

HISTORIC PRESERVATION BOARD MINUTES

January 9, 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; Fran Robustelli, City Manager; 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 –

Senior Planner Brandon Berry asked that item 5.b., Design Review No. 24095, be removed from the agenda to return in February. Member Hockensmith asked to add a discussion item on the Gulf Beaches Historic Museum events, and Chair Loughery an item on hurricane related updates.

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

2. Audience Comments – There were no comments.

3. Approval of Minutes – a. **December 12, 2024 Meeting**

Motion: Chair Loughery moved, and Member Young seconded the approval of the December 12, 2024 minutes as presented; the motion carried unanimously.

4. Action Items –

a. **Local Historic Designation No. 24102: 1601 & 1603 Pass A Grille Way**

Beth Jostrand of Beth Jostrand Revocable Trust requests local historic designation for the two single-family residences 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 John Jostrand appeared and shared some details of the interior of the home.

Motion: Member Hurley moved, and Member Young seconded to approve Case #24102 for designation of the primary residence and secondary garage apartment residence at 1601 and 1603 Pass A Grille Way as local historic resources. The motion carried 5-0.

b. **Local Historic Designation No. 24107: 111 10th Avenue**

Eileen S. Guenther is requesting local historic designation of the two-story single-family residence, garage, and guest residence on the subject property.

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

Motion: Member Young moved, and Chair Loughery seconded to approve Case #24107 for the designation of the two-story primary residence, garage, and guest house at 111 10th Avenue as local historic resources; the motion carried unanimously.

c. Local Historic Designation No. 24109: 3211 Gulf Boulevard

Kevin and Patricia Hughes request local historic designation of the single-family 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 Kevin Hughes appeared and provided some additional historic information on the home.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to approve Case #24109 for designation of the single-family residence at 3211 Gulf Boulevard as a local historic resource; the motion carried 5-0.

d. Local Historic Designation No. 24110: 105 17th Avenue

Ivy and Blake Bevill request local historic designation of the duplex residence located on the subject property.

Consultant Lynn Rosetti stated that the Applicant could not be present today but would like the case to proceed in her absence. 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: Chair Loughery moved, and Member Dashiell seconded to approve Case #24110 for designation of the two-family residence at 105 17th Avenue as a local historic resource. The motion carried 5-0.

e. Local Historic Designation No. 24113: 3501 Casablanca Avenue

Natalie and Paul Looney request local historic designation of the single-family residence located 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.

Applicant Natalie Looney appeared and spoke about purchasing the home three years ago, their desire to maintain its historic aesthetic, and her appreciation of historic preservation in the City.

Motion: Member Hurley moved, and Member Young seconded to approve Case #24113 for designation of the single-family residence at 3501 Casablanca Avenue as a local historic resource. The motion carried 5-0.

f. Local Historic Re-Designation No. 24114: 2201 Pass A Grille Way (Pass-A-Grille Woman's Club)

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. It is a very well preserved structure. Staff recommended additional landscaping. Staff was in support of the application and recommended approval.

Laurel Bedig, President of the Pass-A-Grille Woman's Club appeared and provided additional history regarding the club and clubhouse and some of the work that the Woman's Club is known for. She spoke about plans to reinstall landscaping post-hurricanes.

Motion: Member Hurley moved, and Member Young seconded to approve Case #24114 for the re-designation of the clubhouse building on 2201 Pass A Grille Way as a local historic resource. The motion carried 5-0.

- g. Certificate of Appropriateness for Demolition No. 24118: 101 9th Avenue** (Shuffleboard Court Clubhouse) The City of St. Pete Beach requests a Certificate of Appropriateness for Demolition of the single-story clubhouse building at 101 9th Avenue, which sustained significant damage from Hurricanes Helene and Milton.

Mr. Berry reviewed the City's request to demolish the shuffleboard court clubhouse building, listed on the City's Local Historic Registry (Designation #38, approved January 5, 2010) and as a contributing resource on the Pass-A-Grille Park site. Mr. Berry reviewed LDC Sec. 28.11 regarding demolition permits. Staff recommended approval of the demolition due to the extensive damage sustained during the two recent hurricanes. A stay of up to 30 days may be placed on demolition. Staff is researching a Special Category Grant that may be available to apply for this and the Merry Pier in the next grant cycle.

