



**CITY OF ST. PETERSBURG
COMMUNITY PLANNING & PRESERVATION COMMISSION
PUBLIC HEARING**

**Council Chambers, City Hall
175 – 5th Street North
St. Petersburg, Florida 33701**

**March 9, 2021
Tuesday
2:00 P.M.**

MINUTES

Present: C. Copley Gerdes, Chair
Sharon Winters, Vice Chair
Jeff Rogo
Thomas “Tom” Whiteman
Jeffery “Jeff” M. Wolf
Will Michaels, Alternate
Lisa Wannemacher, Alternate

Commissioners Absent: Keisha A. Bell
Christopher “Chris” A. Burke

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Laura Duvekot, Historic Preservationist II
Kelly Perkins, Historic Preservationist II
Heather Judd, Assistant City Attorney
Michael Dema, Assistant City Attorney
Katherine Connell, Admin. Asst., Planning & Development Services

The public hearing was called to order at 2:02 p.m., a quorum was present.

I. OPENING REMARKS OF CHAIR

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. MINUTES

The minutes from the February 9, 2021 meeting were approved unanimously.

VI. QUASI-JUDICIAL HEARING

A. City File 19-90300002

Contact Person: Laura Duvekot, 892-5451

Request: Designation of the Kenwood Section – Southwest Central Kenwood Local Historic District to the St. Petersburg Register of Historic Places [Quasi-Judicial]

Staff Presentation

Laura Duvekot gave a PowerPoint presentation based on the Staff Report.

Applicant Presentation

Brenda Gordon gave a PowerPoint presentation in support of the designation and was available for questions.

Registered Opponent

None.

Public Hearing

Darrel Gordon, President of the Historic Kenwood Neighborhood Association, 2934 Burlington Avenue, spoke in support of the designation

Cross Examination:

Waived by City Staff and Applicant

Rebuttal/Closing Remarks

Waived by City Staff and Applicant

Executive Session

A discussion regarding the excellent job by the applicants on their application, the ballot process for the designation of local properties, how those votes are counted, the excellent presentation and representation of the high design with low financial impact of the neighborhood, the construction of new, well designed compatible homes in the district and the importance of the neighborhood associations process which included broad engagement, photograph inventory, welcome baskets, and speaking with realtors a motion was made:

Motion: *Commissioner Wolf made a motion approving the designation of the Kenwood Section – Southwest Central Kenwood Local Historic District to the St. Petersburg Register of Historic Places subject to Staff conditions.*

Commissioner Winters Second.

VOTE: YES - 6 - Gerdes, Rogo, Michaels, Wannemacher, Whiteman, Winters, Wolf
NO - 0

Motion passes unanimously.

B. City File 20-90200111

Contact Person: Kelly Perkins, 892-5470

Request: Review of a Certificate of Appropriateness for the replacement of wooden garage doors with metal at a contributing property to a local historic district

Staff Presentation:

Kelly Perkins gave a PowerPoint presentation based on the Staff Report

Applicant/Owner Presentation

Steven Johnston spoke in support of the project and was available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

Waived by City Staff and Applicant

Rebuttal/Closing Remarks

Waived by City Staff and Applicant.

Executive Session

A discussion regarding the detailing of the arch after the existing door is taken down related to wood in the jams and head of the arch, matching the arch at the gate, and the acknowledgement and appreciation of the rehabilitation of the building a motion was made:

MOTION: *Commissioner Winters made a motion approving the Certificate of Appropriateness for the replacement of wooden garage doors with metal subject to Staff conditions.*

Commissioner Whiteman seconded

VOTE: YES - 6 - Gerdes, Rogo, Whiteman, Winters, Wolf, Michaels, Wannemacher

NO – 0

Motion passed unanimously.

C. City File 21-90200008

Contact Person: Laura Duvekot, 892-5451

Request: Review of an After-the-Fact Certificate of Appropriateness for the approval of as-built conditions of the new construction at 736 18th Ave. NE, a non-contributing property located within a local historic district.

Deferred:

Applicant chose to defer the matter until there are a minimum of six (6) commission members on the dais.

D. City File 21-90200001

Contact Person: Kelly Perkins, 892-5470

Request: Review of a Certificate of Appropriateness for the approval of window replacement at an individually listed local historic landmark

Staff Presentation:

Kelly Perkins gave a PowerPoint presentation based on the Staff Report

Applicant/Owner Presentation

Dennis Lang spoke in support of the project and was available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

Waived by City Staff and Applicant

Rebuttal/Closing Remarks

Kelly Perkins: discussed that this has been a very large and extensive restoration project. The importance of when taking on the restoration of a local landmark project consider looking at the building as a whole and not certain pieces of that whole. She addressed the possibility of painting the white vinyl to keep consistency with the rest of the building.

Dennis Lang: Stated that they would entertain painting the vinyl to match the bottom floor windows for consistency. He also addressed completing the projects as previously approved by the commission executing the rehabilitation in good faith as a whole to contribute to the City.

Executive Session

Discussion regarding the color (white vinyl) of the proposed windows. The cost differential between the white and dark colored windows. The applicant having time to research other companies whose products might be cost effective and match the ground level windows. The lack of consistency with the rest of the building, shine of white vinyl windows in contrast to a darker vinyl creating the visual consistency with the matte appearance. The possibility of painting the white windows a darker color to achieve consistency and the preferred matter finish. A tenant's experiences with the current windows lack of noise reduction. Lastly the ad Valorem Tax Exemption option for the owners a motion was made:

MOTION: *Commissioner Michaels made a motion to amend the first condition. The frames of the replacement windows should have a similar finish agreeable to city staff and the appearance to the frames of the windows, doors and store front systems installed on the first floor, so the buildings fenestration have a cohesive and consistent appearance*

Commissioner Whiteman seconded

VOTE: YES – 6 –Gerdes, Rogo, Whiteman, Winters, Wolf, Michaels, Wannemacher
NO – 0

Motion passed unanimously.

MOTION: *Commissioner Wolf made a motion approving the application of the Certificate of Appropriateness with the amendment for Window Replacement located at 2349 Central Ave.*

Commissioner Whiteman seconded

VOTE: YES – 6 –Gerdes, Rogo, Whiteman, Winters, Wolf, Michaels, Wannemacher
NO – 0

Motion passed unanimously.

VIII. UPDATES AND ANNOUNCEMENTS

VIII. ADJOURN

Commissioner Whiteman made a motion to adjourn.
Commissioner Wolf seconded.

With no further items to come before the Commission, the public hearing was adjourned at 3:10 pm