

HISTORIC PRESERVATION BOARD
SPECIAL MEETING MINUTES
November 19, 2024 - 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; Kristin Coman, Senior Planner; Ariana Wilson-Romo, Admin Assistant City Clerk's Office; Lynn Rosetti, Consultant

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

1. Approval of the Agenda –

Motion: Vice Chair Hockensmith moved, and Chair Loughery seconded the approval of the November 19, 2024 agenda as presented; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Action Items -

a. Local Historic Designation Case No. 24084: 110 3rd Avenue

Lynda Walker requests local historic designation of the 1955 frame vernacular four-unit Structure at 110 3rd Ave, that sits on the site of the former Thomas Watson House.

Senior Planner Brandon Berry reviewed a presentation on the request for Local Historic Designation. The presentation included exhibits, photos, and zoning criteria. The presentation is made part of the record. Staff recommended approval of the Local Historic Designation of the residence at 110 3rd Ave., provided that the applicant restores the exterior window surrounds on the front lower level and any other significant exterior damage during a forthcoming renovation.

Property Owner, Lynda Walker, was present and briefly summarized her time in the City. She thanked Mr. Berry for all his research on her home for today's presentation.

Motion: Chair Loughery moved, and Member Hurley seconded the approval of Local Historic Designation for Case No. 24084, 110 3rd Ave.; the motion carried unanimously.

b. Local Historic Designation Case No. 24067: 107 22nd Avenue

Richard and Rebecca Lorenzen request local historic designation of the two-story single-family residence at 107 22nd Ave.

Mr. Berry reviewed a presentation on the request for Local Historic Designation. The presentation included photos of the property over the years. Staff recommended approval of the Local Historic Designation of the residence at 107 22nd Ave.

Property owners, Rebecca and Rich Lorenzen were present and provided additional comments.

Motion: Member Hurley moved, and Member Dashiell seconded the approval of Local Historic Designation for Case No. 24067, 107 22nd Ave.; the motion carried unanimously.

c. Local Historic Designation Case No. 24070: 102 22nd Avenue

Cheryl and Daniel Mountcastle request local historic designation of the two-story duplex residence at 102 22nd Ave, and the one-story residential cottage to the west on the same parcel (formerly 104 22nd Ave).

Mr. Berry reviewed a presentation on the request for Local Historic Designation. The presentation included exhibits, photos, and zoning criteria. Staff recommended approval of the Local Historic Designation of the two-story primary residence and single-story cottage at 102 (and formerly 104) 22nd Avenue (Case No. 24070).

Property owner, Cheryl Mountcastle was present and expressed her support for the historic designation.

Motion: Vice Chair Hockensmith moved, and Member Hurley seconded the approval of Local Historic Designation for Case No. 24070, 102 22nd Ave.; the motion carried unanimously.

d. Local Historic Designation Case No. 24071: 107 8th Avenue

Cheryl and Daniel Mountcastle request local historic designation of the two-story masonry commercial building at 107 8th Ave.

Mr. Berry reviewed a presentation that included exhibits, photos, and zoning criteria. Staff recommended approval of the Local Historic Designation of the building, inclusive of condo units, at 107 8th Avenue.

Motion: Chair Loughery moved, and Member Hurley seconded the approval of Local Historic Designation for Case No. 24071, 107 8th Ave.; the motion carried unanimously.

e. Local Historic Designation Case No. 24072: 107 17th Avenue

Neal and Sandy Blackburn request local historic designation of a residence with garage apartment located at 107 17th Avenue.

Mr. Berry reviewed a presentation on the request for Local Historic Designation. Staff recommended Approval of the Local Historic Designation of the two-story primary residence and single-story cottage at 107 17th Ave.

Property owner, Neal Blackburn was present and expressed his support for the historic designation.

Motion: Hurley moved, and Member Dashiell seconded the approval of Local Historic Designation for Case No. 24072, 107 17th Ave.; the motion carried unanimously.

f. Local Historic Designation Case No. 24073: 102 20th Avenue

Dr. Mickey Parsons and Michael Prince request local historic designation of the two-unit residence at 102 20th Ave.

