

HISTORIC PRESERVATION BOARD MINUTES

October 2, 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 Chloe Berryman, City Attorney's Office; Ginny Keeter-Bodkin, Deputy Clerk; Gil Martinez, Senior Planner; Lynn Rosetti, Contract Planner

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 an update on the Gulf Beaches Historical Museum events. Senior Planner Brandon Berry asked to add an update on 100 Pass-A-Grille Way.

Motion: Chair Loughery moved and Vice Chair Hockensmith seconded the approval of the October 2, 2025 agenda as amended; the motion carried 5-0.

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

3. Approval of Minutes – a. **Regular meeting minutes September 4, 2025**

Motion: Member Young moved, and Member Dashiell seconded the approval of the September 4, 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.

All staff presentations are part of the meeting record.

a. **Local Historic Designation No. 24080: 102 23rd Avenue**

John F. Gottwald, owner, requests Local Historic Designation of the single-family structure located at 102 23rd Avenue

Contract Planner Lynn Rosetti reviewed the staff report for this request. Her presentation included photographs and staff findings on the significance of this historic building. Staff recommended that this single-family residential structure be recognized as a locally designated historic landmark property because it is characteristic of the other residential properties found in the Pass-a-Grille National Register Historic District, and it was determined in the 2015 survey update to be a contributing individual property.

Resident Joan Walker, a neighbor, spoke on behalf of the applicant (who was present), and explained that he has a fanlight, colonial style front door on order.

Motion: Member Dashiell moved, and Member Hurley seconded to approve Local Historic Designation No. 24080 for 102 23rd Avenue; the motion carried 5-0.

b. Local Historic Designation No. 25102: 3105 S. De Bazan Avenue

Jeffrey Todd & Holly Jeanette Jenkins, owners, request Local Historic Designation of the single-family structure at 3105 S. De Bazan Avenue.

Senior Planner Gil Martinez reviewed the staff report for this request. His presentation included photographs and details. Staff supported this application to locally designate the structure and found that the building is significant because it exemplifies or reflects the broad cultural history of the city and embodies the distinctive visible characteristics of an architectural style or period. Staff recommended approval.

Applicant Holly Jenkins briefly introduced herself.

Motion: Vice Chair Hockensmith moved, and Member Young seconded to approve Local Historic Designation No. 25102 for 3105 S. De Bazan Ave.; the motion carried 5-0.

c. Local Historic Designation No. 25103: 3207 S. De Bazan Avenue

Tolly Beach Developments LLC, owner, requests Local Historic Designation of the single-family structure located at 3207 S. De Bazan Ave.

Mr. Martinez presented the staff report for this request. His presentation included a survey, historic and current photographs, and a detailed description. The structure is significant because it exemplifies or reflects the broad cultural history of the city and embodies the distinctive visible characteristics of an architectural style or period. Staff recommended approval of the Local Historic Designation.

Applicant Holly Jenkins testified that they have chosen an architect, but no work has started yet.

Motion: Chair Loughery moved, and Member Hurley seconded to approve Local Historic Designation No. 25103 for 3207 S. De Bazan Avenue; the motion carried 5-0.

d. Local Historic Designation No. 25105: 7100 Boca Ciega Drive

Lisa Robinson, owner, requests Local Historic Designation of the primary single-family residence and detached garage at 7100 Boca Ciega Drive.

Ms. Rosetti reviewed the presentation for this request. The primary residence is a Mediterranean Revival style home with limited ranch influence. It was found to be a contributing property to the Corey Area Historic District when assessed in 2025. It is a significant and well-maintained property that retains the stylistic integrity of the Corey Avenue District. Staff recommendation was for approval of the Local Historic Designation.

Applicant Lisa Robinson testified that she is working on the interior of the structure after storm damages.

Motion: Member Hurley moved and Vice Chair Hockensmith seconded to approve Local Historic Designation No. 25105 for 7100 Boca Ciega Drive; the motion carried 5-0.

e. Local Historic Designation 25120: 100 23rd Avenue

Bryan Lynch of TYLER & RILEY LLC, owner, requests Local Historic Designation of the four-unit apartment building and one-story cottage residences at 100 23rd Ave.

