

# HISTORIC PRESERVATION BOARD MINUTES

May 1, 2025 - 2:30 PM

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

ABSENT: Holly Young, Member

STAFF PRESENT: Brandon Berry, Senior Planner; Chloe Berryman, Interim City Attorney; Ariana Wilson-Romo, Admin Assistant – City Clerk’s Office; Lynn Rosetti, Contract Planner; Kristin Coman, Senior Planner

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

1. Approval of the Agenda –

Vice Chair Hockensmith requested that, going forward, the official swearing in be placed as a standing item on the agenda after the approval of the minutes. She also requested a discussion item on the status of the post office (Item 5f). Mr. Berry requested a staff update on House Bill 1535 (Item 5g). Chair Loughery requested discussion items on, the shuffleboard club house, Merry Pier updates, and the design guidebook (Items 5h-j).

Chair Loughery announced that the “Party Under the Lights” event, taking place next Saturday at Pass-A-Grille Beach, will feature a historic booth.

**Motion: Member Dashiell moved, and Member Hurley seconded the approval of the May 1, 2025 agenda as amended; the motion carried unanimously.**

2. Audience Comments – There were no comments.

3. Approval of Minutes – a. **April 3, 2025 Meeting**

**Motion: Chair Loughery moved, and Member Hurley seconded the approval of April 3, 2025 minutes as presented; the motion carried unanimously.**

4. Action Items – The Administrative Assistant swore in all of those testifying.

a. **Local Historic Designation No. 25049: 106 12<sup>th</sup> Avenue**

Bradley Fletcher requests local historic designation of the single-family residential property at 106 12th Avenue.

Contract Planner 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.

**Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to approve Local Historic Designation case number 25049 for the single-family residence at 106 12th Avenue; The motion carried 4-0.**

b. **Local Historic Designation Case No. 24068: 521 77<sup>th</sup> Avenue**

Richard and Janis Hassell request local historic designation of the mid-century single-family residence located at 521 77th Avenue.

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.

**Motion: Member Hurley moved, and Member Dashiell seconded to approve Local Historic Designation case number 24068 for the single-family residence at 521 77th Avenue; The motion carried 4-0.**

- c. Certificate of Appropriateness for Demolition No. 25046 - 1004 Pass-A-Grille Way**  
Lara and Dean Davis request to demolish a single-story residence, developed in the 1940s as a sales office and later converted, which is determined to be contributing to the Pass-A-Grille Historic District.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommended approval of the application without the stay on demolition.

Lara Davis, applicant, was present and reviewed a presentation she prepared. It is made part of the record. She answered board questions.

**Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to approve Certificate of Appropriateness Case Number 25036 with a waiver of stay; The motion carried 4-0.**

- d. Certificate of Appropriateness for Demolition No. 25047: 104 12th Avenue**  
Zach Osbourne of Green Street Homes for David and Mairim Gersholowitz requests to demolish a primary residence and guest house determined to be contributing structures to the Pass-A-Grille Historic District at the subject property. This property was previously approved to allow for single-family redevelopment on each platted parcel (Case No. 24112)

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommended approval of the application without the stay on demolition.

David Gersholowitz, applicant was present. He reviewed a presentation he prepared, which is made part of the record.

**Motion: Vice Chair Hockensmith moved, and Member Dashiell seconded to approve Certificate of Appropriateness Case Number 25047 with a waiver of stay; The motion carried 4-0.**

- e. Certificate of Appropriateness for Demolition No. 25056: 107 20th Avenue**  
Mark Zdrojewski for Patrick Dufour requests to demolish the existing one-story residential structure on the subject property, which is deemed contributing to the Pass-A-Grille Historic District.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommended approval of the application, without the 30 day stay.

It was noted that the applicant has discussed plans for new construction on the site—which would exceed current setback requirements. Mr. Berry clarified that such development would require review and approval by both the Historic Preservation Board and the Board of Adjustment, as it cannot be approved administratively. Mr. Berry also emphasized that approval of demolition does not guarantee approval for any future development.

