



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

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

**April 13, 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  
Christopher “Chris” A. Burke, Alternate  
Will Michaels, Alternate  
Lisa Wannemacher, Alternate

**Commissioners Absent:** Keisha A. Bell

**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  
Iris Winn, 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 March 9, 2021 meeting were approved unanimously.

## **VI. QUASI-JUDICIAL HEARING**

**A. City File 19-90300008**

**Contact Person: Derek Kilborn, 893-7872**

*Commissioners Winters and Wolf recused due to proximity to the subject property.*

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

### **Staff Presentation**

Derek Kilborn gave a PowerPoint presentation based on the Staff Report.

### **Applicant Presentation**

Mr. Richard McGinnis, owner and Michael Labbee, Esq. spoke in support of the project gave and were available for questions.

### **Registered Opponent**

None.

### **Public Hearing**

Arnold Cummings, 715 18<sup>th</sup> Ave. NE, spoke in support of the project.  
Dr. Donna Jamieson, 736 18<sup>th</sup> Ave. NE, spoke in support of the project.  
Tayler Hayden, 1399 49<sup>th</sup> Ave. NE, spoke in support of the project

### **Cross Examination:**

Waived by City Staff and Applicant

### **Rebuttal/Closing Remarks**

Derek Kilborn:

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### **Executive Session**

**Motion:**

*Commissioner Burke made a motion approving the After-the-Fact Certificate of Appropriateness for the approval of as-built conditions of the new construction at 736 18<sup>th</sup> Ave. NE, subject to Staff conditions.*

*Commissioner Wannemacher Second.*

***VOTE: YES - 0***

***NO – 6 – Burke, Gerdes, Rogo, Michaels, Wannemacher, Whiteman***

***Motion failed.***

***Commissioner Burke excused himself from the meeting after the vote.***

**B. City File 21-90300002**

**Contact Person: Kelly Perkins, 892-5470**

Owner-initiated designation of the Axford House as a Local Historic Landmark of the St. Petersburg Register of Historic Places [Quasi-Judicial]

**Staff Presentation:**

Kelly Perkins gave a PowerPoint presentation based on the Staff Report

**Applicant/Owner Presentation**

There was no applicant or owner present.

**Registered Opponent**

None.

**Public Hearing**

None.

**Cross Examination:**

Waived

**Rebuttal/Closing Remarks**

Waived

**Executive Session**

Commissioner Wannemacher: Just one quick question please, does the home sit on a single buildable lot or is it on...

Kelly Perkins: The home is on two buildable lots.

Commissioner Wannemacher: Okay,

Kelly Perkins: Part of that carport addition that was added in the sixties ('60's) is extended onto that third lot. Staff does feel that, that lot being undeveloped, mostly undeveloped, is important to the building significance because that was part of the idea of the house, that it is set in the center and you have large landscaping program and a service yard.

Commissioner Wannemacher: Okay, this brings up a follow up question, what if the homeowner at some point wants to parcel off that third or second buildable lot and build a separate home on that? This has come up before, and I just want to make sure we all understand what the implications are because you did identify the entire lot as being historic. 1:33:52

Kelly Perkins: I understand your question and actually I think, I would like to ask that to legal because I think that is a concern on Staff that we do find that undeveloped lot part of the significance of the property, partially undeveloped.

Attorney Dema: That is part of the question, you do find that to be part of the historical significance?

Kelly Perkins: Yes.

Attorney Dema: Okay, in the past, in limited circumstances, I can think of at least one Cade Allen House where we specifically drew the boundary of the historic designation of the landmark, like the four corners of the structure. There was a possibility there to parse off the remainder of the property. In this case we are making a finding that, or Staff is making the finding that the entirety of the property contributes to the historical significance of the landmark. In that case parsing that off and doing new construction would require another COA.

Commissioner Wannemacher: So, it does not prohibit that the homeowner from building on that buildable lot?

Kelly Perkins: Oh no.

Commissioner Wannemacher: It would just require a COA.

Kelly Perkins: Yes, yes, sorry.

Commissioner Wannemacher: Yes, I knew that I just wanted to make sure that was stated and in the record.

Commissioner Gerdes: Thank you. Commissioner Rogo...

Commissioner Rogo: Thank you Mr. Chairman, I am in support of the proposal from Staff, I think that this is an excellent building and thank you to Derek, I have learned the term depth variation and this building shows that as well. The windows, the windows appear in some of the photographs seem tinted and maybe reflective. Does that in anyway detract from the historic integrity of the structure?

Kelly Perkins: I do not believe so, are you thinking of the large picture window, in the front of the house?

Commissioner Rogo: Mmhhh.

Kelly Perkins: It might have tinting applied on the interior, I would not, that is something that we normally review too much. Some of the glass around the house has been replaced with a textured glass, I think that was for privacy, but none of those were on the front elevation. Only the picture window that had a little...