Mr. Berry reviewed the presentation for this request. The presentation included older and current photos, a 1936 property card, and a history of the building and its original owner, Russel Church, Jr. The subject structures were constructed circa 1925, and the property contains a four-unit apartment building that was recognized as a contributing resource in the 2003 Boundary Increase of the Pass-A-Grille Historic District. The cottage was recognized as a side wing and considered part of the contributing structure in the 2015 re-survey of the neighborhood but was not recognized or assessed as a separate residence in 2003. Staff found the structures to be significant in the areas of architecture and local cultural history, maintaining the dwindling apartment house style that is rare elsewhere in the city and reflects Pass-A-Grille's eclectic pre-zoning nature. A permit has been obtained for interior repairs and remediation.

Staff recommended approval of the Local Historic Designation of the apartment and cottage contingent upon restoration of the exterior to preserve its historic features, or approval of the Historic Preservation Board for a Certificate of Appropriateness for exterior modification in the undertaking of that restoration.

The owner was unable to attend, but Mr. Berry read an email from him into the record that stated that the property sustained interior flood damage, but the foundation and exterior are intact and structurally sound. They are committed to remediating the interior damage through repairs to flooring, finishes, and any affected systems, ensuring the building remains safe, livable, and historically appropriate. No significant alterations are proposed to the exterior. Existing stucco, decorative shutters, and historic architectural features will be retained. Any exterior improvements will be limited to restoration and maintenance. The property will remain as five units, consistent with its current use and reflected in the business tax receipt. There are no plans to reduce or expand the number of units. Maintaining the five-unit structure supports its historic function as a multi-family coastal cottage.

Motion: Chair Loughery moved, and Member Dashiell seconded to approve Local Historic Designation No. 25120 for 100 23rd Avenue; the motion carried 5-0.

5. Discussion Items -

a. **Design Review: 207 Gulf Way**

Sarah Sullivan of DHM Construction requests design review of a new House-Small structure located at 207 Gulf Way.

Mr. Berry presented the details of this design review for this new home including a proposed site plan. The property obtains access through a private easement to the north. Consultant Tara Salmieri had a phone call with the applicant and addressed her recommendations. They have modified the exterior and the secondary frontage. Staff reviewed the front and rear elevations. Staff comments were that the secondary frontage element should have the support column stepped back to provide more articulated massing and that the frontage landscaping be set within the property boundary, which can be addressed at permit review.

Darren Moore of DHM Construction explained that the owner's previous dwelling was taken down because of storm damage; this is the same easement and boundaries as previously granted.

b. **Yearly education: Elevation of residences in flood-prone areas**

Ms. Rosetti presented information to the Board members as part of Certified Local Government (CLG) training and education. She discussed changing weather patterns, water threats, and resiliency. Current

efforts are underway to historically survey St. Pete Beach to identify historic resources that should be protected. She provided photos of a range of styles of historic homes that had been elevated and explained property considerations and technical limitations. The Secretary of Interior Standards will make allowances for properties within the flood-prone areas.

c. Design guidebook update

Mr. Berry explained that staff are working on the introduction to the guidebook and he thanked the members for submissions received. Staff hopes to present the draft in November or December. Chair Loughery requested the draft in advance for review prior to the meeting.

d. City-owned historic resource updates

Mr. Berry stated that there is nothing to report until the FEMA evaluations are complete.

e. Gulf Beaches Historic Museum (added) – Vice Chair Hockensmith reported that the Museum hosts Gardening Angels on Monday mornings from 9-10 AM to weed and garden; the public is encouraged to attend. Member Young added that there are saltwater resistant and historic plants that residents might consider for their own homes. The museum website will be listing fall events including gingerbread and ornament making. The lighting ceremony will be on December 7th.

f. Update 100 Pass-a-Grille Way (added) –

Mr. Berry reported that this came before the Board in April or May and the Applicant has slightly redesigned the project based on feedback. They have eliminated any frontage variances. The Board of Adjustment denied the staircase request but approved the square footage increase and southwestern alleyway encroachment. The members discussed square footage. Mr. Berry explained that when the code was modified in 2017, it allowed for a livability update and increase of 10 – 20%. Two members viewed this as setting a precedent. Chair Loughery inquired about the powder room accessible on the first living level per FHA requirements, and that not counting toward total square footage. Attorney Berryman advised that variance standards are specific, and each property is evaluated independently based on those standards; they do not set precedents.

The Applicant will be submitting a site plan that will go through Technical Review but not the City Commission.

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

Chair Loughery adjourned the meeting at 3:51 PM.

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