

HISTORIC PRESERVATION BOARD MINUTES

June 5, 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, City Attorney; Lynn Rosetti, Contract Planner; Gil Martinez, Senior Planner; Kristin Coman, Senior Planner; Ariana Wilson-Romo, Admin Assistant – City Clerk’s Office

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

1. Approval of the Agenda –

Vice Chair Hockensmith requested a discussion item on the status of the design guidebook (Item 5.f.). Chair Loughery requested two discussion items, a Merry Pier/Shuffleboard Clubhouse update and an update on the Barracks-100 PAG Way (Items 5.g & 5.h.). Member Dashiell requested a discussion item on LDC Section 20.22 (Item 5.i).

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the June 5, 2025 agenda as amended; the motion carried unanimously.

2. Audience Comments –

Resident Max Assenheimer was present and asked if the Board had any information on the Trudie Perry dedication sign that was at the shuffleboard court. Chair Loughery stated he believes the sign is in possession of the shuffleboard employees. Mr. Assenheimer later displayed a photo of the sign.

3. Approval of Minutes – a. **May 1, 2025 Meeting**

Motion: Member Dashiell moved, and Member Young seconded the approval of May 1, 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. 25032: 3410 E. De Bazan Avenue**

Judith Leppanen and Michael Welch requests the local historic designation of the single-family residential structure at 3410 E. De Bazan 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.

Vice Chair Hockensmith questioned if there were any variances requested, and if all the work was properly permitted. Ms. Rosetti confirmed the property was all permitted.

Applicant Michael Welch was present and spoke to the designation.

Motion: Vice Chair Hockensmith moved, and Member Dashiell seconded to approve Local Historic Designation case number 25032 for the single-family residence at 3410 E De Bazan Avenue; The motion carried 5-0.

b. Local Historic Designation Case No. 25007: 3311 E. De Bazan Avenue

William Stuckey requests the local historic designation of the single-family residential structure constructed in 1948 at 3311 E De Bazan 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. Ms. Rosetti also shared some history on Mr. Stuckey who served as a Lieutenant in the Coast Guard in the White House during the President George W. Bush administration and was considered essential White House staff.

Applicant, William Stuckey was present and spoke about his history. The board members thanked him for his service.

Motion: Chair Loughery moved, and Member Hurley seconded to approve Local Historic Designation case number 25007 for the single-family residence at 3311 E. De Bazan Avenue; The motion carried 5-0.

c. Local Historic Designation No. 25071: 308 Pass-a-Grille Way

Joy M Hyland requests the local historic designation of the two-unit residential structure constructed in 1922 at 308 Pass-a-Grille Way.

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, Joy Hyland was present and spoke about her history in Pass-A-Grille.

Motion: Member Young moved, and Vice Chair Hockensmith seconded to approve Local Historic Designation case number 25071 at 308 Pass-a-Grille Way; The motion carried 5-0.

d. Local Historic Designation No. 25054 3222 W. De Bazan Avenue

Karl Klumpp requests a local historic designation of the single-family structure constructed in 1956 located at 3222 W. De Bazan Avenue

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.

Property owner, Sandra Klumpp was present.

Vice Chair Hockensmith posed the question that if a future property owner had to replace their roof, would it be required/recommended that they replace it with tile to keep the designation or would they be able to use other material. Mr. Berry stated that there are other materials that can be used; however, with this case specifically, the roof was not one of the prevailing architectural elements of the home.

Motion: Chair Loughery moved, and Member Dashiell seconded to approve Local Historic Designation case number 25054 for the single-family residence at 3222 W. De Bazan Avenue; The motion carried 5-0.

e. Local Historic Designation No. 25061: 3516 E. Maritana Drive

Paula Vieillet requests a local historic designation of the single-family structure

constructed in 1948 located at 3516 E. Maritana Drive.

Senior Planner, Gilbert 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.

Motion: Member Hurley moved, and Vice Chair Hockensmith seconded to approve Local Historic Designation case number 25061 for the single-family residence at 3216 E. Maritana Drive; The motion carried 5-0.

- f. Certificate of Appropriateness for Restoration No. 25067: 3406 E. De Bazan Avenue**
Lean Manthos is requesting a Certificate of Appropriateness to replace the existing front door on the locally designated historic resource, #109, located at 3406 E. De Bazan Avenue

Mr. Martinez reviewed the staff presentation for this application. The applicant is looking to replace the front door with a 50's art deco styled door. He displayed photos which are made part of the record. He stated the applicant was able to locate this historic door from a neighbor who had to demolish their home. Staff recommended approval of the application.

Chair Loughery asked whether the board was required to review a front door replacement and if such changes typically come before the board. Mr. Martinez explained that staff decided to present this application because the property was recently designated as historic.

Applicant Lean Manthos was present and testified to making changes to the property. She clarified with staff and the board what changes would require a board review, if any.

Motion: Chair Loughery moved, and Member Young seconded to approve Certificate of Appropriateness for Restoration Number 25067 at 3406 E. De Bazan Avenue; The motion carried 5-0.

- g. Certificate of Appropriateness for Demolition No. 25062: 2808 Pass-a-Grille Way**
Laurie Bell Sullivan requests a Certificate of Appropriateness for Demolition of the two single-family residences at 2808 Pass-a-Grille Way.

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. Staff requested acknowledgement from the applicant regarding potential limitations on redevelopment.

Applicant Laurie Bell Sullivan was present and answered board questions. She acknowledged the need to return with revised plans and recognized potential limitations.

