



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

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

**September 14, 2021
Tuesday
2:00 P.M.**

MINUTES

Present: C. Copley Gerdes, Chair
Sharon Winters, Vice Chair
E. Alan Brock, Alternate
Christopher “Chris” A. Burke, Alternate
Jeff Rogo
Thomas “Tom” Whiteman
Jeffery “Jeff” M. Wolf

Commissioners Absent: Lisa Wannemacher, Alternate
Will Michaels, 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 AND SWEARING IN OF WITNESSES**
- IV. MINUTES (Approval of 08/10 Minutes)**

The minutes from the August 10, 2021, meeting was approved unanimously

V. PUBLIC COMMENTS

VI. QUASI-JUDICIAL HEARING

A. City File 21-90700067

Contact Person: Laura Duvekot, 892-5451

Request: Review of a Certificate of Appropriateness for the construction of a covered rear porch and front yard fence at 3049 7th Ave. N., a contributing resource to a local historic district

Staff Presentation

Laura Duvekot gave a PowerPoint presentation based on the Staff Report. Ms. Duvekot recommended approval for the installation of a rear porch and denial of the after the fact fence application.

Applicant Presentation

The applicant was unavailable for comment.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff: Waived

Rebuttal/Closing Remarks

City Staff: Waived

Executive Session

Commissioner Gerdes: We will move into executive session, Commissioner Wolf.

Commissioner Wolf: If I recall the email from the neighborhood association they seemed they, they were pretty much in favor of the porch, but they took exception to the fence, they had the same objections staff had. I was thinking it's unusual that we do not have an owner here when there is a recommendation of denial. Typically, they might want to be here and support their position. Given the predominate absence of fencing and then the fact the ones that are there are so open I would have to say that staff has called it correctly, that we should probably recommend denial on

that fence. Let them come back and try and find a fence that is more suitable.

Commissioner Gerdes: Ms. Duvekot, do we know where the applicant or owners are and why they are not present? Did they let us know?

Laura Duvekot: No, I have not heard, I believe that the owner works, at least partially, out of town. This application has been going on for a while.

Commissioner Gerdes: Okay, thank you, sorry to put you on the spot with that one. Any other questions or concerns?

Commissioner Burke: Would we like to handle this in two (2) pieces or in one motion?

Commissioner Gerdes: Probably two, right?

Attorney Dema: Yes, 2.

Commissioner Burke: I would like to propose a motion, let me first start by saying I am not in favor of allowing this fence to go through, however, motions have to be put forward in the affirmative so that we can get a vote. I would like to make a motion that we approve a Certificate of Appropriateness for the front yard fence as described in the city file.

Commissioner Wolf: For purposes of discussion, I will second that.

Commissioner Gerdes: Any further questions and remember the motion has to be put in the affirmative.

Commissioner Wolf: A no vote would be to not approve the COA.

Commissioner Gerdes: Correct

Motion: ***Commissioner Burke moved to approve the Certificate of Appropriateness for the after the fact fence.***

Commissioner Wolf Second.

VOTE: ***YES -0***
NO – 7 - Gerdes, Brock, Burke, Rogo, Whiteman, Winters, Wolf

Motion failed.

Motion: ***Commissioner Wolf moved to approve the Certificate of Appropriateness for the construction of a covered rear porch, subject to staff recommendations.***

Commissioner Winters Second.

VOTE: YES -7 – Gerdes, Brock, Burke, Rogo, Whiteman, Winters, Wolf
NO – 0

Motion passed unanimously.

B. City File No. 21-902000083 Contact Person: Kelly Perkins, 892-5470

Request: Review of a Certificate of Appropriateness for alterations and site work at the Vinoy Park Hotel, an individual local landmark.

Staff Presentation

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

Applicant Presentation

R. Donald Mastry, Trenam Law, and David Rau, Hart Howerton spoke in support of the project.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff and Applicant: Waived

Rebuttal/Closing Remarks

City Staff and Applicant: Waived

Executive Session

Prior to executive session:

Commissioner Wolf: I have a quick question; you can barely see it with the current port cochere but it looks like they are restoring some finials to the entry portal.

