



HISTORIC PRESERVATION COMMISSION MINUTES

Date: Tuesday, November 10, 2020
Time: 9:00 AM
Location: City Council Chambers - 315 E. Kennedy Blvd., 3rd Floor

Call to Order Chair Vivian Salaga called meeting to order at 9:01 a.m.

Silent Roll Call

Commissioners Present: Dr. Thomas Pluckhahn, Vivian Salaga, Mary Schukraft and KerryAnn Kanch

Commissioners Arriving After Roll Call: Dominique Cobb

Commissioners Absent: Patricia Ortiz

Staff Present: Dennis Fernandez, Elaine Lund, and Beverly Jewesak

Legal Staff: Camaria Pettis-Mackle

Commissioners introduced themselves and their position on the Board.

Review of Minutes: June 9, 2020, Minutes: Chair Salaga stated that the minutes stand as read.

Announcements: Dennis Fernandez, Architectural Review and Historic Preservation Manager

- Good Morning, Commissioners and Visitors. We appreciate your patience in accommodating both social distancing and the additional health steps that will take place throughout the hearing.
- There has been a change of date in our December hearing. We have rescheduled the hearing for December 1, 2020 at 9:00 a.m.

Conflict of Interests: Camaria Pettis-Mackle, Assistant City Attorney

Camaria Pettis-Mackle asked the Commissioners if there were any conflicts of interest for the record based on the items that are on the agenda. Seeing none for the record. Also asked the Commissioners if there were any ex parte communications regarding the items that are on the agenda today. Seeing none for the record.

Swear-In: Beverly Jewesak swore in all owners, applicants, interested parties, and witnesses within the Tampa Convention Center, Rooms 14-17.

Commissioner Salaga – Agenda item #7, HPC 2020-03.

HPC 2020-03 - Change in Status from Contributing to Non-Contributing

Elaine Lund, Historic Preservation Commission Staff – The application before you is for a change in status from Contributing to Non-Contributing for the address located at 1711 W. Hills Avenue within the Hyde Park Historic District. It is between Rome and Gunby Avenue just a couple blocks from Bayshore. (All exhibits can be found in the complete Staff Summary attached.)

The wood frame structure at 1711 W. Hills Avenue first appears on Sheet 253 of the Sanborn Map Company Supplemental Volume of the Insurance Maps of Tampa, Florida in 1922 (Exhibit 1-A). It is drawn as a wood frame dwelling with an open front porch and a T-shaped second story set back from the front of the house. A wood frame garage appears at the alley on the 1920s Sanborn map revisions (Exhibit 1-B). The 1931 and 1951 maps also show a small playhouse adjacent to the front porch (Exhibits 1-C, 1-D), but it no longer appears on the 1976 Sanborn map (Exhibit 1-E).

In 1928, a photo of three girls sitting in front of the playhouse appeared in *The Tampa Tribune*. A portion of the open front porch of 1711 W. Hills Avenue is visible in the photograph (Exhibit 2-A). A c.1958 photo of 1709 W. Hills Avenue (located one lot northeast of 1711 W. Hills Avenue) shows a portion of a screened in front porch at 1711 W. Hills Avenue (Exhibit 2-B).

In 1983 and 1984, the historic resources survey of Hyde Park was conducted. Florida Master Site File (FMSF) forms were completed for all properties that were considered potentially eligible as a contributing resource to a historic district. A FMSF form was not completed for 1711 W. Hills Avenue.

