

## HISTORIC PRESERVATION BOARD MINUTES

September 4, 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; Attorney Taylor Simonds, City Attorney's Office; Lynn Rosetti, Contract Planner; Ginny Keeter-Bodkin, Deputy Clerk

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

1. Approval of the Agenda –

Vice Chair Hockensmith asked to add a discussion item for the Gulf Beaches Historic Museum, and Senior Planner Brandon Berry asked to add a road closure item.

**Motion: Chair Loughery moved, and Member Young seconded the approval of the September 4, 2025 agenda as amended; the motion carried 5-0.**

2. Audience Comments – No one came forward for comment.

3. Approval of Minutes (added) – a. **Regular meeting minutes July 1 and August 21, 2025**

**Motion: Member Young moved, and Member Hurley seconded the approval of the July 1, 2025 minutes as presented; the motion carried 5-0.**

**Motion: Member Dashiell moved, and Member Hurley seconded the approval of the August 21, 2025 minutes as presented; the motion carried 5-0.**

4. Action Items – The Deputy Clerk swore in all those who would be testifying before the board.

a. **Certificate of Appropriateness for Demolition No. 25091: 110 4th Ave.**

Susan Hatton for Richard Hatton requests a Certificate of Appropriateness for Demolition of a single-family residence and detached garage on the subject property that are contributing to the Pass-A-Grille Overlay District, with the primary residence also listed as a locally designated historic resource (Designation No. 16, 1997).

Senior Planner Brandon Berry reviewed a brief presentation for this demolition request. Staff were in support of the request to demolish the buildings without a stay. The damage sustained to the structures is significant and exceeds what staff find to be a reasonable threshold to require repairs. The property could be redeveloped with a similar use and arrangement to what exists currently. This lot would need to be built to the Pass-A-Grille Overlay.

Applicant Susan Hatton testified that they would be selling the lot.

**Motion: Member Hurley moved and Vice Chair Hockensmith seconded to approve the Certificate of Appropriateness for Demolition No. 25091 with no stay; the motion carried 5-0.**

**b. Certificate of Appropriateness for Demolition No. 25092: 108 22nd Ave.**

Susan Hatton for Richard Hatton requests a Certificate of Appropriateness for Demolition of a single-family structure that contributes to the Pass-A-Grille Overlay District.

Mr. Berry reviewed a brief presentation for this request. Staff were in support of the request to demolish the buildings without a stay, pending applicant testimony on the extent of damage and justification that the structure is unable to be restored. The property could be redeveloped with a similar use and arrangement to what exists currently on the lot, if built to the Pass-a-Grille Overlay District.

Applicant Susan Hatton testified that the property was inundated with 30” of water and the costs to repair are prohibitive. She acknowledged that repair was an option available to her and testified that they would be selling the property.

**Motion: Member Young moved, and Vice Chair Loughery seconded to approve the Certificate of Appropriateness for Demolition No. 25092 with no stay; the motion carried 5-0.**

**c. Certificate of Appropriateness No. 25076 and Floodplain Management Regulation (FEMA) Variance No. 25077: 3110 Pass-a-Grille Way**

Paul Sierra and Leslie Van Trump for Adrienne Timmel and Alexander Engelman request a Certificate of Appropriateness and variance to the floodplain management regulations to construct a 7.2x6.2' addition to an existing, contributing cottage outbuilding that will exceed the depreciated value of the structure. The structure with primary residence are listed on the City's local historic registry (Designation No. 60).

Senior Planner Gil Martinez reviewed a presentation on this request, which included zoning, photos, postings, scope of work interior and exterior, intent of the request, criteria, and estimated cost of renovations. Staff found that the proposed COA and FEMA Variance are consistent with the city's LDC and preservation standards. The work is minimal, historically appropriate, and maintains the character of the contributing structure. Staff recommended approval of the Certificate of Appropriateness and FEMA Variance from the floodplain management regulations.

Applicant Adrienne Timmel testified to her understanding of the value of the property and undertaking a modest enhancement to the structures.

**Motion: Vice Chair Hockensmith moved, and Member Dashiell seconded to approve the Certificate of Appropriateness No. 25076 and Floodplain Management Regulation (FEMA) Variance No. 25077; the motion carried 5-0.**

**d. Certificate of Appropriateness for Demolition No. 25110: 2505 Pass-a-Grille Way**

Precision Builders of Pinellas Inc. for Michele L and Daniel R Osborn of PAG Dreaming LLC requests to demolish a single-family residence on the property that is considered a contributing resource to the Pass-a-Grille Historic District.

Mr. Berry reviewed a brief presentation for this request. Staff requested additional information from the applicant regarding the foundation damage; most photos showed the structure's interior. Staff recommended approval of the demolition if the applicant could provide additional support.

Builder Michael Julian appeared on behalf of the applicants and testified to the necessity of the demolition due to rot inside of the structure. The owners would like to accommodate a larger family with a three-story set back structure, staying mindful of the historic aesthetic. There are preliminary plans, but soil would need to be tested after demolition.

**Motion: Vice Chair Loughery moved, and Member Young seconded to approve the Certificate of Appropriateness for Demolition No. 25110 with no stay; the motion carried 5-0.**

**e. Certificate of Appropriateness for Demolition No. 25116: 108 13th Ave.**

Jane and Michael Gilbertson request to demolish a single-family residence on the property that is considered a contributing resource to the Pass-A-Grille Historic District.

Mr. Berry reviewed a brief presentation for this request. Staff found that this request could be undertaken without a stay, due to the justified extent of hurricane damage to the structure and the fact that it is not one of the last remaining examples of the frame vernacular style in Pass-A-Grille. Staff recommended approval of the demolition.

