

HISTORIC PRESERVATION BOARD MINUTES

November 6, 2025 - 2:30 PM

PRESENT: Bill Loughery, Chair
Tia Hockensmith, Vice Chair
Danielle Dashiell, Member
Sean Hurley, Member
Holly Young, Member

STAFF PRESENT: Kristin Coman, Planning Manager; Attorney Chloe Berryman, City Attorney's Office; Ginny Keeter-Bodkin, Deputy Clerk; Gil Martinez, Senior Planner; Lynn Rosetti, Contract Planner; Laura Canary, Community Development Director

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

1. Approval of the Agenda –

Member Dashiell asked to add a discussion item on fees for demolition and historic structures, Vice Chair Hockensmith an update on the Gulf Beaches Historic Museum, Chair Loughery a discussion on the potential move of a structure to replace the shuffleboard clubhouse, and Senior Planner Kristin Coman a Public Services update.

Motion: Member Dashiell moved and Member Young seconded the approval of the November 6, 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 October 2, 2025**

Motion: Member Young moved, and Member Hurley seconded the approval of the October 2, 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. **Review and Approval of 2026 Board Meeting Dates**

Motion: Chair Loughery moved, and Member Dashiell seconded the approval and acceptance of the 2026 Historic Preservation Board meeting dates as amended with a change to July 9th; the motion carried 5-0.

All staff presentations are part of the meeting record.

b. **Certificate of Appropriateness for Restoration No. 25126: 3401 Casablanca Avenue**
Moshe Gershuny, Bay Glass and Window, Inc., for Brian Jordan and Daniela Pesci are requesting a Certificate of Appropriateness for replacement of exterior windows on the locally designated structure at 3401 Casablanca Avenue.

Contract Planner Lynn Rosetti explained that in early spring the property owners came forward regarding the badly damaged front porch, and are now asking to restore leaky, deteriorating windows. She added

that they are asking for black window frames and that this structure was part of the city's first survey. She reviewed a presentation on the property including photos. Staff were in support of the request and recommended approval. Board discussion followed on window frame colors.

Motion: **Chair Loughery moved, and Member Dashiell seconded to approve the Certificate of Appropriateness for Restoration No. 25126 at 3401 Casablanca Avenue; the motion carried 5-0.**

- c. Certificate of Appropriateness for Demolition No. 25134: 2107 Pass-a-Grille Way**
Fabian Rangel, Hillcrest Contracting, LLC for Keith and Britney Goan requests a Certificate of Appropriateness for demolition of a single-family residence on the property that is considered a contributing resource to the Pass-a-Grille Historic District.

Senior Planner Gil Martinez reviewed a presentation for this request. The structure was severely damaged by the two hurricanes; FEMA valuations declined from \$120,899 (2024) to \$76,206 (2025). Repairs were estimated at 84% of depreciated value, indicating substantial damage. Restoration is economically and practically unfeasible due to the structure's condition, flood-zone constraints, and high rehabilitation costs. While a rare surviving example of its type, staff found that reasonable measures could not preserve the structure, supporting the applicant's decision to demolish. Mr. Martinez noted an update that the applicant is now Juan Morejon (no longer Keith and Britney Goan).

Community Development Director Laura Canary clarified that staff uses the year of the event to determine which property values apply; the confusion came when the 2025 value letters were mailed out, because many people didn't realize those letters were already uploaded to their property records. If another event were to occur tomorrow, the 2025 property values would be used to determine damage percentages and any required improvements moving forward.

Juan Morejon co-owner/applicant was sworn in and testified that regarding the property valuation, once he received clarification on what documentation was needed, he ordered both a home inspection and a mold assessment. The reports showed active mold growth and additional structural damage that was not included in the previous application. Chair Loughery explained that the Board can only stay a demolition for 30 days. During that delay period, property owners are encouraged to consider rebuilding in a way that is compatible with the historic character of the neighborhood. Staff can help guide owners so that any new home fits the architectural style of the historic district.

Chair Loughery inquired if any record kept of the type and maturity of trees that are lost when homes are demolished. Board members expressed concern over the loss of foliage recently. Staff made note of an item on tree replacement for the next meeting agenda.

Motion: **Chair Loughery moved, and Member Hurley seconded to approve the Certificate of Appropriateness for Demolition No. 25134 at 2107 Pass-a-Grille Way; the motion carried 5-0.**

- d. Certificate of Appropriateness for Demolition No. 25135: 103 24th Avenue**
Michael and Gina Pezza requests a Certificate of Appropriateness to demolish single-family structure that is considered a contributing resource to the Pass-a-Grille Historic District.

Mr. Martinez reviewed a presentation on this request. The owner proposes demolition of the primary residence due to flood vulnerability, while retaining the detached garage, which will be converted to flood-compliant parking or storage under an approved variance. The owners have explored relocation options for the existing home without success. Due to the request for a COA for demolition, the applicant will need to formally withdraw Case No. 25081 for Local Historic Designation. The replacement dwelling, reviewed under HPB Design Review Case No. 25039, incorporates prior Board feedback. The applicant has pursued but not secured relocation of the existing structure.

Chair Loughery indicated that he had been speaking with the owners of the home for a few months as there had been interest in potentially relocating the house rather than demolishing it. Because a structure must be locally designated as historic before it can be moved, the owners submitted an application for local historic designation. However, that application was put on hold while the owners and staff explored whether the house could actually be moved. Several residents who were interested in relocating the house ultimately could not proceed, and those options fell through. Recently, the City decided to move forward with demolishing the shuffleboard clubhouse, and there is now renewed interest in possibly relocating this house to that site. Commissioner Maldonado brought the idea to the City Commission last Monday. Staff are currently evaluating whether the move is feasible.

