



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

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

**July 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
Lisa Wannemacher, Alternate

Commissioners Absent: Will Michaels, Alternate
Christopher “Chris” A. Burke, Alternate

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 Svcs.

The public hearing was called to order at 2:00 p.m., a quorum was present.

I. OPENING REMARKS OF CHAIR

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. COMMENTS FROM THE CHAIR

IV. MINUTES

The minutes from the June 8, 2021, meeting were approved unanimously.

VI. QUASI-JUDICIAL HEARING

A. City File 21-90200050

Contact Person: Laura Duvekot, 892-5451

Request: Review of a Certificate of Appropriateness for the approval of window replacement at a contributing property to a local historic district

Staff Presentation

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

Applicant Presentation

Applicant was not available for comment.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

Waived

Rebuttal/Closing Remarks

Waived

.

Executive Session

A discussion regarding the lack of getting a COA prior to putting the windows in, lack of a building permit for the windows, only for the roof which was issued late last year. A report of unpermitted work, and the property owner's knowledge of the process and the fine system for non-permitted work, a motion was made.

Motion:

Commissioner Wolf made a motion approving the after-the-fact window replacement subject to Staff conditions.

Commissioner Whiteman Second.

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

Motion passed unanimously.

B. City File 21-90200057 & 21-90300004 Contact Person: Laura Duvekot, 892-5451

Request: 21-90200057 - Review of a Certificate of Appropriateness for the relocation of a non-contributing detached garage building within the existing boundaries of a local landmark.

21-903000004 Owner initiated amendment of a local historic landmark boundary.

Staff Presentation:

Laura Duvekot gave a PowerPoint presentation based on the Staff Report

Owner Presentation

Dr. Lenholt, Jr. and Ms. Whiteman, 950 12th Street North spoke in support of the project and addressed the fire that made it necessary and their future plans for the property as a whole.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

Waived

Rebuttal/Closing Remarks

Waived

Executive Session

Commissioner Gerdes: Any questions or comments from the commissioners?

Commissioner Whiteman: I just wanted to disclose that my daughter's name is Erica Whiteman, but she is not the Erica Whiteman that is here or signed these documents.

Commissioner Wannemacher: There were several conditions of approval are you okay with all of those conditions of approval?

Dr. Lenholt: I am not sure of those conditions.

(Condition's slide is pulled up for review)

Commissioner Wannemacher: In particular I want to make sure you are okay will relocating some paved walkways and more specifically those associated with the boundary location.

Dr. Lenholt: I do not think they were going to encroach, okay, yes sorry, we are okay with all of that stuff.

Commissioner Wannemacher: Okay, thank you. I am just making sure.

Commissioner Gerdes: CEO, referencing Ms. Whiteman.

Commissioner Whiteman, are these two separate items or one item?

Commissioner Gerdes: Two separate items. It is cleaner to do it separate, 2 votes. Any other questions or comments for Ms. Duvekot or Mr. Lenholt? Yes, Commissioner Winters.

Commissioner Winters: I love learning new vocabulary words, restorium, is that what it was called?

Laura Duvekot: Yes, I was not familiar with that term either.

Commissioner Winters: Okay, that is great, a really stunning building so you are fortunate to own it. I have one question, it did not look like it was out of wack, but what is the permeable surface ratio on the historic property lot once that garage is moved over and there is all that paving?

Laura Duvekot: I do not know that number, but I do know that zoning has reviewed the proposal and it is appropriate with them.

Commissioner Winters: Okay, thank you!

Commissioner Gerdes: Anything else commissioners?

MOTION #1: *Commissioner Wolf made a motion approve the Certificate of Appropriateness for the relocation of a non-contributing detached garage building in accordance with the Staff report.*

Commissioner Wannemacher seconded

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

Motion passes unanimously.

MOTION #2: *Commissioner Wolf made a motion approve the owner initiated amendment of a local historic landmark boundary in accordance with 21-90300004.*

Commissioner Winters seconded

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

Motion passed unanimously.

C. **City File 21-90200061** **Contact Person: Kelly Perkins, 892-5470**

Request: Review of a Certificate of Appropriateness for the replacement of historic windows at 2763 3rd Ave. N., a contributing resource to a local historic district.

Staff Presentation

Kelly Perkins gave a PowerPoint presentation based on the Staff Report.

Owner Presentation

Susan K. Dickson, 2763 3rd Ave. N., was available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

Waived

Rebuttal/Closing Remarks

Waived

Executive Session

A discussion was had regarding the original muntins option adding them to the conditions of approval, photographs of existing 1 over 1 windows, replacing those windows with 6 over 1 and

those windows not being the original windows, the many styles of windows, vinyl, damaged original wood and wood windows in good shape. The proportion of wood windows that are in good shape and can be restored and the precedent for taking the restoration approach, code criteria for replacement, a motion was made:

Motion: *Commissioner Rogo made a motion approving the Certificate of Appropriateness for the replacement of historic windows at 2763 3rd Ave. N subject to Staff conditions.*

Commissioner Whiteman Second.

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

Motion passes unanimously.

D. City File 21-90200066

Contact Person: Kelly Perkins, 892-5470

Request: Review of a Certificate of Appropriateness for the demolition and reconstruction of a front porch at 2135 3rd Ave. N., a contributing resource to a local historic district.

Staff Presentation:

Kelly Perkins gave a PowerPoint presentation based on the Staff Report

Applicant/Owner Presentation

Melissa A. Zepeda, spoke in support of the project and were available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

Waived

Rebuttal/Closing Remarks

Waived

Executive Session

Discussion regarding the three existing triangular outriggers and existing columns that will be replaced, the new column capitals will look a bit different and the intention of maintain the original triangular outriggers, the wood siding and the removal of a tree located close to the home causing the damage and a plan to replant a Laurel Oak further back from the home a motion was made:

MOTION #1: Commissioner Wannemacher made a motion to approve the Certificate of Appropriateness for the demolition and reconstruction of a front porch at 2135 3rd Ave. N., subject to Staff conditions.

Commissioner Whiteman seconded

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

Motion passes 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 pm