Commissioner Rogo: Typically, our concern then would be the framing, the muntins, those sort of things as opposed to the type of glass that is being used.

Kelly Perkins: If someone came forward with a proposal to really change, so strongly that type of glass, we would probably recommend against it. Normally for window replacements they need to meet the energy efficiency levels anyway which tends to put in a little bit of a tint. It wouldn't be, I think, out of the norm.

Commissioner Rogo: Thank you.

Commissioner Winters: Yes, I do not know the ownership history on this house, but it is quite remarkable how intact it is, both in the exterior and the interior. I was personally kind of wowed by the windowsills that are still the tile and of course the tiled bathrooms. It sounds like the applicant stepped forward; this is not any kind of historic part of town. They took the initiative themselves and I just have to say I am so pleased that people are doing that and stepping forward. Individual property owners who acknowledge and recognize the value of what they have and what an asset it is for the City, so, many thanks go to the property owners for doing this work and obviously ready to rehab it and keep it intact. I will move that we approve adding to the register.

Commissioner Whiteman: Second.

Commissioner Gerdes: We have a second, any comments before we vote?

Commissioner Michaels: Just to compliment the Staff on the history that was included in the Staff Report here. Really excellent and well done.

***MOTION: Commissioner Winters made a motion approving the owner-initiated designation of the Axford House as a Local Historic Landmark of the St. Petersburg Register of Historic Places subject to Staff conditions.***

***Commissioner Whiteman seconded***

***VOTE: YES – 7 –Gerdes, Rogo, Whiteman, Winters, Wolf, Michaels, Wannemacher  
NO – 0***

***Motion passed unanimously.***

**C. City File 21-90200014**

**Contact Person: Laura Duvekot, 892-5451**

**Request:** Review of a Certificate of Appropriateness for demolition of a detached garage and addition to primary residence at 315 22<sup>nd</sup> Ave NE.

**Staff Presentation**

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

**Applicant Presentation**

Mr. Craig M. Provencher gave a PowerPoint presentation 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 condition of the lot, limited access from the rear of the lot, the floor area ratio required, impermeable surface requirements, the design of the proposed garage and the demolition of a significant piece of a landmark, the condition of the current garage and why it needs to be torn down. Rehabilitating the primary structure was addressed and the need for the replacement of the current garage for the proposed addition, a motion was made:

***Motion: Commissioner Winters made a motion approving the Certificate of Appropriateness for demolition of a detached garage and addition to primary residence at 315 22<sup>nd</sup> Ave NE., subject to Staff conditions.***

***Commissioner Wolf Second.***

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

***Motion passed unanimously.***

**D. City File 21-90200016**

**Contact Person: Kelly Perkins, 892-5470**

**Commissioner Wolf recused himself due to proximity.**

**Request:** Review of a Certificate of Appropriateness for the alteration of 1001 Bay St. NE

**Staff Presentation:**

Kelly Perkins gave a PowerPoint presentation based on the Staff Report

**Applicant/Owner Presentation**

Glenn M. Fish 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**

Discussion regarding opening up the porch improving the quality the improvements made by the homeowner taking down a wall and changing the kitchen contributing the improvement of an already beautiful home, the roof 5-v crimp which came before the commission in 2019 of the home the a motion was made:

**MOTION:** *Commissioner Michaels made a motion approving Review of a Certificate of Appropriateness for the alteration of 1001 Bay St. NE, subject to Staff conditions.*

*Commissioner Whiteman seconded*

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

***Motion passed unanimously.***

E. City File 21-90200020

Contact Person: Kelly Perkins, 892-5470

Commissioner Wolf recused himself due to proximity.

**Request:** Review of a Certificate of Appropriateness for the approval of rehabilitation of the main building and detached garage apartment at 2710 2<sup>nd</sup> Ave N, a contributing property located within a pending local historic district.

**Staff Presentation:**

Kelly Perkins gave a PowerPoint presentation based on the Staff Report

**Applicant/Owner Presentation**

Andrew Blaser was unable to attend.

**Registered Opponent**

None.

**Public Hearing**

None.

**Cross Examination:**

Waived

**Rebuttal/Closing Remarks**

Waived

**Executive Session**

Discussion regarding all the information received from staff and the applicant very impressive and helpful motion was made:

**MOTION:** *Commissioner Winters made a motion approving the rehabilitation of the main building and detached garage apartment at 2710 2<sup>nd</sup> Ave N. subject to Staff conditions.*

*Commissioner Whiteman seconded*

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

*Motion passed unanimously.*



## **VIII. UPDATES AND ANNOUNCEMENTS**

### **VIII. ADJOURN**

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

With no further items to come before the Commission, the public hearing was adjourned at 4:20 pm



