

HISTORIC PRESERVATION BOARD MINUTES

June 12, 2026 - 1:00 PM

PRESENT: Bill Loughery, Chair
Danielle Dashiell, Member
Sean Hurley, Member
Carolyn Zaleski, Member

ABSENT: Holly Young, Member

STAFF PRESENT: Brandon Berry, Senior Planner; Chloe Berryman, City Attorney; Ginny Keeter-Bodkin, Deputy Clerk

Chair Loughery called the meeting to order at 1:00 PM. No quorum was present. The members decided to begin with discussion items first and return to action items when the fourth member was present.

Senior Planner Brandon Berry thanked former Vice Chair Tia Hockensmith for her seven years of service to the Historic Preservation Board and contributions to the Gulf Beaches Historic Museum.

Member Dashiell joined the meeting at 1:30 PM, effecting a quorum; action items began.

1. Approval of the Agenda –

Chair Loughery asked to add three discussion items: a potential change to quorum requirements for certain Board actions, the July 9th meeting, and historic plaques.

Motion: Chair Loughery moved and Member Hurley seconded the approval of the June 12, 2026 agenda as amended; the motion carried 4-0.

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

3. Approval of Minutes –

a. April 2, 2026 Meeting

Motion: Member Dashiell moved, and Member Hurley seconded to approve the April 2, 2026, minutes as presented; the motion carried 4-0.

The Deputy Clerk swore in all those who would be testifying before the board.

4. Action Items –

a. Election of Officers 2026-2027

Motion: Member Hurley moved, and Member Dashiell seconded to reappoint William Loughery as Board Chair. The motion carried 4-0.

Motion: Chair Loughery moved, and Member Zaleski seconded to appoint Sean Hurley as Vice Chair. The motion carried 4-0.

b. Local Historic Designation No. 26056: 2001 Pass A Grille Way (The Wharf Restaurant)

James Miller, Owner, requests Local Landmark Designation for 2001 Pass-a-Grille Way which historically was known as Bells' Fish House. Currently the property is known as the Wharf Restaurant and Sports Bar and operates as a restaurant and bar.

Mr. Berry gave a brief presentation on the Local Landmark Designation request, which is part of the meeting record. Staff were in support of the application and in favor of the designation as it reflects the broad cultural history of the commercial fishing component of Pass-A-Grille. The presentation noted that, in correspondence with FEMA, the Merry Pier building located over water (beyond the reach of mean high tide) was not eligible for substantial damage exceptions on the sole basis of their historic designation. Unlike on-land structures, should the building sustain substantial damage or be sought for substantial improvement in the future, the applicant may not be eligible for that benefit of designation. As this property falls within an AE flood zone, rather than VE as applied to the Merry Pier, the applicant may wish to seek confirmation on eligibility should that be the sole basis for this request.

Motion: Member Dashiell moved, and Vice Chair Hurley seconded to approve Local Historic Designation No. 26056: 2001 Pass A Grille Way (The Wharf Restaurant); the motion carried 4-0.

c. Certificate of Appropriateness No. 26055: 1706 Pass A Grille Way

Paulette Bosela, Owner, requests a Certificate of Appropriateness to install mini-split condensers to replace in-window units along the northern frontage of the apartment building, and replace existing jalousie windows with two-lite single-hung windows, on a locally-designated historic structure (Designation #62).

Mr. Berry provided a brief presentation, which is part of the meeting record. Staff had no concerns with the mini-split condensers as proposed but recommended requiring two conditions of approval and a potential third condition: 1. The lines should be set in a cover painted the same color as the dwelling, and the disconnect be painted to match the building if doing so would meet safety codes and manufacturer requirements. 2. Landscaping should be installed adjacent to the mini split units along the 18th Avenue side of the structure, providing proper airflow for the units and sufficient height within one growing season to obscure the units from the street. The third potential recommendation was that the conduit lines be set to run vertically from the equipment, without the current 90-degree jog. Staff also recommended the Applicant place false muntin horizontal with the windows to mirror the existing design, and seek wood sash windows if viable, similar to the appearance of the remaining windows when viewed from the public frontage.

Mr. Berry indicated that the Applicant had been present at the start of the meeting but had left. He had discussed the first two recommendations with her previously but not the last two and wanted her input; he suggested continuing the case. The members discussed the turn in the power lines and wood sash recommendations.