Mark Zdrojewski was present on behalf of the owner and testified to understanding the staff conditions.

**Motion: Member Hurley moved, and Vice Chair Hockensmith seconded to approve Certificate of Appropriateness Case Number 25047 with a waiver of stay; The motion carried 4-0.**

- f. Certificate of Appropriateness for Demolition No. 25051: 100 Pass-A-Grille Way**  
Brian J. Aungst, Jr., Esq., of Macfarlane, Ferguson & McMullen for BARRACKS BY THE SEA, LLC requests to demolish two of the three residential structures on the subject property, both of which are deemed contributing to the Pass-A-Grille Historic District.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommended approval of the application, without the 30-day stay. Staff seeks input from the Board on the proposed redevelopment plans as part of the design review process. In addition, Staff requests formal acknowledgment from the applicant of the following code requirements:

- Any new development on the site is limited to a one-to-one replacement of existing developed space.
- Each residential unit is restricted to one bedroom, based on the amount of parking provided on site.

This case will go to the Board of Adjustment for a design review in May.

Attorney Brian Aungst with Macfarlane, Ferguson & McMullen for Barracks by the Sea was present and testified to the conditions as proposed by Mr. Berry. He stated this was a companion item to 5.a. and he has not gone in front of the Technical Review Committee yet. He is in agreement with the staff recommendations.

Chair Loughery clarified that no damage assessments have been done to the buildings. Vice Chair Hockensmith posed the idea of relocating the building to the shuffleboard site or a different location if it is not substantially damaged. Mr. Aungst would be willing to make that a condition if needed.

Mr. August presented aerial photographs showing the buildings proposed for demolition and the one that would remain. Vice Chair Hockensmith noted that although the application mentions two of three residential structures, the photos show two structures connected by a breezeway, suggesting they function as one.

Mr. Berry clarified that there are three contributing structures.

The Board discussed.

**Motion: Chair Loughery moved, and Member Hurley seconded to approve Certificate of Appropriateness Case Number 25051 with a waiver of stay; The motion carried 4-0.**

5. Discussion Items -

**a. Design Review No. 25050: 100 Pass-A-Grille Way**

Brian J. Aungst, Jr., Esq., of Macfarlane, Ferguson & McMullen for BARRACKS BY THE SEA, LLC proposes to reconstruct two of the three buildings on the eight-unit property as three buildings each containing two units, with the development classified as the Courtyard Apartment building type. The applicant is seeking companion variances to allow for additional developed square footage, and yard encroachments, in order to accommodate the development as proposed.

Mr. Berry reviewed the staff presentation for this design review, which included existing and proposed plans, renderings, and design requirements. The presentation is made part of the meeting record. Mr. Berry informed the Board that this case will be going to the Board of Adjustment for review as the applicant is requesting variances.

Staff's review consultant confirmed that the structures and landscaping comply with the Pass-A-Grille Overlay District requirements. Staff recommended the rooftop railing match the design of lower-level railings. Staff raised concerns about the rooftop deck, noting its uncommon presence in the area, but acknowledged that current regulations do not address such features in residential developments.

Attorney Brian Aungst was present and reviewed a presentation which is made part of the record.

Architect Istvan Peteranecz was present and clarified board questions and reviewed the plans as placed in the presentation.

Board members asked clarifying questions and discussed compatibility issues in the neighborhood.

Mr. Aungst stated he was not prepared for a variance hearing and was open to rescheduling to allow more time for preparation. He noted the case has not yet gone before the Technical Review Committee and stated that he is preparing for the Board of Adjustment hearing on May 28. He also confirmed with Attorney Berryman that this is not a quasi-judicial item and that public comment is permitted.

Chair Loughery called for public comment.

Jay Anderson, resident, was present and commented on the design and lack of green space.

Amy Loughery, resident, was present and spoke in regards to variances. She stated an empty lot should be designed within the confines that are current, rather than proposing conditions and variances on empty lots.