Applicant Michael Gilbertson testified that he and his wife had researched multiple alternatives, but none were viable. He will confer with staff prior to any future building.

**Motion: Member Young moved and Vice Chair Hockensmith seconded to approve the Certificate of Appropriateness for Demolition No. 25116 with no stay; the motion carried 5-0.**

**f. Local Historic Designation No. 25082: 8345 Boca Ciega Dr.**

Dennis R and Sandra B Sullivan, owners, request local landmark designation of "The Pumpkin Shell", a single-family residence constructed circa 1925 and relocated to its current address circa 1938.

Contract Planner Lynn Rosetti reviewed a presentation for this request; her presentation is part of the meeting record. "The Pumpkin Shell" is one of the oldest houses in the North Beach neighborhood and is representative of the Craftsman or bungalow style. It received a Florida Master Site File in 1987 but has not previously been listed on the local historic registry. Staff were in support of the application to locally designate 8345 Boca Ciega Drive as a historic property.

Applicant Dennis Sullivan testified that his wife inherited the home in the 1970's and he has researched the history of the home and created a booklet; he provided a brief history.

**Motion: Chair Loughery moved, and Member Young seconded to approve the Local Historic Designation No. 25082, 8345 Boca Ciega Dr.; the motion carried 5-0.**

**5. Discussion Items -**

**a. Design Review: 103 2<sup>nd</sup> Ave.**

Cal Webster for Kimberly and Stephen Turner requests a design review, pursuant to LDC Sec. 20.15. - House-Medium and partially subject to Sec. 3.10. - Vested rights and nonconformities, to convert an existing, contributing one-story residence to parking,

storage, and access, and construct above a reestablished living level.

Mr. Berry reviewed the presentation for this design review, which is part of the meeting record. A living level will be added above, but the footprint will remain. The new structure will be flood compliant. He explained setbacks for contributing structures and due process setbacks. The design meets the design criteria and integrity for the area and staff found the massing was also appropriate. The reestablished living level must remain no greater in floor height than the abandoned floor within 15' of the rear setback, which was acknowledged by the owner.

Contractor Cal Webster, and Kimberly Turner, applicant, testified that the foundation would not withstand lifting. Ms. Turner testified to the history of their ownership of the home and efforts to keep the home compatible with the neighborhood and true to tradition. It will meet FEMA standards when completed. The board members expressed their appreciation of the applicant's efforts.

**b. Design Review: 106 20th Avenue**

Casi Guess for ILIANA R GUESS & W MARION GUESS JR REVOCABLE LIVING TRUST requests a design review of a new House-Medium residence constructed at the subject property that is proposed to replace a storm-damaged two-family residence (LDC Sec. 20.24.).

Mr. Berry reviewed a presentation for this request, which included photos and plans, and is part of the meeting record. The design will go to the Board of Adjustment for the front stair variance. He reviewed staff zoning and design comments. There will be a modest increase in square footage. Mr. Berry confirmed that the property is eligible for curb cuts; it is an administrative process. Vice Chair Hockensmith noted that the curb cuts would eat up 2-3 street-side parking spaces; Chair Loughery echoed that the parking could be moved to the rear.

Casi Guess appeared and testified for her mother, applicant Iliana Guess, who purchased the home in 2004. They explored many options, and she gave a detailed account of the limitations on the property. They will rebuild responsibly and blend seamlessly into the historic district. She testified that there is only room for one car on the alley side and maneuvering is difficult; they also want increased green space.

**c. Local Historic Districts**

Ms. Rosetti spoke about the general requirements and benefits of local historic districts. Inventory is surveyed and organized by districts. Benefits from creating local historic districts include the protection of cultural heritage and resources, guidelines for design, and stakeholder engagement. Mr. Berry mentioned that all owners in a proposed historic district must opt in. A proposed timeline and workshops would be necessary were this to be pursued. A historic map of Corey Avenue was distributed to the members by Ms. Coman and is part of the meeting record.

**d. Design Guidebook: Preferred architectural styles and promoted new-builds**

Mr. Berry received photos of preferred home styles from two board members, which included elevated homes and those with additions. He showed several photos, which are part of the meeting record. He asked that members continue to send photos and addresses of new builds or renovations they would like included in the book. Mr. Berry mentioned that the Division 20 and 40 amendments had first readings

before the City Commission with no comments; the city attorney found that the only change needed to comply with SB 180 was to make the Division 40 8th Avenue design review requirement optional. Mr. Berry will provide a rough draft of the guidebook prepared for the next meeting and a timeline can be discussed.

**e. Update on the status of City-owned historic resources**

Mr. Berry reported that on 9/17/25 bids will be closed for the shuffleboard and bait shack restorations.

**f. Gulf Beaches Historic Museum (added)**

Vice Chair Hockensmith reported that the public and board members are invited to participate in gardening on Monday mornings at 9:30 AM at the Museum; just bring gloves and water.

**g. Road Closures (added)**

Mr. Berry reported that Public Services will be closing 9<sup>th</sup> and 10<sup>th</sup> Avenues for the day on 9/13/25 for Surfers for Autism and tentatively on 11/15/25 for the VW Beach Bash. Also, a subaqueous water main is being replaced from south Pass-A-Grille to Tierra Verde which will entail some closures possibly for a few months; he will update the Board as information is received from the County.

**6. Adjournment** – The next meeting is scheduled for October 10, 2025.

Chair Loughery adjourned the meeting at 5:00 PM.

*These minutes were approved at the October 2, 2025, Historic Preservation Board meeting.*