



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Monday, May 5, 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, Elaine Lund, Heather Bonds, 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 APRIL 7 & 9, 2025:

By motion the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Dennis Fernandez, Historic Preservation Manager

- The "Tampa Bricks and Mortar" newsletter is now included in the packets and digitally at Tampa.gov.
- Staff approvals will be provided next month due to a technical system error.

PRESERVATION IN PROGRESS:

- Elaine Lund Presented a PowerPoint on the Giunta Homestead and Farm, located at 2401 E. 11th Avenue. Designated as a landmark in 2020, this unique property's protection includes multiple lots spanning nearly a city block. The presentation included Sanborn and aerial maps illustrating the designated structures and highlighted the farm's historical contributions to Ybor City. The Craftsman style of the primary structure was detailed, along with historical photographs of the farm.

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Dana CrosbyCollier

None submitted.

CONTINUATIONS: Dennis Fernandez, Historic Preservation Manager

Motion: Dan Myers

Second: Tim Jones

Move to grant a continuance in case ARC-25-0000170 for the property located at 1013 S. Oregon Avenue to the Monday, June 2, 2025, Public Hearing at 5:30 p.m.

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

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

ITEMS TO BE REVIEWED:

ARC-24-0000312	OWNER:	City of Tampa
	AGENT:	Andrew Gale
	DISTRICT:	Local Landmark
	LOCATION:	<u>711 N. Franklin Street</u>
	REQUEST:	Certificate of Appropriateness - New Construction: Addition Renovations
	PURPOSE:	Commercial

Public Comment: No one came forward.

Motion: Carole Wallace Post

Second: Brian Hammond

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-24-0000312 for the property located at 711 N. Franklin Street, with the following recommendations to be provided to the State Historic Preservation Officer (SHPO) and National Park Service (NPS):

- Light fixtures proposed to be installed on the historic columns be eliminated in lieu of some alternative lighting along Florida Avenue;
- Height of the chiller be reexamined with an alternative to bring the height down through some means or method;
- Coloring of the addition be adjusted in a way that ties into the existing colors and tones for the current building more consistently; and
- Design of the windows, including the additional window on the Polk Street elevation, be reviewed for potential improved symmetry;

because the proposed project is consistent with The Secretary of the Interior's Standards, based on its consistency with the codes, requirements, and staff expectations;

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

ARC-25-0000155	OWNER:	Mark Loaknauth, Reshma Indar, and Lokie Indar
	AGENT:	Jansel Irarragorry
	DISTRICT:	Hyde Park
	LOCATION:	<u>1806 W. Bristol Avenue</u>
	REQUEST:	Certificate of Appropriateness - New Construction: Two Story Single Family Residential Site Improvements
	PURPOSE:	Residential

Public Comment: No one came forward.

Motion: John Prokop

Second: Dan Myers

Move to grant preliminary approval for the drawings and documents as presented at this Public Hearing in ARC-25-0000155 for the property located at 1806 W. Bristol Avenue with the following conditions:

- The wide proportion windows be split into pairs;
- The porch projection into the setback be reduced or eliminated;
- The prominence of the southeast corner in relationship to the main entry be reevaluated;
- The planters be removed;
- Consider redesigning the front porch in a more hospitable, occupiable way;
- In addition to detailing all the final parts of the building that are required for a final Certificate of Appropriateness including the connector piece and all other aspects of the site;

and that ARC-25-0000155 be placed on June 4, 2025, Public Hearing at 5:30 p.m for final review.

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

ARC-25-0000170	OWNER: 1013 Oregon LLC AGENT: Greg Jones DISTRICT: Hyde Park LOCATION: <u>1013 S. Oregon Avenue</u> REQUEST: Certificate of Appropriateness - New Construction: Single Family Residential Site Improvements PURPOSE: Residential Request by Agent to continue to Monday, June 2, 2025, Public Hearing at 5:30 p.m.
ARC-25-0000171	OWNER: Hulse Ronald S III AGENT: Alan Dobbs DISTRICT: Hyde Park LOCATION: <u>800 S. Packwood Avenue</u> REQUEST: Variance - Front yard setback from 20'-0" to 18.9' with 0" encroachment for eaves/gutters North side yard setback from 7'-0" to 4.8' with 0" encroachment for eaves/gutters South side yard setback from 7'-0" to 3.9' with 0" encroachment for eaves/gutters Certificate of Appropriateness - New Construction: Second Story Addition Renovations Site Improvements PURPOSE: Residential

Public Comment: No one came forward.

Motion: Dan Myers

Second: John Prokop

Move that the variance request for case ARC-25-0000171 for property located at 800 S. Packwood Avenue be granted as depicted on the site plan presented at the Public Hearing for a front yard setback from 20'-0" to 18.9' 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 the petitioner has requested the vesting of long existing conditions.

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

Motion: Dan Myers

Second: John Prokop

Move that the variance request for case ARC-25-0000171 for property located at 800 S. Packwood Avenue be granted as depicted on the site plan presented at the Public Hearing for a north side yard setback from 7'-0" to 4.8' 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 the petitioner is wishing to vest a long existing condition that the owner has no influence over.

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

Motion: Dan Myers

Second: John Prokop

Move that the variance request for case ARC-25-0000171 for property located at 800 S. Packwood Avenue be granted as depicted on the site plan presented at the Public Hearing for a South side yard setback from 7'-0" to 3.9' 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 the owner is requesting vesting of these conditions that are long existing.

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

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-25-0000171 for the property located at 800 S. Packwood Avenue 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 maintains the massing, building form, setbacks, and characteristic of the district, and it maintains materials and is attentive to trim and detail.

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

FIVE MINUTE RECESS