Kelly Perkins: Yes. 17:57

Commissioner Gerdes: Thank you we will move into Executive Session, commissioners, Commissioner Rogo.

Commissioner Rogo: Thank you Mr. Chairman, I want to salute, commend the owners as well as the architects for not only preserving but restoring the historic features of the Vinoy, thank you very much for doing so. I respect the decision to try and accentuate the public access to Marchand's, to remind us all there is that fine restaurant available to the general public. I think that is accomplished and accomplished in a fine way that restores the look and the feel of the historic Vinoy Hotel, so thank you.

Commissioner Gerdes: Thank you commissioner, any other questions or comments, Commissioner Winters.

Commissioner Winters: On Page 2 of the supporting narrative, from the applicant, the third paragraph, there is mention of replacement of virtually every window and exterior door. I know they are not original. It was not mentioned in the project description, is this a later phase of the project, the window and door replacement.

Kelly Perkins: Most of them have been approved at the Staff level. None of the windows that are there are historic, and no matching exists.

Commissioner Wolf: I would just second what Commissioner Rogo has said I would like to offer a motion.

Commissioner Gerdes: I have one quick question, and frankly it is not going to, it has no bearing on my vote, just curiosity. There are some pergolas on the west side of the building. If you were to have an outdoor wedding at The Vinoy, are these pergolas that are going on the front, are they similar, are they different. I know you can see those pergolas from 5th Avenue and what I think is the continuation of Beach Drive, I was just curious.

Richard Haskell: Glen Rock, NJ, yes the intent is that they are somewhat similar, those pergolas are not historic, they are from the 1991 renovation, likely. I believe there was a previous approval, previous COA too for raising those structures, potentially, which would match the porte cochere.

Commissioner Gerdes: Nice, thank you, my last question would be, based on, and I do not know I was here for the previous COA, then the COA seems like checking away at some things at The Vinoy, there might be a few more of these and I guess my comment would be, that is an amazing building, I love going there, we take the boat there all the time. I agree with my colleagues where, even my dad who as lived here for 62 forgot Marchand's was there. Putting some signage for Marchand's and making that easily accessible, rather than going all the way around inside. If you do not know Marchand's has one of the best bars in town. I think it is great, so thank you, thank you to the whole team. Any other questions or comments? Motion and second, let's vote.

Motion: ***Commissioner Wolf made a motion approving for alterations and site work at the Vinoy Park Hotel subject to Staff conditions.***

Commissioner Whiteman Second.

VOTE: YES -7 – Gerdes, Brock, Burke, Rogo, Whiteman, Winters, Wolf
NO – 0

Motion passed unanimously.

C. City File No. 21-902000091 Contact Person: Laura Duvekot, 892-5451

Request: Review of a Certificate of Appropriateness for addition and alteration to 3218 8th Ave. N., a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008).

Staff Presentation

Laura Duvekot gave a PowerPoint presentation on the proposed project.

Applicant Presentation

Cori Smith Haynes spoke in support of the proposed project.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff and Applicant: Waived

Rebuttal/Closing Remarks

City Staff and Applicant: Waived

Executive Session

A discussion regarding a pool being possibly approved at the staff level, the pool being included to avoid separation of matters and keeping fees lower for the same address, voting for all alterations as one item, the flag on the house of the subject property representing Kenwood and the amazing growth and restoration that has occurred in Kenwood. The great organic restoration that occurred because of the people who moved in and the applicant's understanding and agreement to the staff conditions a motion was made.

Motion: *Commissioner Winters made a motion approving the application for addition and alteration to 3218 8th Ave. N., subject to Staff conditions.*

Commissioner Rogo Second.

VOTE: *YES -7 – Gerdes, Brock, Burke, Rogo, Whiteman, Winters, Wolf
NO – 0*

Motion passed unanimously.

D. City File 21-90200098

Contact Person: Laura Duvekot, 892-5451

Request: Review of a Certificate of Appropriateness for the addition of a covered rear porch and other alterations at 2945 7th Ave. N., a contributing property to the Kenwood Section – Northwest Kenwood Local Historic District (18-90300008).