Motion: Member Young moved, and Member Hurley seconded to approve Certificate of Appropriateness Case Number 25062 with a waiver of stay; The motion carried 5-0.

5. Discussion Items -

- a. Design Review: 107 20th Ave**
Mark Zdrojewski of Strobel Design Build for Patrick Dufour requests a design review of a new

House-Medium structure built to the Pass-A-Grille Overlay District building types (LDC Sec. 20.24.).

Mr. Berry reviewed the staff presentation for this design review. He stated the applicant was previously in front of the board for a demolition request. He displayed plans and renderings which are made part of the record.

Chair Loughery clarified that the design shows there are two garage doors on the front of the home. He inquired if these were design features, as no driveway is illustrated. Mr. Berry confirmed that the two doors are design features. Chair Loughery did not favor this style/aesthetic.

Builder Mark Zdrojewski on behalf of the applicant was present and clarified board concerns. He stated the owners have small children, and they use the front yard as a means to interact with the neighborhood. They also use the garage frequently to store belongings for afternoon walks, beach trips, etc. He clarified that the garages would only be accessible from the alleyway, as there are no curb cuts or driveways. The concept is to utilize half of the garage for vehicles and open the other half to create a covered lanai that faces the front yard.

Vice Chair Hockensmith complimented the functionality of this design.

Member Young noted that staff's review consultant noted the design lacked a defined porch and asked Mr. Berry to clarify. He explained that typically with the porch and stoop design the intent is to bring it as close to base flood elevation as possible. He stated minor modifications could be made to address that comment.

The Board was in favor of the design and urged the architect to seek other design options for the garage door.

b. Design Review: 108 20th Ave

Walter Sowa requests a design review of a new House-Medium duplex structure built to the Pass-A-Grille Overlay District building types (LDC Sec. 20.24.).

Mr. Berry reviewed a staff presentation which is made part of the record. He stated the applicant was previously here for a demolition permit and displayed plans, and renderings. He reviewed some zoning and floodplain management comments and addressed some design comments. Vice Chair Hockensmith clarified if this was still considered a duplex since they are not two equal sized units. Mr. Berry confirmed it would be viewed as a two-family residence since it has separate defined kitchens and there is no interior access between the two units.

Applicant, Walter Sowa was present and addressed the comments that were included in the meeting packet. He clarified some design questions the board members had.

Chair Loughery commended the applicant for reducing traffic.

Board Members agreed with the comments provided by staff in the meeting packet and had no additional comments.

c. Key West Architectural Guidelines

Mr. Berry thanked Member Dashiell for providing the City of Key West architectural design guidebook as included in the meeting packet. He gave a quick overview of the contents and sections of the book. He's hopeful to have a draft copy of the design guidebook for the next meeting. Board members would like to be included in the creation of the draft statement. Chair Loughery suggested that board members review the Key West guidebook to identify any items they may want to include in the St. Pete Beach guidebook. Vice Chair Hockensmith noted that some items may already be in the drafted copy, and suggested board members review the draft first, to then conduct a 'side by side' review.

Chair Loughery noted that Key West requires anyone requesting to demolish a historic home to come with plans in hand. Member Dashiell noted that there is currently an Ordinance being proposed to the Commission that could affect some guidelines. Mr. Berry stated that Ordinance 2025-07 has passed its first read with no changes. Since the Ordinance makes references to the design guidebook, staff has been waiting for a drafted copy before pushing the ordinance for its second read. He expects it to go to the Commission in July or early August.

The board inquired what the process would be if someone were to propose a historic district. Ms. Rosetti stated that in the early stages of St. Petersburg's historic preservation program, a signature of approval of at least over 50% of the property owners was required to move forward.

Ms. Rosetti noted that the Corey Ave survey report is expected by July 31st. She also noted that a decision on whether the North Beach area will receive a grant for surveying is anticipated in July. She also submitted a grant application on Monday and displayed a colored map showing the area of interest. This map is made part of the meeting record.

Vice Chair Hockensmith requested a plat or outline of the boundaries proposed for the Corey District be provided for the next meeting.

d. Post Office Update

Mr. Berry spoke with the Building Official yesterday who informed him they are nearing the final inspections. There is no expected date for reopening yet.

e. Standing Item: Update on City-owned Historic Resources

Mr. Berry informed the board that both the Warren Webster and Suntan Arts Center are waiting on FEMA funding for the repairs needed.

Chair Loughery provided an update on the Merry Pier and shuffleboard court. Merry Pier did get a new appraisal for roughly \$210k, with the 50% rule, that would bring the repairs to \$105k. The clubhouse is still awaiting some estimates.

f. Design Guidebook update – *Added*

Discussed with item 5.c.

g. Shuffleboard Clubhouse/Merry Pier updates - *Added*

Discussed with item 5.e.

h. Barracks Update - *Added*

Chair Loughery noted that the Applicants for the case regarding the Barracks that the board heard at the last meeting brought in a whole new set of plans for their design review. He inquired if the board would

be able to see those again. Mr. Berry indicated that they did go through the design review process, but he would bring the case back for information. He is still awaiting updated plans.

i. LDC Section 20.22 - *Added*

Member Dashiell noted that a property on Pass-A-Grille has installed an 8-foot fence around their pool that is located on the front of the property. She inquired if language could be amended to reflect that any fencing around pools not exceed 4 feet above the natural grade in the front yard and then the property line. Mr. Berry will draft something and bring back to the board.

6. Adjournment – The next meeting is scheduled for July 1, 2025.

Chair Loughery adjourned the meeting at 4:25 PM.

These minutes were approved at the July 1, 2025, Historic Preservation Board meeting.