ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING

MEETING DATE:	**Wednesday, November 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: Jared Varnum completed the silent roll call.

Commissioners Present:	Ted Kempton, John Prokop, Elena Paras Ketchum, and Tim Jones
Commissioners Arriving After Roll Call:	
Commissioners Absent:	Dan Myers, Brian Hammond, and Carole Wallace Post
Staff Present:	Ron Vila and Jared Varnum
Staff Arriving After Roll Call:	
Legal Present:	Dana CrosbyCollier

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

CONFLICT OF INTEREST/EX PARTE STATEMENTS: Dana CrosbyCollier
None submitted.

CONTINUATIONS: Ron Vila, Historic Preservation Specialist
None submitted.

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

ITEMS TO BE REVIEWED:

ARC-25-0000444

OWNER: Joann and Harold Quinn
AGENT: Jansel Irarragory
DISTRICT: Hyde Park
LOCATION: 907 S. Bruce Street
REQUEST: **Certificate of Appropriateness** - New Construction: Rear and Second Story Addition
Site Improvements
PURPOSE: Residential

Public Comment: No one came forward.

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-25-0000444 for the property located at 907 S. Bruce Street with the following conditions:

- That the applicant clarify a number of dimensions on the drawings, including the dimensions of the overhang and siding exposure, to staff's satisfaction.
- That the applicant strive to center the windows on the second floor that face the street, which are currently centered on the rooms and not on the exterior elevations.
- That the applicant apply half round gutters and downspouts to the drawings.
- That anything that was called out to be aluminum, particularly railings, will be converted to wood.
- That the composite materials discussed be changed to wood.
- That the applicant consult with staff and reconfigure or clarify the rear landing and the paver configuration.
- That the applicant clarify the impervious percentage of the site plan.
- That the applicant work with staff and revisit the column design for the columns holding up the second story in the back to a more craftsman style column.

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, that it meets neighborhood massing, scale, and setbacks appropriate to its neighbor houses.
The motion was approved by a vote of 4-0-0.

ARC-25-0000528

OWNER: Arthur Pyott and Nicole Viola
AGENT: Jansel Irarragorry and Anne Pollack
DISTRICT: Hyde Park
LOCATION: 704 S. Newport Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Second Story Addition
Site Improvements
PURPOSE: Residential

Public Comment:
Ray Hyer, 709 S. Delaware Avenue, spoke on this project.

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-25-0000528 for the property located at 704 S. Newport Avenue with the following conditions:

- That the applicant provide staff the actual window specifications for both the replacement windows and windows in the addition.
- That the applicant consider adding a few additional decorative elements to the extended rear porch façade on the second floor.
- That the applicant work with staff and provide additional column details.
- That the applicant work with staff and provide additional railing details.
- That the applicant provide an identifiably different design for the extended rafter tail notches from the original house on all the additional parts of the house.
- That the applicant provide additional specifications and details, and not just a photograph, for the garage doors
- That the applicant provide additional detailing of knee braces at the roof overhangs, and that those roof overhang knee braces on the addition be simpler yet compatible with the main house.
- That the applicant provide specifications for the side entry door.

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, that its materiality, scale, and massing are compatible with the neighborhood.
The motion was approved by a vote of 4-0-0.

ARC-25-0000567

OWNER:	Gustavo Bustamante and Claudia Graf
AGENT:	Gustavo Bustamante and Claudia Graf
DISTRICT:	Hyde Park
LOCATION:	423 S. Orleans Avenue
REQUEST:	**Certificate of Appropriateness** - New Construction: Addition Site Improvements
PURPOSE:	Residential

Public Comment: No one came forward.

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-25-0000567 for the property located at 423 S. Orleans Avenue with the following conditions:

- That the applicant consider moving the small piece of fencing back approximately 6" from the face of the front façade.
- That the applicant identify if they are changing the vent to a window on the front gable of the main house, and if so, that it be a wood window.
- That the applicant use clad wood doors to match the windows in lieu of a fiberglass door.

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, that it is appropriate in materiality and scale, and is compatible with the neighborhood.
The motion was approved by a vote of 4-0-0.

ARC-25-0000569

OWNER:	Richard and Tanya Thomas
AGENT:	Mary (Missy) Schukraft
DISTRICT:	Hyde Park
LOCATION:	907 S. Fremont Avenue
REQUEST:	**Certificate of Appropriateness** - New Construction: Accessory Structure Site Improvements
PURPOSE:	Residential

Public Comment: No one came forward.

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-25-0000569 for the property located at 907 S. Fremont Avenue, with the following conditions:

- That the applicant verify and certify that the air conditioning unit on the roof will not be visible from a person walking at ground level.
- That the design exception is received requested for the height of the accessory structure.
- That the water heater unit be screened or otherwise not visible to the public and not be within the setback.
- That the specifications for the downspout, the head, and the scupper be worked out with staff.
- The site improvements be addressed with staff that reduces the impervious space to below 50%.

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, that it is scaled, massed, and detailed appropriately for the house and the neighborhood.
The motion was approved by a vote of 4-0-0.

Motion: John Prokop **Second:** Tim Jones
Moved to receive and file all documents into the record.
Motion was approved with a vote of 4-0-0.

ADJOURNMENT: Without objection, the meeting was adjourned at 8:04 p.m.

Ted Kempton, Chair

12/1/25
Dated