



ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING

MEETING DATE:	Monday, October 6, 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: Jared Varnum completed the silent roll call.

Commissioners Present: Ted Kempton, John Prokop, Brian Hammond, Tim Jones, and Elena Paras Ketchum

Commissioners Arriving

After Roll Call:

Commissioners Absent: Dan Myers and Carole Wallace Post

Staff Present: Ron Vila, Elaine Lund, and Jared Varnum

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 SEPTEMBER 8,10, & 17, 2025:

By motion the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Ron Vila, Historic Preservation Specialist

- I have submitted the staff approvals for September 2025 into the record.
- Tampa Bricks and Mortar Newsletter is now included in the packets and digitally at Tampa.gov.

PRESERVATION IN PROGRESS:

- Elaine Lund, Historic Preservation Specialist, presented a PowerPoint on Ybor City and its 140th year anniversary, highlighting its founding in 1885 by Vicente Martinez Ybor and Ignacio Haya as a hub for Cuban cigar production. Drawn by Tampa's port, railroad, and climate, Ybor City quickly grew into a vibrant, diverse community with factories, worker housing, and social institutions. The cigar industry's decline during the Great Depression and post-war suburban migration led to economic downturn and the loss of many historic structures. Preservation efforts began with the 1959 creation of the Barrio Latino Commission and continued with local and national historic district designations in the 1970s and 1990s.

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Dana Crosby Collier

None submitted.

CONTINUATIONS: Ron Vila, Historic Preservation Specialist

Motion: Elena Paras Ketchum

Second: John Prokop

Move to grant a continuance in case ARC-25-0000240 for the property located at 825 Bayshore Boulevard to the Monday, November 3, 2025, Public Hearing at 5:30 p.m.

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

Motion: Elena Paras Ketchum

Second: John Prokop

Move to grant a continuance in case **ARC-25-0000339** for the property located at **1902 W. Jetton Avenue** to the Monday, November 3, 2025, Public Hearing at 5:30 p.m.

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

Motion: Elena Paras Ketchum

Second: John Prokop

Move to grant a continuance in case **ARC-25-0000522** for the accessory structure addition located at **840 S. Boulevard** to the Monday, December 1, 2025, Public Hearing at 5:30 p.m.

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

Motion: Elena Paras Ketchum

Second: John Prokopenko

Move to grant a continuance in case **ARC-25-0000280** for the property located at **504 E Giddens Avenue** to the Monday, December 1, 2025. Public Hearing at 5:30 p.m.

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

SWEAR-IN: Jared Varnum 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: 825 Bayshore Boulevard
REQUEST: **Certificate of Appropriateness – Modification: Elevating Primary
Structure
Site Improvements**
PURPOSE: Residential
**Request by agent to continue to Monday, November 3, 2025, Public Hearing at
5:30 p.m.**

ARC-25-0000280 OWNER: Marvin Hunt
 AGENT: Thomas Miller
 DISTRICT: Seminole Heights
 LOCATION: 504 E. Giddens Avenue
 REQUEST: **Certificate of Appropriateness - New Construction: Accessory Structure Site Improvements**
 PURPOSE: Residential
Request by agent to continue to Monday, December 1, 2025, Public Hearing at 5:30 p.m.

ARC-25-0000339 OWNER: Shawn and Allison Regan
 AGENT: Mary (Missy) Schukraft
 DISTRICT: Hyde Park
 LOCATION: 1902 W. Jetton Avenue
 REQUEST: **Certificate of Appropriateness - New Construction: Second Story Addition Site Improvements**
 PURPOSE: Residential
Request by agent to continue to Monday, November 3, 2025, Public Hearing at 5:30 p.m.

ARC-25-0000522 OWNER: Kingdom Vacation Rentals of Florida, LLC
 AGENT: Tyler Thibodeau
 DISTRICT: Hyde Park
 LOCATION: 840 S. Boulevard
 REQUEST: **Certificate of Appropriateness - New Construction: Addition to Primary Addition to Accessory Structure Site Improvements**
 PURPOSE: Residential

Public Comment: No one came forward.

Motion: Elena Paras Ketchum **Second:** John Prokop
Move to grant a continuance in case ARC-25-0000522 for the property located at 840 S. Boulevard to continue review of the accessory structure addition to Monday, December 1, 2025, Public Hearing at 5:30 p.m.

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

Motion: John Prokop **Second:** Tim Jones
Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-25-0000522 for the property located at 840 S. Boulevard, with the following conditions:

- That the applicant adjust the geometry and structure of the addition to express the historic roof structure geometry in its entirety
- That the addition not diminish the historic character of the original house
- That there be clear distinction between the addition and the original house
- That the plans and elevations reflect accurate dimensions
- That the drawings and site plans show all mechanical equipment accurately and reflect any relocation and screening that is necessary
- That the applicant explore the repair of the original front door
- That the applicant redesign the addition's windows to have a different upper sash pattern than the main house
- That the stucco pattern be differentiated between the addition and the main house

because, based upon the finding of fact, the proposed project would then be consistent with the Secretary of the Interior's Standards and the Hyde Park Design Guidelines of the City of Tampa, because it would reflect proper scale, mass, and detailing.

The motion was approved by a vote of 4-1-0, with Commissioner Elena Paras Ketchum voting against.

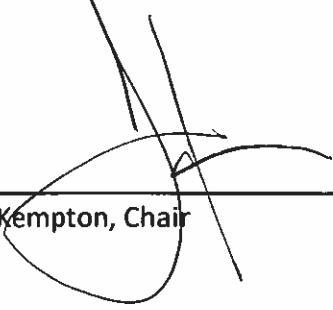
Motion: Elena Paras Ketchum

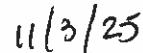
Second: Tim Jones

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

Motion was approved with a vote of 5-0-0.

ADJOURNMENT: Without objection, the meeting was adjourned at 6:50 p.m.


Ted Kempton, Chair


11/3/25

Dated