

## HISTORIC PRESERVATION BOARD MINUTES

November 7, 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; Gilbert Martinez, Senior Planner; Denise Sanderson, Interim Community Development Director; Ralf Brookes, Interim City Attorney; Ginny Bodkin, Deputy City Clerk; Lynn Rosetti, Contract Planner

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

1. Approval of the Agenda –

Member Hockensmith asked to add a status check on the plaques for locally designated properties and a Gulf Beaches Museum update. Chair Loughery asked to add a Q&A with staff on hurricane issues and the addition of any meetings to review additional applications.

**Motion: Chair Loughery moved, and Member Young seconded the approval of the November 7, 2024 agenda as amended; the motion carried unanimously.**

2. Audience Comments – There were no comments.

3. Approval of Minutes – a. **September 5, 2024 Regular Meeting and Workshop**

**Motion: Member Dashiell moved, and Member Hockensmith seconded the approval of the September 5, 2024 regular and workshop minutes as presented; the motion carried unanimously.**

4. Action Items –

a. **Review and Approval of 2025 Board Meeting Dates**

The members discussed moving the July meeting; the Deputy Clerk checked the calendar and there were no conflicts on July 1, 2025 at 2:30 PM.

**Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the 2025 Historic Preservation Board meeting dates with the one change to July 1, 2025; the motion carried unanimously.**

b. **Certificate of Appropriateness for Demolition No. 24062: 202 Pass-A-Grille Way**  
Randall Kofflin for John E. Anderson Jr. and Marsha Anderson requests to demolish the primary structure on 202 Pass A Grille Way, a locally-designated resource approved for the City's local registry in 1996, due to storm damage.

Senior Planner Gil Martinez reviewed a presentation on this request for a Certificate of Appropriateness;

his presentation is part of the meeting record.

Staff found that given the extent of the back-to-back wind and water damage incurred to the structure by Hurricanes Helene and Milton it would not be feasible to rehabilitate the structure and retain its historic attributes. In its current condition as extremely damaged structure, it poses public health and safety issues. Staff recommended a Certificate of Approval be granted for the demolition of the structure.

Applicant John Anderson of 202 Pass-A-Grille Way appeared and testified before the Board as to the significant damages sustained during the hurricanes and that he wished there was another way. Their intent is to elevate the structure in advent of future storms but keeping with historical aesthetics.

**Motion: Member Hockensmith moved, and Member Hurley seconded to approve the Certificate of Appropriateness for Case #24062 at 202 Pass-A-Grille Way with no delay; the motion carried unanimously.**

- c. Local Historic Designation No. 24063: 800 Pass-A-Grille Way (Seahorse Restaurant)**  
Carl and Jacqueline Hollenback (Trustees) request local historic designation of the Seahorse Restaurant at 800 Pass-A-Grille Way.

Senior Planner Brandon Berry reviewed a presentation on this request, which is part of the meeting record.

Staff was supportive of this application to locally designate 800 Pass-A-Grille Way as an historic property. Staff found that the building is significant in reflecting the broad social history of Pass-A-Grille and St. Pete Beach and is associated with events which have made a significant contribution to the broad patterns of local history. The Certificate of Appropriateness for Restoration will be heard on November 19, 2024.

Staff recommended approval of the Local Historic Designation of the Seahorse Restaurant at 800 Pass-A-Grille Way with the following condition: Prior to awarding any incentive available under the City's Historic Preservation Division, the applicant shall submit and be approved for a Certificate of Appropriateness for restoration of existing damage, whether or not an accompanying variance to the City's substantial improvement regulations is required.

Applicants Carl and Jackie Hollenback appeared to answer any questions from the Board.

**Motion: Member Young moved, and Member Dashiell seconded to approve the local historic designation of the Seahorse Restaurant at 800 Pass A Grille Way, Case No. 24063 with the staff recommended condition that prior to the awarding of any incentive available under the City's Historic Preservation Division, the applicant submit and be approved for a Certificate of Appropriateness for restoration of existing damage. The motion carried 5-0.**

- d. Local Historic Designation No. 24065: 104 4th Ave.**  
Andrew Marshall Schiff for Ronald David Schiff and Margaret Scott Schiff  
(Trustees) requests local historic designation of the single-family residence at 104 4th Ave.

Contract Planner Lynn Rosetti reviewed a presentation of this request, which is part of the meeting record.

Staff recommendation was for approval of the Local Historic Designation of the residential property located at 104 4th Avenue because it reflects the broad cultural, economic, and social history of Pass-A-Grille and St. Pete Beach.

