



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

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

**January 10, 2023
Tuesday
2:00 P.M.**

MINUTES

Present: Sharon Winters, Chair
Lisa Wannemacher, Vice Chair
E. Alan Brock, Alternate
Will Michaels, Alternate
Jeffery “Jeff” M. Wolf, Alternate

Commissioners Absent: Thomas “Tom” Whiteman
Valarie Nussbaum-Harris
Manitia Moultrie

Staff Present: Derek Kilborn, Manager, Urban Planning & Historic Preservation
Kelly Perkins, Historic Preservationist II
Heather Judd, Assistant City 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 12/13 Minutes)

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

V. PUBLIC COMMENTS

VI. QUASI-JUDICIAL HEARING

A. City File 22-90200109

Kelly Perkins 892-5470

Request: Review of a Certificate of Appropriateness application for the replacement of 33 windows with vinyl sash windows in existing openings in the Robert McCutcheon House, a local historic landmark

City Staff Presentation:

Kelly Perkins gave a presentation based on the Certificate of Appropriateness portion of the Staff Report.

Applicant/Agenda Presentation:

Agent was available for questions.

Public Comment:

None.

Cross Examination:

City Staff and Agent waived.

Rebuttal/Closing Remarks:

City Staff and Agent waived.

Executive Session: 7:37

The Commission discussed the option of painting the proposed windows and the paints that can be used on vinyl. Question to staff regarding a requirement to paint the vinyl windows a certain color or if the manufacture would approve the painting of the vinyl windows. The City does not require a paint color and the applicant confirmed that the window manufacturer said the windows could be painted. The importance of the paint finish on historic houses when replacing windows. The style, as mission revival for the record. How the paint could possibly create more of a shine, depending on the color picked. Why the painted finish and what it will achieve for the historic home, how will it be painted? The modern appearance of vinyl windows and how they have a flatter dimension, paint creates more depth to the window, 1920's windows, steel or wood would have been painted. Possibly rebuilding the existing windows and the longevity of the wood windows instead of vinyl. The windows have already been ordered, and how potential owners should understand if their home has been designated prior to purchase and the work being done with the Property Appraiser to better inform potential buyers. The muntins will be three dimensional, not flat.

Motion: Commissioner Wolf moved approval of a Certificate of Appropriateness for the new construction of an Accessory Dwelling Unit subject to Staff conditions.

Commissioner Whiteman, Second.

YES – 5 – Winters, Wannemacher, Brock, Michaels, Wolf
NO – 0

Motion passed unanimously.

B. City File 22-90200119

Kelly Perkins 892-5470

Request: Review of a Certificate of Appropriateness application for a new single-family house and a garage with an ADU at 2101 3rd Ave N, a vacant lot in a local historic district. This application includes a FAR bonus request of .1 FAR. **19:00**

City Staff Presentation:

Kelly Perkins gave a presentation based on the Certificate of Appropriateness portion of the Staff Report.

Applicant/Agenda Presentation:

Jonathan Myer was available for questions

Public Comment:

None.

Cross Examination:

City Staff and Agent waived.

Rebuttal/Closing Remarks:

City Staff and Applicant waived

Executive Session:

The Commission commended the architect, developer, and the owner for the redesign and how well it was done. The appreciation of the detail and the thoroughness of the application. The significance of the FAR increase and how well the project will fit into the existing neighborhood.

Motion: *Commissioner Wannemacher moved approval of a Certificate of Appropriateness for a new single-family house and a garage with an ADU at 2101 3rd Ave N, a vacant lot in a local historic district. and a FAR bonus request of .1 FAR, subject to staff conditions.*

Commissioner Brock, Second.

YES – 5 – Winters, Wannemacher, Whiteman, Brock, Wolf
NO – 0

Motion passed unanimously.

C. City File 22-90200099

Contact Person: Derek Kilborn: 893-7872

Request: Review of a Certificate of Appropriateness application for the replacement of 15 historic wood and non-historic aluminum awning windows with vinyl single-hung sash and horizontal sliding windows in existing openings.

Staff Presentation:

Derek Kilborn addressed the commission regarding lack of communication with the Applicant and requested another deferral.

Applicant Presentation:

Applicant was not available for comments or questions.

Registered Opponent:

None.

Public Hearing:

None.

Cross Examination:

None.

Rebuttal/Closing Remarks:

None.

Executive Session:

Discussion was had regarding the second CPPC meeting deferral of the matter for staff and applicant to work through some matters. The lack of any communication with the applicant or resubmittal of a new plan since the original meeting. The applicant did send in illustrations Friday, January 6, 2023, prior to the meeting, the illustrations did not address the issues brought forward at the November meeting. The timeline of the project and the communication between staff and the applicant to get the project done, beginning in March 2022. Phone and email records between city staff and applicant/owner/contractor and instruction to the applicant/owner/contractor explaining what was needed to approve the project and a summary outlining the communication from staff to the applicant/owner/contractor.

The windows were proposed to be raised, currently there is a header below the existing beam and the proposed sketch shows the sill plate being raised and the head of the window being placed under the beam, a change that was not discussed. The notification staff now receives after Ms. Duvekot no longer worked for the city to be sure staff received email and phone notifications from applicant/owner/contractor and lack of thereof. Are the vinyl windows impact resistant and the status of the project now. Currently the project has not gone forward, and the original windows remain in the home.

Motion: Commissioner Wannemacher moved to approve the Certificate of Appropriateness application for the replacement of 15 historic wood and non-historic aluminum awning windows with vinyl single-hung sash and horizontal sliding windows in existing openings.

Commissioner Whiteman, Second.

YES – 0

NO – 5 – Winters, Wannemacher, Whiteman, Brock, Wolf

Motion failed.

VII. UPDATES AND ANNOUNCEMENTS

VIII. ADJOURN