



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

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

**October 11, 2022
Tuesday
2:00 P.M.**

MINUTES

Present: Sharon Winters, Chair
Lisa Wannemacher, Vice Chair
Valarie Nussbaum-Harris
Thomas “Tom” Whiteman
E. Alan Brock, Alternate
Will Michaels, Alternate

Commissioners Absent: Jeffery “Jeff” M. Wolf, Alternate
Manitia Moultrie

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, Managing Assistant Attorney
Katherine Connell, Clerk, 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 09/13 Minutes)

The minutes from the September 13, 2022, meeting were approved unanimously

V. PUBLIC COMMENTS

VI. QUASI-JUDICIAL HEARING

A. City File 22-90200094

Contact Person: Laura Duvekot 892-5451

Request: Review of a Certificate of Appropriateness application for alterations including:

- Replacement of two single-bay wood swing-out garage doors with roll-up metal doors in existing openings at an alley-facing detached garage, and
- Replacement of one wood sash window with a vinyl sash window in an existing opening at a detached garage.

City Staff Presentation:

Laura Duvekot gave a presentation based on the Staff Report.

Applicant/Agenda Presentation:

Applicant was unavailable for comment but submitted a letter to the commission for consideration.

Public Comment:

None.

Cross Examination:

City Staff waived

Rebuttal/Closing Remarks:

City Staff waived

Executive Session:

The Commission discussed the entrance archways appropriateness. Staff recommended relocation of the proposed archway, somewhere on the side or rear yard instead of the front entrance. In the past archways were used as garden features instead of being primary features. Painting of fences is in the design guidelines for historic properties, painting the fence would be appropriate. The Applicant would rather no archway instead of moving the archway, a standard gate much more appropriate. An archway was proposed last year and was denied by the Commission.

Motion:

Commissioner Wannemacher moved approval of a Certificate of Appropriateness application for alterations including, replacement of two single-bay wood swing-out garage doors with roll-up metal doors in existing openings at an alley-facing detached garage, replacement of one wood sash window with a vinyl sash window in an existing opening at a detached garage

and a proposed fence and archway at the front entrance was approved subject to Staff conditions.

Commissioner Brock, Second.

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

Motion passed unanimously.

B. City File 22-90200078

Contact Person: Kelly Perkins 892-5470

Request: Review of a Certificate of Appropriateness application for the after-the-fact replacement of windows in the main house and garage apartment building and after-the-fact replacement of wood siding.

Staff Presentation:

Kelly Perkins gave a presentation based on the Staff Report.

Applicant Presentation:

Christopher Blatz was available for questions and spoke to the features of the windows. Alicia George, representing Affordable Windows and Doors, spoke on behalf of the project and the timeline of installing the windows.

Registered Opponent:

None.

Public Hearing:

Alexander Smith, spoke on behalf of the owner, the COA process and agreed with City Staff's recommendation.

Cross Examination:

City Staff and Applicant Waived

Rebuttal/Closing Remarks:

Kelly Perkins addressed the permit submitted for the window replacement in January was submitted by Affordable Windows and Doors and the several discussions had with the company letting them know the windows installed would not be approved. The windows were still installed without a COA or a permit.

Alicia George, representing Affordable Windows and Doors, addressed why the company had not gotten the permit, due to the last contractor leading them to believe there was a permit.

Executive Session:

Discussion was had regarding windows being a character defining element and should be considered permanent. The fault of the installers and lack of due diligence to get a permit. The external importance of windows, the setback in the plane, the shadow, etc. The original front jalousie window and the front picture window not being historic. The approval of the other after the fact work being approved, however the windows would not be approved, prior to the installation. The compromise made in the past for an after the fact COA and the continued compromise made by City Staff for the property.

Motion 1: Commissioner Michaels moved approval of the after the fact Certificate of Appropriateness removal of historic wood siding and replacement of new wood cedar siding to match the historic siding profile and dimensions motion 1. A. subject to Staff conditions.

Commissioner Wannemacher, Second.

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

Motion passed unanimously.

Motion 2: Commissioner Wannemacher moved approval of the after the fact Certificate of Appropriateness installation of ten (10) picture windows with optional grills subject to Staff conditions.

Commissioner Nussbaum-Harris, Second.

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

Motion failed.

Motion 3: Commissioner Wannemacher moved approval of the after the fact Certificate of Appropriateness installation of ten (10) sash windows in the main house and accessory apartment subject to Staff conditions.

Commissioner Brocks, Second.

YES – 0

NO – 6 - Winters, Wannemacher, Nussbaum-Harris, Whiteman, Brock, Michaels

Motion failed.

C. City File 22-90200100

Contact Person: Kelly Perkins 892-5470

Request: Review of a Certificate of Appropriateness application for the replacement of four wood windows with vinyl sash windows in existing openings.

Staff Presentation:

Kelly Perkins gave a presentation based on the Staff Report.

Applicant Presentation:

Paul and Connie Macas and West Shore Home were available for questions.

Registered Opponent:

None.

Public Hearing:

None.

Cross Examination:

City Staff and Applicant Waived

Rebuttal/Closing Remarks:

City Staff Waived.

Connie Macas, 2145 4th Ave N., spoke about the proposed custom windows and the look being identical to the existing windows.

Executive Session:

Discussion was had regarding setting the windows back in the elevation far enough so that they match the other openings. The condition of the existing windows to be replaced and the benefits of repairing windows if possible. Older windows that have lasted over 100 years and the ability to repair them in contrast to newer windows having to be replaced within fifteen (15) because they cannot be repaired. As well as repairing being environmentally friendly and the return on investment. They extensive work the homeowners did on the house when first purchased.

Motion: *Commissioner Michaels moved approval of a Certificate of Appropriateness application for the replacement of four wood windows with vinyl sash windows in existing openings subject to Staff conditions.*

Commissioner Whiteman, Second.

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

Motion passed unanimously.

D. City File 22-90700001

Contact Person: Laura Duvekot 892-5451

Request: Nomination of the Peninsular Fruit Company Building to the National Register of Historic Places

Staff Presentation:

Laura Duvekot gave a presentation based on the Staff Report.

Applicant Presentation:

Applicants were not available.

Registered Opponent:

None.

Public Hearing:

None.

Cross Examination:

City Staff Waived

Rebuttal/Closing Remarks:

City Staff Waived.

Executive Session:

Discussion was had regarding the excellent architecture of the building. What the future plans are for the building and the owners plan to refurbish the building to rent to tenants for commercial or restaurant use. Rowe Architects who have a stellar reputation with preservation architecture, will be the architects working on the renovations to the property.

Motion: Commissioner Brock moved support the designation application and authorize the Chair to sign the application letter for the City .

Commissioner Wannemacher, Second.

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

Motion passed unanimously.

VIII. UPDATES AND ANNOUNCEMENTS

IX. ADJOURN