In 1985, the Hyde Park Historic District (HPHD) was listed in the National Register of Historic Places (National Register). 1711 W. Hills Avenue is shown as non-contributing on the survey map included in the nomination (Exhibit 3-A). In the List of Contributing and Non-Contributing Structures, the nomination lists 1711 Hills Avenue as Non-Contributing (Exhibit 3-B). A draft of the nomination includes a Building Inventory, which includes the following: “103. 1711 Hills Avenue. ca. 1917. A. 1½ - story craftsman bungalow with front porch enclosed. Converted to multi-family dwelling.” (Exhibit 3-C)

The initial designation of “non-contributing” was based on the enclosure of the front porch and any other alterations that were deemed to be irreversible. The nomination report for the National Register-listed HPHD provided the following definition of non-contributing structures:

“Any structure erected after 1933 shall be considered non-contributing, and any structure erected before 1933 which has lost the greater part of its architectural integrity and cannot be returned to a condition approximating its original appearance and use of inappropriate materials shall also be considered non-contributing. Unfortunately, several structures in Hyde Park have suffered this fate. Usually it has been the result of an attempt to “modernize” the structure—most often bungalows—by wholesale replacement of the exterior siding with stucco or some other uncharacteristic material, enclosing porches (destroying columns, balustrades, and decorative features), and seriously altering fenestration.”

In June 1988, the City designated Hyde Park as a local historic district. 1711 W. Hills Avenue is shown as non-contributing on the map accompanying the designation, which is dated 1985, the same year as the National Register map (Exhibit 4).

In December 1988, the map is revised. 1711 W. Hills Avenue is shown as non-contributing (Exhibit 5).

In 1989, the Tampa Architectural Review Commission (TARC) approved application 89-96 for a Certificate of Appropriateness (CA) for additions and an extensive renovation to 1711 W. Hills Avenue. The CA was approved for the reason that the proposed work “is consistent with the Hyde Park Design Guidelines (HPDG)) (Exhibit 6).

The Scope of Work (Exhibit 7-A) on the approved plans included the following exterior work:

- Remove existing screen enclosure and add new carport as indicated on new floor plan.
- Remove existing wood deck and laundry room. Replace laundry room and new addition on new floor plans.
- Replace wood sash windows with aluminum windows (keep old trim around windows).
- Close in overhang with aluminum soffit and fascia.
- Install new vinyl siding on all exterior walls.
- Build new front porch as indicated on new floor plan.

A review of the 1989 demolition plan (Exhibit 7-B), new floor plan (Exhibit 7-C), elevations (Exhibit 7-D), the Sanborn maps, and the photographs from 1928 and c.1958 shows that the original front porch was enclosed between 1976 and 1989 and that the 1989 CA included the construction of an additional porch on the front of the house.

The May 10, 1990, attachments (Exhibits 8-A, 8-B) to the TARC minutes include 1711 W. Hills Avenue as a newly contributing structure in the Hyde Park Historic District (HPHD), resulting from the May 1990 Historic District Map Update (no copy available).

The 1992 revision to the HPHD map shows 1711 W. Hills Avenue as a contributing resource (Exhibit 9). The 2009 (Exhibit 10) and 2017 (Exhibit 11) updates to the HPHD map show 1711 W. Hills Avenue as a contributing resource.

The house at 1711 W. Hills Avenue presently features a footprint significantly altered from its original, with additions on three sides.

- Prior to 1985, the house was split into multiple dwelling units. The 1989 plans show a separate unit upstairs, accessed from a small one-story addition on the southwest side, which also contained laundry facilities. A small bathroom was added upstairs, northeast of the original second story footprint. The 1989 work increased the size of the southwest addition on the first story and expanded the second story above it, adding a balcony above the laundry room.
- Most significantly, the original front porch was enclosed prior to 1985, and a new porch was constructed onto the front of the building in 1989. Additionally, a non-original screened side porch was removed and replaced with a Porte cochere during the same renovation. These alterations are not consistent with the Hyde Park Design Guidelines (HPDG) for porches and Porte cocheres (HPDG p.22-25).
- The addition of the new front porch altered the original roof form. The original porch details were removed or obscured through the new construction, there is limited evidence to show that the new porch details matched the originals (HPDG p.27-30).

- While some the historic wood siding appears to remain intact, there are different siding profiles on the house, indicating that not all the siding is historically appropriate for this house (HPDG p.46-49). Additionally, the vinyl windows and door selections are not appropriate for this structure (HPDG p.36-41).