Bob Douglass, resident, clarified the square footage and the variance that may be proposed for this project.

Member Berry clarified that the Board's primary concerns are the additional square footage of living space and the requested variances on a blank slate.

**b. Design review No. 25039: 103 24<sup>th</sup> Ave**

Nate Meyer, RA of NJM Architect, LLC for Michael Pezza requests a design review of

a House-Large redevelopment proposed to be built on the subject property.

Mr. Berry reviewed a staff presentation which is made part of the record. The City's design consultant recommended several design changes to improve the project's compatibility. These included reducing or removing the lower-level wainscot, reorienting or shielding the front stairs, enhancing the frontage landscaping, and selecting a less stark color for the garage door.

Applicant Nate Meyer was present and clarified board concerns.

**c. Historic Plaques**

Kristin Coman, Senior Planner was present and reviewed some presentation slides which are made part of the record. She stated she found a Florida-based company for the project and displayed some design options and reviewed a proposed process for the program. The cost would be \$230 per plaque and that would be the responsibility of the homeowner. She requested feedback on the designs.

The consensus was to have the design mimic what exists. Ms. Coman stated there is a one-time \$60 fee for the artwork that the City would pay, however the \$230 does include shipping costs.

Chair Loughery requested Ms. Coman compile information on homes that have been historically designated and have not received plaques.

Vice Chair Hockensmith requested that the slides be attached to the minutes.

**d. Status of historic City facilities (standing item)**

Mr. Berry informed the Board that both the Warren Webster and Suntan Arts Center will be on the May 13<sup>th</sup> City Commission Agenda for repair approvals. Both structures will be getting new roofs.

**e. Fees for historic resource applications**

Mr. Berry informed the Board that staff have started reviewing city-wide fees for application processing as several haven't been updated in some time. Currently, the City charges a \$50 fee for Certificate of Appropriateness applications, but in many cases, that doesn't cover staff time or involvement. Mr. Berry will share updates as they are available.

**f. Post Office Update**

Mr. Berry will look into the status of the building and will bring information back at the next meeting.

**g. Staff update on House Bill**

Mr. Berry informed the board of HB 1535, which updates and expands emergency-related policies, including tenant rights, election procedures after emergencies, and emergency management planning. This has turned into Senate Bill 180. Mr. Berry has discussed this with Tara Salmieri and she does not think this will have any effect on this board.

**h. Shuffleboard update**

This item was discussed in conjunction with Merry Pier (Item 5i.)

Chair Loughery reminded the Board members that a few months ago they agreed to demolish the Shuffleboard clubhouse based on information they had at the time. The demo has not yet occurred. He stated that if the building is structurally sound enough, repairs may be possible. He shared that he recently

attended a City Commission meeting where many members of the public spoke in opposition of the demolition. He also stated that the City has agreed to have the Merry Pier reappraised since it may fall under the 50% damage rule.

The following residents shared comments on the importance of keeping historic elements in Pass-A-Grille and urged the board to restore and not demolish:

- Bill Brown
- John Rude
- Alan Stalb
- Dianne Halverson
- John Gustafason
- Bonnie Gustafason

**i. Merry Pier**

This was discussed with Item 5h.

**j. Design Guidebook**

Chair Loughery asked for a status update on the design guidebooks. Mr. Berry has spoken to Consultant Tara Salameri, and they are still being worked on. Vice Chair Hockensmith requested that they receive a draft version so that they may provide comments or invite Tara to the next meeting.

Attorney Berryman clarified that Board members may send comments directly to Tara or submit them to staff with a request to forward the comments to both Tara and the Board.

**6. Adjournment** – The next meeting is scheduled for June 5, 2025.

Chair Loughery adjourned the meeting at 5:00 PM.

