



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

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

**April 12, 2022
Tuesday
2:00 P.M.**

MINUTES

Present: Sharon Winters, Chair
Lisa Wannemacher, Vice Chair
Thomas “Tom” Whiteman
Manitia Moultrie
E. Alan Brock, Alternate

Commissioners Absent: Christopher “Chris” A. Burke
Will Michaels, Alternate
Jeffery “Jeff” M. Wolf, Alternate

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

The public hearing was called to order at 2:14 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 3/8 Minutes)

The minutes from the March 8, 2022, meeting was approved unanimously

VI. PUBLIC COMMENTS

VII. QUASI-JUDICIAL HEARING

A. City File 22-90200015

Contact People: Laura Duvekot 892-5451

Request: Review of a Certificate of Appropriateness for the replacement of non-historic windows and associated alterations at 3029 8th Ave N, a contributing property to a local historic district.

Staff Presentation

Laura Duvekot gave presentations based on the Staff Report.

Applicant/Agent Presentation

David and Kathleen Monroe were available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff and Applicants Waived.

Rebuttal/Closing Remarks

City Staff and Applicants Waived.

Executive Session

Discussion was had regarding the proposed north elevation sketches in the staff report on the north wall elevation and the double glass door replacing a single door and the adjacency to a single window. The wider window, being replaced with a double door, and the existing door being infilled with masonry.

Motion: *Commissioner Michaels moved approval of a Certificate of Appropriateness for the replacement of non-historic windows and associated alterations at 3029 8th Ave N. with staff recommendations.*

Commissioner Whiteman, Second.

YES – 6 - Winters, Whiteman, Moultrie, Wannemacher, Michaels, Brock

NO – 0

Motion passed unanimously.

B. City File 22-90300001

Contact People: Laura Duvekot 892-5451

Request: Owner-initiated designation of the John Louis (Jack) Kerouac House as a Local Historic Landmark of the St. Petersburg Register of Historic Places [Quasi-Judicial]

Staff Presentation

Laura Duvekot gave presentations based on the Staff Report.

Applicant/Agent Presentation

William Burchenal, 4036 Church Creek Point and Emily Elwyn, Preserve the ‘Burg, 836 16 Ave. NE gave a presentation on behalf of the designation and were available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff and Applicants Waived.

Rebuttal/Closing Remarks

City Staff and Applicants Waived.

Executive Session

Commissioner Winters: We will move into executive session, any question, comments from the commissioners?

Commissioner Michaels: I want to express my appreciation for this proposed landmark I think it is a really significant and important landmark for our city. It is amazing the number of individuals who have received national recognition for their works and what they have contributed to our society. It is a privilege, certainly, to live in a city where we have had a very significant tie here with one of the great writers of our time, especially my time, and my congratulations to the Burchenals and Preserve the ‘Burg for bringing this forward, thank you.

Commissioner Wannemacher: Did I see a Charles Eames lounge chair inside? (Applicant replies

away from the microphone), beautiful, oh, well it still looked nice. Just last month, my fiancé and I were in San Francisco and we took a beatnik walking tour and spent time in City Lights Bookstore and Vasuvio Café and heard a lot about Jack Kerouac and Neal Cassidy and their lives, walked in their footsteps in San Francisco, it was, I learned a lot about Jack Kerouac and I knew this was coming up eventually on our agenda and I know a lot more about him now, I have read his book now, and I am really excited to know that he spent the last few years of his life here in St. Pete. It is wonderful that we are going to preserve this home and his memory, so thank you very much for your work and being passionate about this subject and Jack Kerouac, so thank you.

Commissioner Winters: I will just add it is really remarkable that the interior is intact and that is very special because they just do not last, especially the terrazzo floors and some of the lighting fixtures, it is really great. So, thank you, from me too to Preserve the ‘Burg and the Burchenals for preserving the house, for saving it. I do want to clarify that the interior is not going to be listed, right, so we feel like you are going to be great stewards of the interior of that house to because that is what makes it really special, so thank you for your work. Any other discussion or comments? Do I have a motion?

Motion: Commissioner Michaels moved approval of the owner-initiated designation of the John Louis (Jack) Kerouac House as a Local Historic Landmark of the St. Petersburg Register of Historic Places subject to staff recommendations.

Commissioner Whiteman, Second.

***YES – 6 - Winters, Whiteman, Moultrie, Wannemacher, Michaels, Brock
NO – 0***

Motion passed unanimously.

C. City File 22-90200008

Contact People: Kelly Perkins 892-5470

Request: Review of a Certificate of Appropriateness for the demolition of a single-family residence at 620 10th Ave. S., a contributing resource to a local historic district

Staff Presentation

Kelly Perkins gave presentations based on the Staff Report.

Applicant/Agent Presentation

Tobias Bacaner, gave a photo presentation and spoke on behalf of the demolition and was available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff and Applicant Waived.