These alterations are also inconsistent with The Secretary of the Interior's Standards for Rehabilitation, as follows:

1. Every reasonable effort shall be made to provide a compatible use for property which requires minimal alteration of the building, structure or site and its environment or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place over the course of time are evidence of the history and development of a building, structure or site and its environment. These changes may have acquired significance in their own right and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Conclusions

The key to a successful rehabilitation is maintaining characteristic details and historic fabric. The application of uncharacteristic and inappropriate materials and details obscures the building's historic appearance. Additions to historic structures should be subordinate to the original building and not conceal its original features. Earlier porch enclosures should be reversed to their original open state, and if additional interior space is needed, a compatible addition to the back of the house, less visible from the street, should be investigated. The alterations to 1711 W. Hills Avenue, particularly to the primary elevation, have substantially altered its historic integrity, to the point where the original façade is no longer apparent.

Greg Jones – Agent representing Mr. & Mrs. Campbell, owners of the property located at 1711 W. Hills Avenue, gave a brief presentation.

Kyle Campbell – Owner of 1711 W. Hills Avenue gave a brief description of why he and his wife requested the change in status.

Public Comment: No one came forward.

Dennis Fernandez – The authority to review initial designations of contributing status and change of status when requested to do so is delineated in Chapter 27-261 of the City of Tampa code pertaining to HPC powers and duties. This is a review authority that relies on your determination. It is not an advisory power like a recommendation; it is a decision that this board makes regarding the statuses of the structures that are located within the boundaries of the local historic district. If you have any questions for staff, we will be available and try to assist you. Thank you.

Commissioner Salaga – Commissioners are there any comments or questions to either the applicant or staff?

Commissioner Schukraft – I have a few questions. This is for the city attorney or staff. Does economic hardship come into play here? Do they have to provide information that in order to return it to a condition approximating its original appearance would be an economic hardship.

Camaria Pettis-Mackle – Economic hardship is not one of the elements or criteria that you need to consider for this approval or denial.

Dennis Fernandez – This being a designated structure within the Hyde Park Historic District, the applicant could have selected a process by which they went to the Architectural Review Commission and requested demolition, and within that process housed within that section of the code there is an economic hardship assertion that can be made and demonstrated. We shifted back to this process after several discussions with the applicant's agent about what was the appropriate process for them. The conditional issues, the economic issues really aren't relevant. It is more the integrity of the structure that is the prominent factor.

Commissioner Schukraft – I certainly understand the integrity of the building and the changes. It's unfortunate that there isn't anything from the May 1990 meetings that basically elevated it to a contributing structure, when it was prior to that, I believe, absolutely non-contributing. It leaped over the Contributing with Alterations designation. Cannot be returned to a condition approximating its

original appearance - that's where I'm stuck, because it could be returned. How that has been interpreted in the past?

Dennis Fernandez – We don't get these applications that often. The code is silent on economic hardship. You are evaluating this structure almost as if it were coming into you for an initial determination of historic significance. In a vacuum, would it qualify as a contributing structure? Sections of the code reflect how the contributing structures were determined in the original survey, which is primarily Criterion A and C for the architecture that existed in the historic district and its contributions to the development of the City of Tampa.

Commissioner Schukraft – Thank you, that is very helpful.

Commissioner Pluckhahn – I take your point, at some point reversibility is sort of a sliding scale, you could reverse some of the changes, to my mind, you don't have the integrity of the original materials. It would be just rebuilding it, basically.

Commissioner Salaga – The handicap we have presently is that there is no documentation to know what that house may have looked like. Any alteration to the present structure would be conjecture at best, and if it might take similar characteristics to the other houses around it and in the district, but we don't know that.

Commissioner Kanch – I would agree, because it was not listed as a contributing structure or a contributing structure with alterations, that allowed it to have modifications, so now it's beyond what it would originally be like.