Mr. Berry reviewed a presentation that included exhibits, photos, and zoning criteria. Staff recommended approval of the Local Historic Designation of the residence at 102 20th Ave (Case No. 24073).

Property owner, Dr. Mickey Parsons was present and explained he conducted some of his own research on his property. He reviewed a presentation that included a timeline of previous owners. This presentation is made part of the record.

Motion: Member Hurley moved, and Member Dashiell seconded the approval of Local Historic Designation for Case No. 24073, 102 20th Ave.; the motion carried unanimously.

g. Local Historic Designation Case No. 24074: 3606 Casablanca Avenue

Daniel Elliot Nixon requests local historic designation of the single-family residence at 3606 Casablanca Ave.

Mr. Berry reviewed a presentation on the request for Local Historic Designation. Staff recommended approval of the Local Historic Designation of this residential property located at 3606 Casablanca Avenue because it reflects the broad cultural, economic, and social history of the Don CeSar neighborhood and that of St. Pete Beach and it has been designated as a contributing property in the Don CeSar historic neighborhood.

Property owner, Daniel Nixon was present and expressed his support for the historic designation.

Motion: Vice Chair Hockensmith moved, and Chair Loughery seconded the approval of Local Historic Designation for Case No. 24074, 3606 Casablanca Ave.; the motion carried unanimously.

h. Local Historic Designation Case No. 24075: 3514 Casablanca Avenue

Vincent and Rosaria Tormenia request local historic designation of the single-family residence at 3514 Casablanca Ave.

Mr. Berry reviewed a presentation that included exhibits, photos, and zoning criteria. Staff recommended approval of the Local Historic Designation of the residence at 3514 Casablanca Ave. (Case No. 24073).

Property owner, Vincent Tormenia was present and provided some additional details to his history in the Pass-A-Grille neighborhood. He shared some hardships he's faced with the flooding and the need to historically designate his property.

Motion: Member Hurley moved, and Chair Loughery seconded the approval of Local Historic Designation for Case No. 24075, 3514 Casablanca Ave.; the motion carried unanimously.

i. Certificate of Appropriateness for Restoration No. 24089: 800 Pass A Grille Way (Seahorse Restaurant)

Carl and Jacqueline Hollenback are requesting a Certificate of Appropriateness to restore the Seahorse Restaurant, a locally-designated historic resource, to pre-damage condition, to include replacement of breakaway frontage walls, roof lattice, and repairs to an exterior patio seating area.

Mr. Berry stated he received more information from the applicant in the time that the meeting packet was published. He reviewed some updates as provided by the property owner. He stated that a majority of his questions have been answered over the past week. Staff recommended approval of the Certificate of Appropriateness for Restoration. Mr. Berry requested that the two staff-recommended conditions be included in the motion as outlined in the meeting packet.

Motion: Member Hurley moved, and Vice Chair Hockensmith seconded the approval of the Certificate of Appropriateness for Restoration for Case No. 24089, 800 Pass-A-Grille Way with the two staff-recommended conditions; the motion carried unanimously.

j. Certificate of Appropriateness for Demolition No. 24076: 1307 Pass A Grille Way

Ben Freeman of Freeman Design and Build for Judith H Preston Trust is requesting a Certificate of Appropriateness to demolish the contributing residential structure.

Mr. Berry reviewed a presentation of photos that the applicant provided. The photos highlight the damage and deterioration of the property. With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. Staff recommended approval of the requested demolition due to the reported deteriorated condition of this dwelling.

Motion: Chair Loughery moved, and Member Hurley seconded the approval of the Certificate of Appropriateness for Demolition for Case No. 24076, 1307 Pass-A-Grille Way; the motion carried unanimously.

Chair Loughery inquired whether the Board would need to schedule any additional special meetings. Mr. Berry confirmed no additional meetings would be needed at this time.

Member Dashiell thanked all of the planning staff for being so helpful and kind during this time of need.

Adjournment – The next meeting scheduled is December 5, 2024.

Chair Loughery adjourned the meeting at 3:23 PM.

These minutes were approved at the December 12, 2024, Historic Preservation Board meeting.