Motion: Chair Loughery moved, seconded by Vice Chair Hurley, to approve Certificate of Appropriateness No. 26055 for 1706 Pass-A-Grille Way, subject to the two staff recommended conditions and authorized staff to work with the Applicant on the two additional recommendations and determine whether the proposed revisions were satisfactory. If staff found the recommendations had not been adequately addressed,

the application would return to the Board for further review. The motion carried unanimously, 4-0.

At 2:36 PM, Applicant Paulette Bosela returned to the meeting, was sworn in, and gave her permission to reopen the case. Mr. Berry recounted the board's requested modifications. The Applicant expressed no objection to painting or concealing the mini-split wiring to match the building and confirmed her willingness to install landscaping in front of the units. Regarding the routing of the exterior wiring, the applicant was unsure why the lines jogged at a 90-degree angle and indicated she would need to investigate whether a direct route was feasible. Concerning the replacement windows, she stated that an exact replica of the existing windows was no longer available but was willing to pursue options, such as an applied strip, to replicate the existing four-light appearance. Ms. Bosela also explained that she had proposed vinyl windows because wood sash windows would require custom fabrication and would be prohibitively expensive. Member Zaleski emphasized the importance of considering applicants' financial constraints.

Motion: Chair Loughery moved and Vice Chair Hurley seconded to reconsider the previous motion on Certificate of Appropriateness No. 26055; the motion carried 4-0.

Motion: Chair Loughery moved, and Vice Chair Hurley seconded to approve Certificate of Appropriateness No. 26055 at 1706 Pass-A-Grille Way with the two staff recommended conditions and the Applicant's assurance to follow up on the 90° wires with her contractor; the motion carried 4-0.

d. Certificate of Appropriateness for Demolition No. 26051: 106 3rd Avenue

Irene Lipinski, Owner, requests to demolish the 1949 three-family, single-story residence on the property, which was considered a contributing structure to the Pass A Grille Historic District at time of its 2003 boundary increase (8 PI11182).

Mr. Berry introduced a brief presentation, which is part of the meeting record. Staff requested applicant testimony that they understand any future development which will provide for more than one dwelling unit will require the living square footage of the residence to be limited to the existing living square footage, which is 1,935 sq. ft. per the Pinellas County Property Appraiser. With modern interior requirements like mechanical closets, and interior circulation for dwelling units above the ground floor if exterior access is not provided, this may represent a significant limitation on redevelopment that retains the existing three dwelling units.

Applicant Irene Lipinski appeared and testified that she understood the living square footage restrictions of any future development as outlined by staff in the presentation.

Motion: Chair Loughery moved, and Member Hurley seconded to approve Certificate of Appropriateness for Demolition No. 26051: 106 3rd Avenue without a stay on demolition; the motion carried 4-0.

e. Certificate of Appropriateness for Demolition No. 26054: 1401 Pass A Grille Way

Robert and Laura Stark, Owners, request to demolish the 1938 single-family, two-story structure that is listed as a contributing resource to the Pass A Grille Historic District as of its 2003 boundary increase (8PI928).

Mr. Berry introduced a brief presentation, which is part of the meeting record. The City estimated the residence to have sustained 100% damage from the 2024 storms, indicating a total loss. The Applicant stated the rear of the residence is collapsing, which is beyond a reasonable limit for restoration of a contributing residence. Photographs were part of the presentation. Staff recommended approval without a stay. The residence sustained severe damage that is unreasonable to require the applicant remediate. The home is currently the subject of a substantial damage amnesty period and delaying removal would be inconsistent with the intent of that amnesty. Owners Bob and Laura Stark were present but there were no questions.

Motion: **Chair Loughery moved, and Vice Chair Hurley seconded to approve Certificate of Appropriateness for Demolition No. 26054: 1401 3rd Pass A Grille Way without a stay on demolition; the motion carried 4-0.**

- f. Certificate of Appropriateness for Demolition No. 26073: 104 18th Avenue**
Waterstone City Homes Inc. for PHILLIPS, MICHAEL VITO LIVING TRUST and PHILLIPS, AMY FEIL TRE requests to demolish a two-family residential home with detached garage that are considered contributing resources to the Pass A Grille Historic District (PI00963).

Mr. Berry introduced a brief presentation, which is part of the meeting record. Staff requested Applicant testimony that they understand that any future development which will provide for more than one dwelling unit will require the living square footage of the residence to be limited to the existing living square footage, which is 1,218 sq. ft. per the Pinellas County Property Appraiser. With modern interior requirements like mechanical closets, and interior circulation for dwelling units above the ground floor if exterior access is not provided, this may represent a significant limitation on redevelopment that retains the existing two dwelling units licensed to the property.