Commissioner Salaga – May I have a motion on behalf of this application?

Motion: KerryAnn Kanch

Second: Dr. Thomas Pluckhahn

Motion to approve the change in status for from Contributing to Non-Contributing in case HPC 2020-03, for the property located at 1711 W. Hills Avenue, based on the fact that it was originally listed as non-contributing and was altered significantly over time beyond the original structure.

Motion approved by a vote of 4-0-0.

Commissioner Salaga – Called a recess for 15 minutes starting at 9:50 a.m.

Commissioner Salaga – Called the meeting back to order at 10:04 a.m. Now we are at item #8, Addition to the Workplan.

Elaine Lund – Agenda Item #8, HPC 2020-03 - Presented a PowerPoint on the property located at 1908 N. 36th Street, the Tierra del Lago Cigar Factory. The Tierra del Lago Cigar Factory was founded by W.H. Streeter in 1908 in the Gary area. It is a 3 ½ story blonde brick building, embellished with red brick decorative work with an east/west orientation for cross ventilation. This building was designed by Fred J. James, the architect of several prominent buildings in West Tampa and in Tampa. That included a lot

of cigar factories that were constructed for the McFarland Investment Company in West Tampa. Tierra del Lago occupied the structure until 1919, then the Gary Lodge for the Masons occupied it from 1921 to 1972. The decorative work you can see at the top of the front façade appears to be Masonic in nature and is likely associated with that occupation. We have not come across any historic photos of the exterior of this building yet, however it does resemble the Morgan Cigar Factory on North Howard Avenue, constructed in 1905. There are very similar elements, particularly on the front façade. It was constructed in the Town of Gary, which was dissolved by 1920. The United Steel Workers of America owned the building from 1972 to 1989, when the True Love Missionary Baptist Church obtained the property.

Ms. Lund presented Sanborn maps showing the factory and surrounding structures over the course of time and photos of the currently designated cigar factories. Cigar manufacturing was a widespread industry throughout Tampa, and these resources are dwindling. Because of the rarity of this property type and because of its fine architectural detail staff, recommends placing the Tierra del Lago Cigar Factory on the work plan to begin research on the possible designation as a local landmark.

Cedrick Powell – Agent - Spoke in favor of preserving and designating the Tierra del Lago Cigar Factory as a local landmark.

Commissioner Salaga – Are there any questions for the applicant from our Commissioners?

Commissioner Cobb – What are your intentions for use on this property?

Cedrick Powell – We want to have a small museum, allow people to get married or have other events, community events and exhibits after COVID.

Commissioner Salaga – If there are no other comments or questions, I will close the Public Hearing and entertain a motion on this application.

Motion: Mary Schukraft

Second: KerryAnn Kanch

Move to approve HPC 2020-04, Tierra del Lago Cigar Factory located at 1908 N. 36th Street be added to the workplan for local landmark designation, because it meets the applicable designation criteria of A & C.

Motion approved by a vote of 4-0-0.

Commissioner Salaga – The next item on our agenda is Item #9, Ybor City Design Guidelines.

Dennis Fernandez – Provided information that consultants S&ME have been selected to conduct the survey for the Ybor City Design Guidelines. I will introduce them to you at our next meeting or possibly the January hearing. There will be a line item on our agendas moving forward to provide updates on the 10-month project.

Commissioner Salaga – Any questions for Dennis on this matter?

Commissioner Schukraft – I noticed that the next meeting is December 8th on the calendar; however, I see December 1, 2020 on the agenda?

Dennis Fernandez – There has been a date change for our December Public Hearing from December 8, 2020, to December 1, 2020.

Commissioner Salaga - That concludes our old and new business, and our next Public Hearing is scheduled for December 1, 2020, at 9:00 a.m. in this room.

Date and Time of Next HPC Meeting

December 1, 2020, 9:00 a.m.

Adjournment

10:25 a.m.

Approved: _____ Date: _____
Vivian Salaga – Chair