



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Monday, June 2, 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, Elena Paras Ketchum, and Carole Wallace Post

Commissioners Arriving
After Roll Call:

Commissioners Absent: Brian Hammond and Tim Jones

Staff Present: Dennis Fernandez, Ron Vila, Elaine Lund, 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 MAY 5, 2025:

By motion the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Ron Vila, Historic Preservation Specialist

- I have submitted the staff approvals for April and May 2025 into the record.
- Tampa Bricks and Mortar Newsletter is now included in the packets and digitally at tampa.gov.
- Reminder that the second part of the June cycle Public Hearings is being held on Wednesday, June 4, 2025, at 5:30 p.m.

PRESERVATION IN PROGRESS:

- Elaine Lund presented a power point on Tampa Union Station, located at 601 N. Nebraska Avenue. She utilized a 1931 Sanborn map and current aerial views to illustrate development changes around the landmark. Ms. Lund detailed the building's historical use, showing the location of 14 railroads and their cross-town connections. Various older photos of Tampa Union Station were displayed, dating back to 1912. The land was donated to the City of Tampa in 1901. Ms. Lund highlighted the Italian Renaissance Revival style, designed by architect J.F. Leitner and built by W.C. Hobbs Company. She noted that it is

one of the older registered National Landmark buildings, listed in 1974. Photos of the current exterior and interior restoration project were also presented.

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Dana CrosbyCollier

None submitted.

CONTINUATIONS: Ron Vila, Historic Preservation Specialist

Motion: John Prokop

Second: Carole Wallace Post

Move to grant a continuance in case ARC-25-0000170 for the property located at 1013 S. Oregon Avenue to a Future Public Hearing at 5:30 p.m.

The motion was approved by a vote of 5-0-0.

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

ITEMS TO BE REVIEWED:

ARC-24-0000377	OWNER:	Donovan Dean
	AGENT:	Donovan Dean
	DISTRICT:	Tampa Heights
	LOCATION:	<u>505 E. Hugh Street</u>
	REQUEST:	Certificate of Appropriateness - New Construction: Rear Addition Site Improvements
	PURPOSE:	Residential

Public Comment: No one came forward.

Motion: Dan Myers

Second: Elena Paras Ketchum

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-24-0000377 for the property located at 505 E. Hugh Street, with the following conditions:

- Applicant to provide additional details on the column at the corner of the rear patio
- Details of the window installation to match existing conditions
- Provide additional details in the pilasters separating the lattice panels, finishes and constructed material
- Lattice material to match the existing
- Roof details to match the existing rafter tail details
- All other detailing as required by staff

because, based upon the finding of fact, the proposed project is consistent with the Tampa Heights Design Guidelines of the City of Tampa, for the following reasons: it does match in scale: height and width, massing, building form, setback, orientation, site coverage, and was found to be consistent with the conditions by staff.

The motion was approved by a vote of 3-2-0 with Commissioners Kempton and Prokop voting against.

ARC-25-0000170

OWNER: 1013 Oregon LLC
AGENT: Greg Jones
DISTRICT: Hyde Park
LOCATION: 1013 S. Oregon Avenue
REQUEST: **Certificate of Appropriateness - New Construction: Single Family Residential**
Site Improvements

PURPOSE: Residential

Continue to a future Public Hearing. Applicant required to renotece in accordance with Section 27-149 of the City of Tampa Code of Ordinances.

ARC-25-0000219	OWNER:	Clearwater Capital Partners USA LLC
	AGENT:	Phillip Panzarella and George Coutouzis
	DISTRICT:	Hyde Park
	LOCATION:	<u>1501 S. De Soto Avenue</u>
	REQUEST:	Certificate of Appropriateness - New Construction: Additions to Primary Structure New Accessory Structure Rehabilitation Site Improvements
	PURPOSE:	Residential

Public Comment: No one came forward.

Motion: John Prokop **Second:** Elena Paras Ketchum
Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000219 for the property located at 1501 S. De Soto Avenue, with the following conditions:

- The steps to the porches be considered to be concrete
- Wood deck framing for the porches be called out
- Wall sconces be delineated and presented in detail
- Preserve existing curb cut
- Corner boards be added at all additions and renovation portions of the house and the miter boards only remain on the main house
- Roof overhangs be dimensioned
- Brackets be dimensioned
- Windows be recessed slightly more
- Sliding doors be changed to French doors
- Driveway apron having the geometry adjusted and simplified

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: Chapter 27 of the City of Tampa Code of Ordinances is upheld and The Secretary of the Interior's Standards are followed; the massing, scale and detailing of the addition is appropriate.

The motion was approved by a vote of 4-1-0 with Commissioner Post voting against.

PURPOSE: Residential

Motion: John Prokop

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000257 for the property located at 407 S. Delaware Avenue, with the following conditions:

- 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: the mass, detailing, and materiality are acceptable and compatible with the neighborhood and The Secretary of the Interior's Standards.

Motion: John Prokop

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

ADJOURNMENT: Without objection, the meeting was adjourned at 8:42 p.m.

Ted Kempton, Chair

Dated