Applicant Andrew Schiff appeared and testified to the Board as to their efforts to keep the home historic and restored to its original state.

**Motion: Member Hurley moved, and Chair Loughery seconded to approve the local historic designation for Case No. 24065, 104 4<sup>th</sup> Avenue. The motion carried 5-0.**

5. Ordinances -

**a. Ordinance 2024-15: Ordinary maintenance and repair of substantially-improved and locally designated historic resources**

AN EMERGENCY ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA  
AMENDING FOR SIXTY DAYS THE CITY'S LAND DEVELOPMENT CODE  
DIVISION 28 – HISTORIC PRESERVATION, SECTION 28.5 – ORDINARY  
MAINTENANCE AND REPAIR; PROVIDING FOR CODIFICATION; CONFLICTS;  
SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION;  
PUBLICATION; AND AN EFFECTIVE DATE.

Mr. Berry explained that by this ordinance, staff is proposing, as a limited sixty-day ordinance, to allow locally-designated historic structures that have undergone substantial damage but are simply seeking restoration to pre-damage conditions, with no additions, major alterations, or repairs that change material, design, or outward appearance of the structure, to be eligible for administrative repair and maintenance approval through the permitting process. This process is enabled through the definitions in the City's code but has previously been unutilized and lacks proper procedures. The Historic Preservation Board will still assess any alterations that exceed this established threshold through a FEMA variance public hearing process, such as when additions or facade changes are proposed. The original and proposed ordinance were included in the meeting packet. This will go before the Commission on November 19, 2024.

Chair Loughery asked clarifying questions of staff regarding the following: the estimated length of time for administrative repair and maintenance through the permitting process, historic designation remaining with a property into the future, flood insurance rates, and substantial improvements, the FEMA 50 percent rule, and tax rates. Mr. Berry stated that a document is recorded, with the property record, stating that this is a historic structure, and a FEMA variance was awarded.

Denise Sanderson, Interim Community Development Director added a note of caution that staff cannot make recommendations to homeowners in any way; owners may speak with their insurance agents.

Mr. Berry reiterated that this ordinance is through the emergency ordinance process, which allows cities during a state of emergency to enact ordinances with one reading and does not require any board recommendation; this was brought as an informational item and may be adopted by the Commission on 11/19 and would only be valid for 60 days. It could be brought back for permanent adoption at the Commission's request.

**Motion: Chair Loughery moved, and Member Dashiell seconded to recommend the adoption of Ordinance 2024-15 to the City Commission. The motion carried 5-0.**

Diana Bryan of Don CeSar Place inquired about removing a structure from the Registry to elevate it.

6. Discussion Items

a. **Don CeSar Place and Belle Vista Neighborhoods Historic Survey**

Discussing the result of the 2024 Don CeSar Place and Belle Vista Neighborhood Historic Survey.

Ms. Rosetti reviewed the result of the 2024 Don CeSar and Belle Vista Neighborhood Historic Resource Survey. The survey was performed using a \$50,000 small matching grant awarded by the State. The results of this survey can be used in the future to support a request should the City wish to move forward with a district designation, or the information from the survey used to support individual property owners' designations of their residences or businesses. Ms. Rosetti reported that 336 master site file forms were submitted and two were shown to likely qualify for the National Register of Historic Places.

Chair Loughery asked for hard copies of the surveys for the Board members.

Ms. Rosetti reported that the City has received a Corey Avenue (and S. and E. of Corey) Historic grant, which will be going before the City Commission for acceptance. She also received permission and has submitted a grant application for North Beach to the State. Only Certified Local Governments can apply for these grants.

A discussion followed on Thomas Rowe properties.

Discussion Items Added

Member Hockensmith inquired on the status of plaques on designated structures. Mr. Berry will check and report back. She added that beach access signs need to be put back in their proper places. Member Hockensmith then reported that the Gulf Beaches Museum had an exterior and sidewalk clean up today, the Pass-A-Grille calendars are now available. The Gingerbread event is scheduled for December 8<sup>th</sup> hopefully at the Dewey with proceeds going to the Museum.

Chair Loughery spoke about the increase in requests for historic designation post-hurricanes.

Chair Loughery inquired whether there was a need to set additional meetings to review applications. Mr. Berry expected that they would be caught up by the December 5<sup>th</sup> meeting, but a second meeting could be discussed at that time.

a. Adjournment – The next meeting scheduled is a Special Meeting on November 19, 2024.

Chair Loughery adjourned the meeting at 4:20 PM.

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