic designation of the single-family structure at 3509 Casablanca Avenue.

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

Applicant Wilma Walsek appeared and provided additional history on the home.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to approve Case No. 24101 to designate the single-family residence at 3509 Casablanca Ave as a local historic resource. The motion carried 5-0.

g. Local Historic Designation No. 25008: 3600 Casablanca Avenue

Mona McFadden requests local historic designation of the single-family structure at 3600 Casablanca Avenue.

Mr. Martinez reviewed the staff presentation for this application which is part of the meeting record. Staff recommendation was for approval of the application.

Applicant Mona McFadden appeared; her parents purchased the home in 1959 from Captain Hubbard.

Motion: Member Dashiell moved, and Vice Chair Hockensmith seconded to approve Case No. 25008 to designate the single-family residence at 3600 Casablanca Ave., as a local historic resource. The motion carried 5-0.

Interim City Attorney Chloe Berryman stated that Member Dashiell need to make a disclosure; Member Dashiell read her Form 8B disclosures, recusing herself from Cases No. 25002, 25003, and 25004 as Applicant John Dashiell is her relative.

h. Certificate of Appropriateness for Demolition No. 25002: 112 4th Avenue

John D. Dashiell of 112 4th AVE LLC requests a Certificate of Appropriateness for Demolition of a three-family residence at 112 4th Avenue.

Mr. Berry reviewed the staff presentation for this demolition request, which is part of the meeting record.

Staff requested testimony as to whether a substantial improvement waiver could assist in preserving the structure, given the documented extent of damage, and acknowledgement that the three-unit structure, if rebuilt, can only currently contain more than one unit if the structure retains the same developed square footage as the existing residence. If adequate testimony was provided, staff recommended a motion to approve.

Sam Ervin, of JVS Contracting, 1608 N. 43rd St. Tampa, appeared as Authorized Agent for the Applicant. Although Mr. Ervin was an authorized agent for the demolition permit, there was lengthy discussion on whether he was authorized to provide testimony at the hearing or acknowledge understanding of the property restrictions attached to the demolitions. Cases 5.i. and 5.j. were in the same situation with the same applicant. Mr. Berry went on to review the presentations for those two cases during the discussion. Those presentations are part of the meeting record.

Applicant David Dashiell appeared at 4:02 PM and was duly sworn in. Mr. Berry informed Mr. Dashiell of the preservation incentives. Mr. Dashiell acknowledged the allowance for structures to be improved to more than 50% of their depreciated value without elevating above the floodplain. Mr. Berry explained

the nonconformities for the structures at 112 4th Ave. and 103 10th Ave.; they are eligible to be redeveloped with the same number of units but are limited to the existing square footage. Mr. Dashiell acknowledged this restriction. For the structure at 804 Pass-A-Grille Way, Mr. Berry explained that as it is in the CRD-EA 8th Avenue zoning district, it would be eligible for commercial or mixed-use redevelopment, but not a single-family home. Mr. Dashiell acknowledged this restriction.

Motion: Vice Chair Hockensmith moved, and Member Young seconded to approve the Certificate of Appropriateness for Demolition Case No. 25002 at 112 4th Ave with a waiver of stay. The motion carried 4-0, with Member Dashiell recused.

i. Certificate of Appropriateness for Demolition No. 25003: 103 10th Avenue

John D. Dashiell of 103 10th AVE LLC requests a Certificate of Appropriateness for Demolition of three-family and one-family residences on the subject property.

This item had been reviewed and discussed during item 4.h.

Motion: Member Hurley moved, and Member Young seconded to approve the Certificate of Appropriateness for Demolition Case No. 25003 at 103 10th Ave. with a waiver of stay. The motion carried 4-0, with Member Dashiell recused.

j. Certificate of Appropriateness for Demolition No. 25004: 804 Pass-A-Grille Way

John D. Dashiell of 804 PAG WAY LLC requests a Certificate of Appropriateness for Demolition of a contributing single-family residential structure and garage at 804 Pass-a-Grille Way.

This item had been reviewed and discussed during item 4.h.

Motion: Member Young moved, and Chair Loughery seconded to approve the Certificate of Appropriateness for Demolition Case No. 25004 at 804 Pass-A-Grille Way with a waiver of stay. The motion carried 4-0 with Member Dashiell recused.

k. Certificate of Appropriateness for Demolition No. 25006: 205 Gulf Way

Gimel Gutierrez for Axel Johansen requests demolition of a single-family contributing residence located at 205 Gulf Way.

Mr. Berry reviewed the staff presentation for this demolition request, which is part of the meeting record.

Gimel Gutierrez, of the demolition contracting company and representative for the applicant, appeared and was duly sworn in. She testified that this is one single-family structure and that she has a zoning verification letter for her client which details all of the restrictions.

Motion: Member Hurley moved, and Vice Chair Hockensmith seconded to approve Certificate of Appropriateness for Demolition Case No. 25006 at 205 Gulf Way with a waiver of stay. The motion carried 5-0.

5. Discussion Items -

a. Design Review Case No. 24116: 202 Pass-a-Grille Way

Staff requests design review of a new two-family residence proposed for development on the subject property.

Mr. Berry reviewed the staff presentation for this design review, which is part of the meeting record.

Staff's review consultant found the following as items that should be modified to better align with the design criteria: The use of lap siding and other materials on the guest wing of the residence should be better aligned with the primary residence; Modifications should be made to make the crawlspace level of the structure better integrated with the living level of the guest wing, such as a parallel staircase to the south, use of wood railings, opening of the brick landing, or similar; Stature of the guest wing should be minimized through recession from the frontage or other modification.

Applicant Jay Anderson of 202 Pass-A-Grille Way appeared. Board questions and discussion followed on details of the plans and potential options. The current plan meets all of the setback requirements. There were no requests for resubmission/s.

b. Design Guidebook (Added)

Chair Loughery suggested that members should be familiar with the April 2015 Pass-A-Grille Historic Site Survey and the PAG Pattern Book prior to those discussions. Mr. Berry indicated that a draft might be brought forth in April.

c. Merry Pier and Shuffleboard Courts (added)

Chair Loughery explained that FEMA is prioritizing their Damage Reports on these two locations. Mr. Berry reported that staff is looking at grant opportunities in the summer and will bring that information back when research has been completed. Staff would be able to suggest designs similar to the original Merry Pier.

Additional Discussions:

Mr. Berry added that following last week's workshop feedback, an amendment will be made that the default will be that all driveways will need to be off an alleyway regardless of alley width as long as there is a platted public alleyway behind the property. There would be an option for a design review waiver for any alley less than 15' wide. The Board concurred.

Mr. Berry noted that currently all accessory structures must be placed in back of residence; would the Board be open to a pool in a secondary front yard, i.e. today's design review. Chair Loughery suggested the removal of the definition of pool from accessory structures in the PAG Overlay; the Board concurred by consensus.

Vice Chair Hockensmith reported that May is Historic Preservation month; staff will provide update on plaques next month. The City Attorney will research whether a social event can arrange a private event for residents would be allowable and report next month.

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

Chair Loughery adjourned the meeting at 4:45 PM.

These minutes were approved at the March 6, 2025, Historic Preservation Board meeting.