The question raised was whether the homeowners would need to withdraw their local historic designation application to receive a demolition permit. Staff explained that if the house is going to be demolished, the designation would not be needed. However, if the house is going to be moved, the designation needs to be in place. The concern is timing: the City does not want to require the owners to restart the designation process if moving the house becomes viable.

Applicant Michael Pezza appeared and testified that their building plans and permits for a new structure are in process and that they do not want significant delays. He emphasized that their first preference is still to donate and relocate the house, if it can be done quickly. To allow time for the relocation option to be determined without delaying the owners' construction timeline, the board agreed to grant the demolition Certificate of Appropriateness with a 30-day stay. During those 30 days, the City and interested partners will determine whether the house can be moved and designated in time. If the move is feasible, the relocation and local historic designation paperwork can proceed. If not, the demolition permit will be available to use after the 30-day period. Mr. Pezza agreed.

Motion: Member Young moved, and Chair Loughery seconded to approve the Certificate of Appropriateness for Demolition No. 25135 at 103 24th Avenue with a 30 day stay; the motion carried 5-0.

5. Discussion Items -

a. **Design Review: 2808 Pass-A-Grille Way**

Design review for a new single-family residence built to the House-Medium standard of the Pass-A-Grille Overlay District on the subject property.

Ms. Coman presented the details of this design review for this new home including a proposed site plan, front, rear, and side elevations and interior plans. 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 verbally; the plans have not been revised yet. They have modified the exterior and the secondary frontage. 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. Ms. Coman reviewed staff comments on zoning regarding the double-frontage lot, landscaping requirements, and driveway access.

Sean Roney, Roney Design Group Central Ave. St. Pete testified about plans to modify plans to meet the visual continuity standard of the LDC including the carport. He explained the different textures, siding and design elements to break up the side views. Mr. Roney is amenable to speaking with Ms. Salmieri to better understand the comments. He testified that a landscape plan has been submitted with shade trees included but was not included in the presentation. Landscape requirements were discussed.

6. Information Items

a. Fees for demolition (Added)

The board discussed demolition fees for historic or contributing structures. Currently, the total cost to demolish such a structure is approximately \$154, which includes a \$50 Certificate of Appropriateness fee and roughly \$100 for the building demolition permit. Member Dashiell suggested that this fee is too low given the high property values and the workload required by staff to process these requests. She proposed increasing the demolition fee to near \$1,000 to better reflect cost and discourage unnecessary teardown of historic properties.

Concerns were raised about ensuring fairness, particularly for longtime residents who may need to demolish storm-damaged homes and are not developers building high-value new construction. The board agreed that more information is needed about how long current fees have been in place, how demolition fees compare to renovation and new construction permit fees, and how nearby or comparable communities structure fees. Ms. Canary explained that the city is already conducting a citywide fee study and must also consider state legislation (SB 180), which restricts changes that could appear to hinder redevelopment. Any adjustments must be carefully timed and legally reviewed. The item will be brought back next month with additional fee data and comparisons.

b. Potential Move of a Historic Home at 103 24th Avenue (added)

After Chair Loughery introduced this item, the board discussed the potential relocation of the historic house located at 103 24th Avenue to replace the shuffleboard clubhouse at 900 Pass-a-Grille Way, which is scheduled for demolition. The homeowners are willing to donate the house, and the structure is in generally good condition with historical significance (including 1930s Mayor John Deacon's residence). The city has already approved demolishing the existing shuffleboard clubhouse due to high repair costs (estimated around \$192,000). Insurance and other funds may total approximately \$177,000, which could potentially cover the cost of moving the house instead. Moving estimates for similar homes have been around \$162,000, though exact costs would depend on site preparation, utilities, and any foundation work. Staff are currently gathering cost, compliance, and feasibility information (including building code and ADA considerations). Timing is critical due to the demolition timeline and the homeowner's need to move forward. The board discussed the steps required, including potential historic designation and a certificate of appropriateness for moving the structure. The board emphasized that final approval must come from the City Commission, and public input will likely be needed.

Following the discussion on this item, City Attorney Chloe Berryman advised the members that a consensus or a motion to recommend an action to the City Commission was acceptable although this

was an added discussion item.

Motion: Vice Chair Hockensmith moved, and Member Hurley seconded to recommend to the City Commission to consider the relocation of the historic structure at 103 24th Avenue to the shuffleboard clubhouse property in PAG park at 900 Pass-A-Grille Way. The motion carried 5-0.

c. Gulf Beaches Historic Museum Updates (added)

Vice Chair Hockensmith announced that Light Up the Museum will be on Sunday, December 7th at sunset, approximately 4:40 PM and encouraged people to attend.

d. Public Services Update and Guidebook (added)

Ms. Coman reported that the City Commission approved the demolition of the shuffleboard building at their Monday meeting and that Public Services is aware of missing bricks on 8th Avenue and is scheduling city staff to reinstall them.

Ms. Coman also explained that the draft front section of the Design Guidebook was included in the meeting packet. Board members should review it and bring comments or suggestions to the December meeting. She asked the members to submit photos of preferred historic structures or compatible new construction for inclusion in the guidebook. Addresses are helpful but not required. Chair Loughery added that the draft is generally well done. The Mediterranean Revival style should be added as a specific architectural category with examples and the guidebook should include photos of historic homes with successful additions to show compatible expansion is possible, examples of historic homes that have been moved, and photos of new construction that fits the community's established architectural character. Members will continue gathering photographs and examples to support these additions.

7. Adjournment – The next meeting is scheduled for December 4, 2025.

Chair Loughery adjourned the meeting at 4:25 PM.

These minutes were approved at the January 8, 2026 Historic Preservation Board meeting.