

**CHNA Neighborhood Meeting  
March 12, 2018**

**Huggins-Stengel Complex**  
Refreshments were served at 6:52 pm

Meeting was called to order by Jen Wright at 6:45 pm.

Board Members Present: Jennifer Wright, Susan O'Gara, Brandy Stark, Adam Vasallo, & Kristine Mason

23 People signed in.

Shawn Drouin explained the history of Huggins-Stengel Complex and events and classes. It is a center for teen technology.

Officer Jordan gave Crime Watch update:

- 1 residential burglary involving 2 bikes taken from open garage.
- 6 traffic stops includes perimeter
- 4 directed patrols-proactive police work
- Park, Walk & Talk was explained
- Neighbors mentioned someone picked up for probation violation

Jennifer Wright provided an update on the Local Historic Designation Process for the Church of the Beatitudes facility. See attached e-mail summary for details.

Laura Duvokot and Derek Kilborn from the City answered questions about the city process related to the Local Historical Designation for the Church of the Beatitudes facility and the prospective designation for areas of CHNA.

Derek Kilborn and the City's Department of Urban Planning and Historic Preservation has met with both the Church and JMS Consulting to try to help developer move forward with preservation of the building. This effort has been challenging because the City's parceling of the one lot into four reduces parking available for the church and this is against the

City's code regulations. City has been helpful, but time frame is very short to help Church find a developer who will preserve Church building.

Jen Wright has done 6 interviews. Also she is trying to get media attention to bring in other developers. Without owner support, designation is less successful. Church may say they will not oppose designation. A final decision on the Local Historic Designation status should come by late May. A super majority of 6 of 8 City Council members is needed if owner of church property objects.

North Ward School was mentioned as an example when the City Council voted not to support designation but developer readapted it.

Laura Duvekot then answered questions about Local Historical Designation:

Certificate of Appropriateness (COA) addresses the exterior of buildings.

Never review interior alterations.

Don't review color.

Maintenance not reviewed.

Jeannine and Richard Hart presented a printed list of CONS based on their experience with historic designation. Derek and Laura responded with further information.

Standard zoning is more permissive than local historic designation.

COAs needed for demolition and new construction.

Historic means 50 years of age or more but still might not qualify for designation.

99% of COAs approved now.

Jennifer Wright adjourned the meeting at 8:00 pm.

Respectfully submitted by, Susan O'Gara, Secretary CHNA

# CHNA

*Crescent Heights Neighborhood Association*

## Important Information about the CPPC Meeting (Mark Your Calendars!)

The Community Planning and Preservation Committee (CPPC) will meet on **Tuesday, April 10 at 3:00 pm** to consider whether or not the sanctuary portion of the Church of the Beatitudes meets the City's criteria for Local Historic Landmark Status. The meeting will be held in **City Hall Council Chambers at 175 Fifth Street N.** Carpool rides are available if you wish to attend the meeting to show your support, and all residents interested in preserving the Church should consider attending to ensure community support is made apparent to the committee. Please contact [president@mychna.org](mailto:president@mychna.org) to sign up for a spot or offer to carpool. The CPPC committee will not determine the status of the facility, but its recommendation will heavily influence City Council's decision on the matter. Residents wishing to make comments will be provided an opportunity to do so, but time for remarks will be limited to three minutes. Click this link for more information about the [CPPC committee and the meeting procedures](#).

## Update on the Church

In accordance with the motion passed at the February 12 Special Neighborhood Meeting, the CHNA Board continued to work cooperatively with JMS Consulting and the Board of the Church of the Beatitudes. Unfortunately, the cooperative process did hit some snags soon after, and CHNA filed our application for Local Historic Landmark Designation for the sanctuary facility on February 16. This action did not end the Board's commitment to the cooperative process. Members of the CHNA Board are in almost daily contact with either City staff, members of the Board of the Church, and JMS in order to try to find a way to preserve the sanctuary. Efforts have included:

- Attempting to create new partnerships between school groups/other organizations and the Church of the Beatitudes to help address the Church's financial issues.
- Connecting the Church with other interested religious and community groups that wish to make a purchase offer.
- Connecting the Church and JMS with other developers in the area that have experience redeveloping historic properties, either to provide consultation for JMS to incorporate preservation into its future development plans or to make the Church/JMS an offer to buy the facility portion of the property.
- Coordinating or attending meetings with City Council member Darden Rice, members of the City's Codes Department, and members of the Urban Planning and Historical Designation Department.
- Continuing to work with the Church and JMS Consulting to try to allow for redevelopment of the parking lot while the sanctuary's fate is decided.

These efforts have been assisted by staff from [Preserve the 'Burg](#) and other concerned residents/volunteers. The efforts of many hands have been invaluable throughout this process.

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considered. Unfortunately, there is not yet any other positive news. JMS Consulting has stated that they cannot commit to saving the sanctuary at this time, but they are still exploring the possibility. It is a business with multiple partners and many financial commitments. The project will need to be economically viable. Several interested religious and community groups did not have the financial resources to meet the Church's requirements for a financial offer of purchase. And while there has been some interest in new partnerships, the short time frame remaining before the Church goes into bankruptcy will not make such considerations possible.

**What's the way forward?** If at least four members of the CPPC vote to support the application, the matter will be decided by City Council in May. If the application is ultimately approved by City Council, the structure will have additional protections against demolition and significant alternation. It is likely that it will then be converted into a single-family home or multi-family residence. If a majority of CPPC members do not vote to support the application on April 10, the path forward gets much more difficult and any official designation is very unlikely. We also continue to work with the developer and hope that JMS will take the consideration of residents into account and will choose to save/redevelop the sanctuary. This option is not yet wholly out of the picture if it can be done in a way that makes financial sense.

The CHNA Board thanks you all for your support, assistance, and comments/concerns throughout this process. Our group of mostly new volunteers have spent untold hours working on this project and worrying about its ultimate outcome. The Church and its facility has served as a valuable community partner for over 50 years, and its loss was unexpected. It has been an honor to serve and work for a positive outcome on behalf of our residents.

Crescent Heights Neighborhood Association  
[www.mychna.org](http://www.mychna.org)



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