*A copy of the slides are made part of the minutes as requested by the Board.*

*These minutes were approved at the June 5, 2025, Historic Preservation Board meeting.*



# Historic Plaque Program



# Proposed Plaque

## International Bronze

Custom Bronze Plaque

7" W x 5" H Oval

Single line border

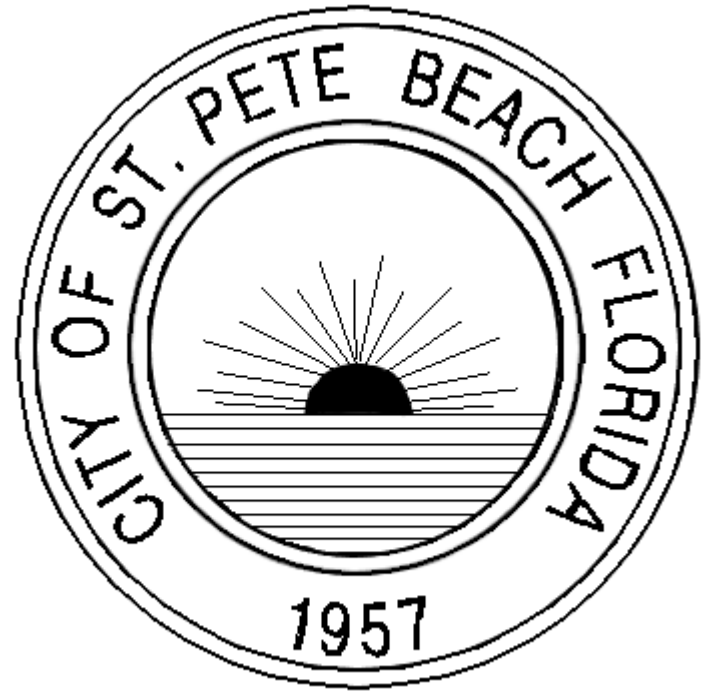
Dark oxide background (dark brown)

Leatherette texture

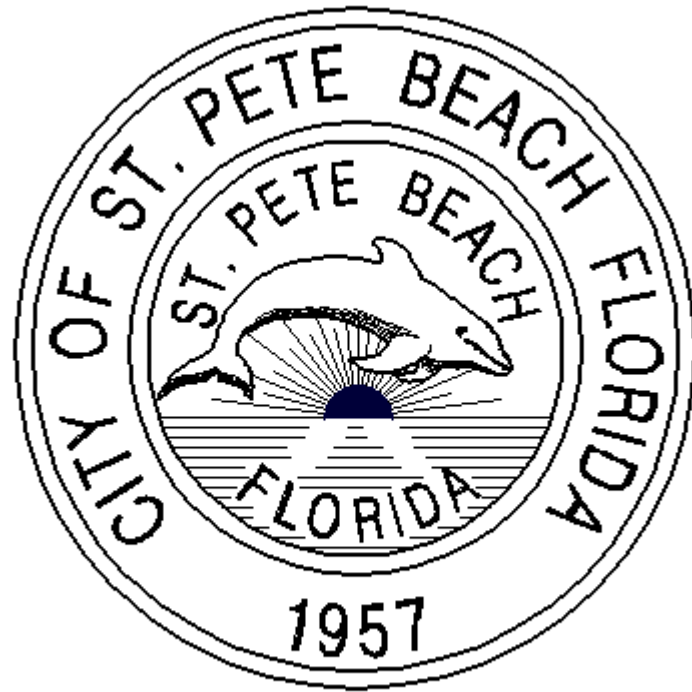
Fastenings-studs on back (concealed mount)



**Cost of \$230.00 will be the responsibility of the property owner.**



# Center Logo



# Proposed Process

- Staff will create the application and serve as the main point of contact throughout the application process.
- Staff will ensure the application is complete, verify the structure is eligible and confirm details are correct (such as the designation number and year built) then forward it to the company to place and proof the order.
- Once the order has been placed, the company will take credit card information over the phone directly from the individuals.
- Plaque to be shipped to City Hall where staff will coordinate pick up.