Dennis Johnson, 4021 W Barcelona St, Tampa, and Michael Carrier of Waterstone City Homes, 4261 Fairway Run, Tampa, appeared on behalf of the Applicants and testified to the significant amount of water damage to the structure and proposed design site plan like the one next door that will be a standard two-story home.

Motion: **Chair Loughery moved, and Vice Chair Hurley seconded to approve Certificate of Appropriateness for Demolition No. 26073: 104 18th Avenue without a stay on demolition; the motion carried 4-0.**

- g. Certificate of Appropriateness for No. 26109: 1500 Pass-A-Grille Way**
The City of St. Pete Beach requests a certificate of appropriateness to substitute an existing entry door with a two-lite design, and existing french doors with simulated muntin French doors, at the Warren Webster Community Center.

Mr. Berry Staff presented a request for a Certificate of Appropriateness for the Warren Webster Building to replace the existing front, side, and rear French doors with impact-rated doors. The proposed front and side doors would retain a similar appearance to the existing simple half-lite over solid-panel design, while the rear French doors would feature simulated mullions to preserve the building's historic character. Staff recommended approval, noting that the proposed designs are compatible with the building's historic integrity and expressing a preference for the French door option with centered beveled mullions.

Motion: Vice Chair Hurley moved, and Chair Loughery seconded to approve Certificate of Appropriateness for Demolition No. 26109: 1500 PAG Way for the front and side-entry door replacements as submitted, and request modification of the rear French doors to provide a 5-by-3 lite pattern with exterior-applied muntin of similar width as the existing doors. The motion carried 4-0.

5. Discussion Items –

a. Design Review No. 26103: 1807 Pass A Grille Way

Staff requests design review of a new residence proposed to be constructed to the House-Large standards of the Pass A Grille Overlay District.

Mr. Berry reviewed a presentation of the design for the proposed new residence at 1807 Pass-A-Grille Way, which included exterior, interior and elevation plans. He reviewed the zoning staff comments from his presentation, which is part of the meeting record.

Victor Tonas, property owner, testified to his confidence in his builder and keeping with the aesthetic of Pass-A-Grille and resiliency. Chair Loughery complimented the design, inquired about vegetation on the property, and recommended the use of hex blocks that can be purchased for the sidewalk.

Added Discussion Items

c. Change of Supermajority Quorum – Mr. Berry Staff explained that this is the only City board that currently requires four members to be present in order to take action, a requirement established by board rules rather than the City Code. Staff proposed amending the rules to allow most board actions, including Certificates of Appropriateness, local designations, and demolition requests, to be approved by a three-member quorum. Substantial improvement and substantial damage variance requests would continue to require a four-member quorum and a four-member affirmative vote. Staff indicated that a resolution reflecting this change would be presented to the City Commission for consideration prior to the Board's next meeting.

d. July 9th Board Meeting – Vice Chair Hurley and Members Dashiell and Zaleski confirmed their availability for the July 9th meeting, should the Chair not be able to attend.

e. Historic Plaques – Chair Loughery discussed the Board's role in the creation and installation of historic plaques and encouraged members to identify additional sites that may warrant recognition. He noted that historic plaques help raise public awareness of the City's history and suggested the Beach Theatre and the Wharf as potential candidates due to their historical significance. He asked members, including the Board's newest member, to consider other locations throughout the City that may be appropriate for plaques and suggested revisiting the topic at a future meeting to discuss potential nominations.

6. Informational Items –

a. Design review elevation resubmittal: 205 Gulf Way

Informational item addressing height concerns with the proposed project for 205 Gulf Way.

The Applicant was not present, and this review was not discussed.

b. Design review elevation resubmittal: 1004 Pass A Grille Way

Providing the building plans for new residential construction at 1004 Pass A Grille Way to the Historic Preservation Board for informational purposes.

Mr. Berry reviewed a brief presentation of this design review resubmittal. The project is currently in the permitting process. Owners Lara and Dean Davis, and their Architect Nate Meyer were present to answer any questions. Mr. Meyer explained that the changes included the addition of a ground level louver system as requested by this board. The uppermost roof and level three were lowered per previous plan review comments. He answered questions regarding the roof design and heights.

Adjournment – The next meeting is scheduled for July 9, 2026.

Chair Loughery adjourned the meeting at 2:55 PM.

These minutes were approved at the July 9, 2026 Historic Preservation Board meeting.