



**ARCHITECTURAL REVIEW COMMISSION
PUBLIC HEARING**

MEETING DATE:	Monday, November 4, 2024
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, and Carole Wallace Post
Commissioners Arriving
After Roll Call:
Commissioners Absent: Elena Paras Ketchum, Shawna Boyd, and Robert Myles
Staff Present: Ron Vila, Elaine Lund, Heather Bonds, and Alexis Guzman
Staff Arriving After
Roll Call:
Legal Present: Dana Crosby Collier

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

READING OF THE MINUTES FOR SEPTEMBER 9, 2024:
By motion the minutes stand as read by unanimous consent.

ANNOUNCEMENTS: Ron Vila, Historic Preservation Specialist

- I have submitted the staff approvals for October 2024 into the record.
- Tampa Bricks and Mortar Newsletter is now included in the packets and digitally at tampa.gov
- Please see the Economics of Preservation Workshop flyer in the Commissioners packets if they wish to attend.

PRESERVATION IN PROGRESS:

- Heather Bonds, Historic Preservation Specialist, presented a PowerPoint highlighting the John F. Germany Library and Auditorium, a newly designated local landmark. She delved into the library's history, the steps taken to secure its landmark status, and the architectural features that qualify it for this designation. Additionally, she provided context by discussing the life and contributions of Mr. John F. Germany to the city's history.

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-24-0000336 for the property located at 1703 W. Jetton Avenue to the Monday, December 2, 2024, Public Hearing at 5:30 p.m.
The motion was approved by a vote of 5-0-0.

Motion: John Prokop **Second:** Carole Wallace Post
Move to grant a continuance in case ARC-24-0000312 for the property located at 711 N. Franklin Street to the Monday, December 2, 2024, 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-24-0000392 OWNER: Alexzandra Exterkamp and Hajdu Gabor
AGENT: Charles Molnar
DISTRICT: Hyde Park
LOCATION: 819 Bayshore Boulevard
REQUEST: **Certificate of Appropriateness** - New Construction: Addition to Primary Structure
Rehabilitation: Accessory Structure
Site Improvements

PURPOSE: Residential

Public Comment: No one came forward.

Motion: Carole Wallace Post **Second:** Dan Myers
Move to remove the accessory structure for consideration at this evening’s public hearing.
The motion was approved by a vote of 5-0-0.

Motion: John Prokop **Second:** Dan Myers
Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-24-0000392 for the property located at 819 Bayshore Boulevard, with the following conditions:
• The scored concrete apron and driveway continue until the property line;
• Work with staff on the driveway pattern on the private property outside of the Right of Way;
• The applied mullions to the historic windows not be accomplished;
because, based upon the finding of fact, the proposed project is consistent with the Hyde Park Design Guidelines of the City of Tampa and chapter 27 of the City of Tampa ordinances.
The motion was approved by a vote of 4-1-0 with Commissioner Carole Wallace Post voting against.

ARC-24-0000247 OWNER: David and Elizabeth Rose
AGENT: Dean Tsoupeis
DISTRICT: Hyde Park
LOCATION: 1305 Bayshore Boulevard
REQUEST: **Certificate of Appropriateness** - New Construction: Front Porch Addition
Site Improvements
PURPOSE: Residential

Public Comment: No one came forward.

Motion: John Prokop **Second:** Brian Hammond
Move to grant a continuance in case ARC-24-0000247 for the property located at 1305 Bayshore Boulevard to the December 2, 2024, Public Hearing at 5:30 p.m.
The motion was approved by a vote of 5-0-0.

ARC-24-0000215 OWNER: Duck 1103, LLC
AGENT: Ralph Schuler
DISTRICT: Tampa Heights
LOCATION: 2725 N. Jefferson Street - Parcel B
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure
Site Improvements
PURPOSE: Residential

Public Comment: No one came forward.

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-24-0000215 for the property located at 2725 N. Jefferson Street – Parcel B, 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 is consistent with its height, width, massing, and building form, and it maintains the proper materials in the district.
The motion was approved by a vote of 5-0-0.

ARC-24-0000211 OWNER: Duck 1103, LLC
AGENT: Ralph Schuler
DISTRICT: Tampa Heights
LOCATION: 2725 N. Jefferson Street - Parcel A
REQUEST: **Certificate of Appropriateness** - New Construction: Accessory Structure
Site Improvements
PURPOSE: Residential

Public Comment: No one came forward.

Motion: Dan Myers **Second:** Brian Hammond

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-24-0000211 for the property located at 2725 N. Jefferson Street – Parcel A, with the following condition:

- Work with staff on all requirements on fencing;

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 meets the requirements for new construction regarding scale, massing, setbacks, orientation, and site coverage.

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

ARC-24-0000402 OWNER: Richard and Bailey Nicholas
AGENT: John Keener
DISTRICT: Hyde Park
LOCATION: 1721 W. Hills Avenue
REQUEST: **Certificate of Appropriateness** - New Construction: Addition to Primary Structure
Site Improvements
PURPOSE: Residential

Public Comment: No one came forward.

Motion: John Prokop

Second: Brian Hammond

Move to grant a Certificate of Appropriateness for the drawings and documents presented at this Public Hearing in ARC-24-0000402 for the property located at 1721 W. Hills Avenue, with the following conditions:

- Applicant consult with the architect to consider reducing the height of the addition;
- Applicant consider adding a window in the office on the side elevation;
- Clarify all minor details with staff;

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 is subservient to the main house and still compatible with the neighborhood, and the scale and massing are appropriate.

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

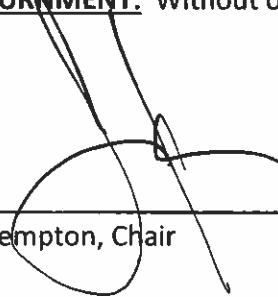
ARC-24-0000312 OWNER: City of Tampa
AGENT: Andrew Gale
DISTRICT: Local Landmark
LOCATION: 711 N. Franklin Street
REQUEST: **Certificate of Appropriateness** - New Construction: Addition Renovations
PURPOSE: Commercial
Request by Agent to continue to Monday, December 2, 2024 Public Hearing.

ARC-24-0000336 OWNER: Joshua Mastracci and Catherine Simon
AGENT: George Lam and Jaime Maier
DISTRICT: Hyde Park
LOCATION: 1703 W. Jetton Avenue
REQUEST: **Certificate of Appropriateness - New Construction: Addition to Primary Structure**
Site Improvements
PURPOSE: Residential
Request by Agent to continue to Monday, December 2, 2024 Public Hearing.

MOTION TO RECEIVE AND FILE SUBMITTED DOCUMENTS AND EXHIBITS

Motion: Carole Wallace Post **Second:** John Prokop
Moved to receive and file all documents and the staff approvals for October 2024 into the record.
Motion was approved with a vote of 0-0-0.

ADJOURNMENT: Without objection, the meeting was adjourned at 9:42 p.m.



Ted Kempton, Chair

12/2/24

Dated

