



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Monday, August 4, 2025
TIME:	5:30 PM
LOCATION:	Old City Hall, 315 E. Kennedy Boulevard, City Council Chambers, 3rd Floor, Tampa, FL 33602

MINUTES

CALL TO ORDER: Chair Ted Kempton called the hearing to order and gave instructions to petitioners regarding procedures at the Public Hearing.

SILENT ROLL CALL: Alexis Guzman completed the silent roll call.
Commissioners Present: Ted Kempton, Dan Myers, John Prokop, Brian Hammond, Elena Paras Ketchum, Tim Jones, and Carole Wallace Post

Commissioners Arriving
After Roll Call:

Commissioners Absent:

Staff Present: Dennis Fernandez, Ron Vila, Heather Bonds, Dave Jennings, and Alexis Guzman

Staff Arriving After

Roll Call:

Legal Present: Dana CrosbyCollier

INTRODUCTIONS: Chair Ted Kempton introduced himself and staff. The commissioners introduced themselves.

READING OF THE MINUTES FOR JULY 7 & 9, 2025:

By motion the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Dennis Fernandez, Historic Preservation Manager

- Reminder that the second part of the August cycle Public Hearings is being held on Wednesday, August 6, 2025, at 5:30 p.m.
- I have submitted the staff approvals for July 2025 into the record.
- Tampa Bricks and Mortar Newsletter is now included in the packets and digitally at Tampa.gov.

PRESERVATION IN PROGRESS:

- Presented a power point on the Cadrecha Building, located at 1300-1320 E. 7th Avenue. It included present-day aerial maps and the 1895 and 1892 Sanborn maps. The presentation detailed the significance of the building and the 2015 BLC approval for the rooftop addition with before and after photos. The presentation highlighted how the construction respected the building's details and how the Ybor City Design Guidelines and The Secretary of Interior's Standards were met. Photos of the interior rehabilitation for the Historic Property Ad Valorem Tax Exemption were also shown.

None submitted.

None submitted.

SWEAR-IN: Alexis Guzman swore in all owners, applicants, interested parties, and witnesses in City Council Chambers.

ITEMS TO BE REVIEWED:

ARC-25-0000240	OWNER:	Alexander Engelman and Adrienne Timmel
	AGENT:	Lauren Trosclair
	DISTRICT:	Hyde Park
	LOCATION:	<u>825 Bayshore Boulevard</u>
	REQUEST:	Variance: South Side Setback from 7'0" to 0 with 0 encroachment Certificate of Appropriateness – Modification: Elevating Primary Structure Site Improvements
	PURPOSE:	Residential

Public Comment:

Michael Sork, 825 ½ Bayshore Boulevard, spoke on this project.

Motion: Dan Myers

Second: Tim Jones

Move that the variance request for case ARC-25-0000240 for property located at 825 Bayshore Boulevard be granted as depicted on the site plan presented at the Public Hearing for a South Side Setback from 7'0" to 1' with an encroachment of 0 for the eaves/gutters, based upon the petitioner meeting the burden of proof with regard to the six hardship criteria set forth in Section 27-114(d) of the City of Tampa Code of Ordinances for granting variances as stated and the evidence provided in this Public Hearing, specifically that we are legalizing an existing conditions from at least 30 years in the past.

The motion was approved by a vote of 7-0-0.

Dave Jennings, Assistant Building Official & FEMA Flood Plain Manager, addressed questions presented by the Commissioners.

FIVE MINUTE RECESS

Motion: Dan Myers

Second: Carole Wallace Post

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000240 for the property located at 825 Bayshore Boulevard in the aspect of the requested height associated with the elevation of the structure to 18.25 feet; because, based upon the finding of fact, the proposed elevation of the house is consistent with the Hyde Park Design Guidelines of the City of Tampa, for the following reasons, it meets the code requirement for height. Furthermore, move to grant a continuance for the additional elements including the site

The motion was approved by a vote of 6-1-0 with Commissioner Tim Jones voting against.

Motion: John Prokop

Second: Carole Wallace Post

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000348 for the property located at 1203 S. Gunby Avenue, with the following conditions to be reviewed by staff:

- Any windows in the original contributing structure be true wood; clad windows are only to be utilized at the addition
- Investigate if the front door was originally centered at the front step
- No stair landing, the stairs should lead right to the front porch
- Consider adding a welcome wall on either side of the front porch stairs
- AC unit be screened with landscaping from street view
- Work with staff on the final fence design and location
- Finalize front door lighting and hardware selection

because, based upon the finding of fact, the proposed project is consistent with the Hyde Park Design Guidelines of the City of Tampa, for the following reasons, it meets the massing, scale, and appropriate setbacks from the main contributing structure.

The motion was approved by a vote of 7-0-0.

ARCTAX-25-0000004 OWNER: Cuatro Hermanos 1915 LLC
AGENT: Jansel Irarragory
DISTRICT: Hyde Park
LOCATION: 1203 S. Gunby Avenue
REQUEST: **Ad Valorem Tax Exemption: Part I**
PURPOSE: Residential

Public Comment: No one came forward.

Motion: Dan Myers

Second: Carole Wallace Post

Move to approve the ad Valorem Tax Exemption Application, Part I for the plans presented at this Public Hearing in case number ARC-TAX-25-0000004 for the property located at 1203 S. Gunby Avenue, for the rehabilitation of this property because, based on the facts in the record, the proposed project is consistent with The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The motion was approved by a vote of 7-0-0.

Motion: John Prokop

Second: Tim Jones

Moved to receive and file all documents and the staff approvals for July 2025 into the record.

Motion was approved with a vote of 7-0-0.

ADJOURNMENT: Without objection, the meeting was adjourned at 10:56 p.m.



Ted Kempton, Chair

9/8/25

Dated