Rebuttal/Closing Remarks

City Staff: Addressed the condition of requiring approved plans prior to demolition, and why it was included in this report, the general public interest being that the city be sure that a historic building is not being demolished when a buyer could possibly come in to rehabilitate. Secondly, vacant lots in historic districts are considered negative, could result in a blight or blight of property. This is certainly in disrepair and the two must be balanced. The size of the lot and the feasibility of new construction is a concern because the lot might be vacant for an extended period of time.

Agent: Addressed the future application for variances on the lot lines based on a survey on the lot lines for the neighboring structures to confirm what is already in the neighborhood and that all the plans and requirements will indeed take time.

Executive Session

Discussion was had regarding why Mr. Bacaner purchased property in such poor shape, and how this property turned out to be a bit more work than originally thought. The outstanding codes issues and fees, helping the applicant not incur more fees, if possible, due to the lack of construction availability. Waiving the condition to have the architectural plans prior to demolition. Downtown codes regarding demolition and approved plans, structure general interest not applying to this zoning matter and not being required though Chapter 16. The ability of the commission to amend the conditions, however the lack of any change to the property in 18 months could cause concern and a magistrate extending the matter until the CPPC hearing. Removal of the approved plans prior to demolition condition on the property could halt the fees incurred. How codes compliance fees are accumulated in the city.

Motion #1: Commissioner Whiteman moved to amend the staff conditions by removing condition 1 from conditions of approval.

Commissioner Michaels, Seconded

Motion #2: Commissioner Brock moved approval of the Certificate of Appropriateness for demolition to include the following conditions approval; within 30 days of demolition applicant install fencing that meets historic guidelines, city codes, and equivalent to fencing that would be required if there was a residence on the property as well as landscaping that meets city code requirements both can be approved by city staff.

Commissioner Wannemacher, Seconded

*YES – 6 - Winters, Whiteman, Moultrie, Wannemacher, Michaels, Brock
NO – 0*

Motion passed unanimously.

D. City File 22-90200013

Contact People: Kelly Perkins 892-5470

Request: Review of a Certificate of Appropriateness for the after-the-fact installation of metal roofing on residential addition at 2750 Dartmouth Ave N, a contributing property to a local historic district.

Staff Presentation

Kelly Perkins gave presentations based on the Staff Report.

Applicant/Agent Presentation

Debra Wright, owner, 2750 Dartmouth Ave N. spoke on behalf of the project, provided photos, and was available for questions.

Registered Opponent

None.

Public Hearing

None.

Cross Examination:

City Staff and Applicant Waived.

Rebuttal/Closing Remarks

City Staff: Addressed the ongoing requests for metal roofing in historic neighborhoods. She returned to her presentation showing different types of roofing including Earl Gresh Wood Parade building. The building is not designated historic, however, the roof was replaced with a metal roof that was designed to look like slate shingles. Kelly Perkins showed examples of metal roofs designed to look like asphalt shingles and stressed that this is something the commission should take into consideration going forward.

Applicant: Stressed she did not know about the metal roofs designed to look like shingles, she would have gone that way. How climate change has people, her neighbors, looking to install metal

roofs and thanked Kelly and the commission for the consideration.

Executive Session

Discussion was had regarding when the district was created, the delayed approval due to COVID, which did happen May of 2021, at that time service permits such as plumbing, roof replacements, etc. were allowed to be pulled online and were not run through the Historic Preservation Division. This is not the first time this has happened when an applicant pulled a service permit, creating nonconformity in historic neighborhoods. The front door awning does not have any patina and the copper flashing adjacent to the chimney has a lot of patina, evidencing that there was no metal roofing on the door awning and that historically it would have been shingles. The roof that was installed was not copper, it is a copper-colored metal, which does not match the copper flashing which may have been on the original home. The support from the neighbors for the metal roof. The permitting issue and that the applicant's application for a permit being accepted and the permit not being probably handled for the garage roofing. The addition permit required asphalt shingles; however the metal roof was installed. Lastly using the code prescribed criteria the commission is supposed to use when evaluating requests. Staff must use the City of St. Petersburg's design guidelines for historic properties which is why the design guidelines are included in the staff's packet and what staff must be rely on when reviewing applications.

Motion: Commissioner Wannemacher moved approval of the Certificate of Appropriateness for the after-the-fact installation of metal roofing on residential addition at 2750 Dartmouth Ave N, with staff recommendations.

Commissioner Brock, Seconded.

YES – 1 - Whiteman

NO – 5 - Winters, Moultrie, Wannemacher, Michaels, Brock

Motion failed.

VIII. UPDATES AND ANNOUNCEMENTS

IX. ADJOURN

With no further items to come before the Commission, the public hearing was adjourned at 4:45 pm