Mr. Berry addressed questions about the Commission's ability to provide authority to rebuild the structure the way that it was. Budgeting for reconstruction was discussed. The Historic Museum would be happy to accept any savable historic items or artifacts from the building.

Motion: Member Young moved, and Chair Loughery seconded to approve Certificate of Appropriateness #24118 for the demolition of the clubhouse at 101 9th Avenue. The motion carried 5-0.

- h. Certificate of Appropriateness for Demolition No. 24119: 2105 Gulf Way**
Bill and Corrie Stover request a Certificate of Appropriateness for Demolition of the two-story single-family residence on the subject property.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record.

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

Staff suggested the request of additional testimony from the applicant pertaining to the structural deterioration of the structure, including whether a licensed professional has provided such an assessment. Staff also requests the applicant preserve the historic site wall along the frontage if viable, as the wall was determined to be original based on the 2015 re-survey.

Applicant Bill Stover appeared and explained that they have not solidified plans for a new dwelling yet and was unsure if the historic wall can remain during demolition.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to Certificate of Appropriateness for Demolition #24119 at 2105 Gulf Way with no stay. The motion carried 5-0.

5. Discussion Items -

a. Lot Split Request No. 24112: 104 12th Avenue

David and Mairim Gersholowitz request to split the subject property to two residential lots, Morey Beach Block 3 Lots 6 & 7, each capable of supporting one residence.

Mr. Berry reviewed the staff presentation for this application including a survey, which is part of the meeting record.

Staff found the request would not produce unusually sized lots for the area, as most properties adjacent to the subject lot are each developed on one originally platted lot. The request would also not increase density, as the lot currently contains two units that would be demolished to provide for a residence on each lot. Guest houses are not permitted on lots of the size requested by the applicant.

The members provided comments and asked questions. Alley widths were discussed briefly. The build would be two single-family units.

b. Design Review No. 24095: 1303 Pass A Grille Way

Staff requests Historic Preservation Board design review of a new structure constructed to the House-Medium standards of the Pass A Grille Overlay District at the subject property.

This item was withdrawn from the agenda to return at the February meeting.

c. Hurricane Update on Property Appraisals (Added)

Chair Loughery inquired whether the City is recommending independent property appraisals as opposed to using the Property Appraiser's value. Mr. Berry explained that damage values are still based on the Property Appraiser's estimates; a straightforward way to appeal that is to have a certified appraisal showing that the estimate of the damage is less than 50% of the appraised market value of the structure. City Manager Fran Robustelli added that the goal is for every homeowner to receive a Substantial Damage letter, regardless of elevation. Properties above the 7.25' height would receive a letter saying they had none, for the record.

Resident John Jostrand inquired about how percentages of damage were calculated and how to appeal. Mr. Berry explained that the closeout of a permit can stand as an appeal to a higher percentage, but if no damage at all was sustained and no permit requested, he recommended requesting an appeal of non-substantial damage at SDappeal@stpeteach.org.

d. Gulf Beaches Historic Museum

Vice Chair Hockensmith mentioned the Super Supper fundraiser tonight 5:30 PM and the small Christmas trees were created from storm debris and placed in front of the museum. They will remain there for a while longer. She also reported that the Friends of Gulf Beaches have applied to FEMA for assistance for the artifacts and interior materials lost and the County has applied for the exterior. Donations are always accepted.

Vice Chair Hockensmith also spoke briefly about the Attorney Opinion letter received late today (which is part of the meeting record) on historic redesignations; she did not think the intent was for a mass redesignation but thought a list should be compiled to be proactive. Mr. Berry stated a list of those properties is available when needed. Ms. Hockensmith also mentioned this may be a good time to address the disclosure of historic district properties in the Property Appraiser's website.

Mr. Berry reminded the members of the Joint Workshop with the City Commission on January 28th at 4:00 PM regarding the Overlay and 8th Avenue CRD-EA changes. Staff is also working on applications for the February and possibly March meetings. After March a return to typical application times is expected.

Ms. Rosetti announced a Community Meeting with the Don CeSar and Belle Vista Community Associations to discuss the historic survey results on January 22nd at 5:30 PM in Commission Chambers.

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

Chair Loughery adjourned the meeting at 3:52 PM.

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