Staff Presentation

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

Applicant Presentation

Karen L. Griffith and Shannon L. Fortner spoke in support of the project.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff and Applicant: Waived

Rebuttal/Closing Remarks

City Staff and Applicant: Waived

Executive Session

A discussion regarding the fabric awnings and companies attaching the fabric awnings to the wood trim around the windows without checking if the wood trim was fastened. Wood trim can be fastened with pins making it essentially decorative, and the fastening with the wood trim would

have come off. Recommending the applicant confirm their wood trim is properly fastened a motion was made.

Motion: *Commissioner Wolf made a motion approving the application for the addition of a covered rear porch and other alterations at 2945 7th Ave. N., subject to Staff conditions.*

Commissioner Rogo Second.

VOTE: YES -7 – Gerdes, Brock, Burke, Rogo, Whiteman, Winters, Wolf
NO – 0

Motion passed unanimously.

E. City File 21-90200099

Contact Person: Kelly Perkins, 892-5470

Request: Review of a Certificate of Appropriateness for the alteration of the main house and garage apartment and site work at 1001 Bay Street Northeast, a contributing property to a local historic district.

Staff Presentation

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

Applicant Presentation

Glen M. Fish, Sr. spoke in support of the project.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff and Applicant: Waived

Rebuttal/Closing Remarks

City Staff and Applicant: Waived

Executive Session

A discussion regarding the fact that most of the alterations being done are being done to non-historic features and additions and that the fence is very transparent, consistent with recent past approvals, the garage apartment and housing affordability and density and the current use of the garage apartment currently, the appreciation for all the time and energy put into the home, a motion was made

Motion: *Commissioner Winters made a motion approving the Certificate of Appropriateness for the alteration of the main house and garage apartment and site work at 1001 Bay Street Northeast subject to Staff conditions.*

Commissioner Brock Second.

VOTE: YES -6 – Gerdes, Brock, Burke, Rogo, Whiteman, Winters,
NO – 0

F. City File 21-90300005

Contact Person: Kelly Perkins, 892-5470

Request: Owner-initiated designation of the Polish American Society Clubhouse as a Local Historic Landmark of the St. Petersburg Register of Historic Places

Staff Presentation

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

Applicant Presentation

Emily Elwyn, MHB, on behalf of Preserve the ‘Burg spoke in support of the project.

Registered Opponent

None.

Public Hearing

Mr. Roger Telschow, 1645 Beach Dr. SE, spoke in support of the application.
Ms. Monilaa Smolarczyk, 236 15th Ave. SE, spoke in support of the application.
Mr. Chuck Majewski, 10075 Paradise Blvd., spoke in support of the application.

Cross Examination:

City Staff and Applicant: Waived

Rebuttal/Closing Remarks

City Staff and Applicant: Waived

Executive Session

Commissioner Gerdes: Commissioners, we will move into Executive Session, Commissioner Wolf.

Commissioner Wolf: Someone noted, I think Ms. Perkins noted, that it would be an interesting report and I was going to comment on that, because I thought it was a very interesting report. It has a lot of different kinds of detail more so on the things we normally see and it is a comment on the changes to the fabric of our society when you look at all the various retirement clubs from The Retired Western Union Employees Association, and The Westerner Electric Pensioners Club and the New York Central Railroad Club, all those groups that formed for cohesive ties within the company, those kind of things do not really occur to us anymore. Then of course all the ethnic clubs that we started at one time, I thought this was very interesting reading, well worthwhile and I appreciate whoever did the research.

Commissioner Gerdes: Thank you commissioner.

Commissioner Winters: Just a big thanks to Preserve the “Burg and to the Polish American Society for putting this forward. I have to say this is one of the reasons I love serving on this commission. I get to hear these great stories about not only buildings of the city but the people who care about our city. Thank you for bringing forward this application I am particularly intrigued with the bent steel structure, it is a very cool space, and I am dying to see more of those murals on the wall. They are really great pieces.

Motion: Commissioner Winters moved to approve the owner-initiated designation of the Polish American Society Clubhouse as a Local Historic Landmark of the St. Petersburg Register of Historic Places

Commissioner Rogo Second

***VOTE: YES -6 – Gerdes, Brock, Burke, Rogo, Whiteman, Winters,
NO – 0***

VII. UPDATES AND ANNOUNCEMENTS

VIII. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 3:15 pm