



HISTORIC PRESERVATION COMMISSION MINUTES

Date: Tuesday, December 10, 2019
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 9:03 a.m.

Silent Roll Call **Commissioners Present:** Dominique Cobb, Dr. Thomas Pluckhahn, Vivian Salaga, and Missy Schukraft

Commissioners Arriving After Roll Call:

Commissioners Absent: Patricia Ortiz

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

Legal Staff: Cate Wells

Commissioners introduced themselves and their position on the Board.

Review of Minutes: September 17, 2019, Minutes: Chair Salaga stated that the minutes stand as read.

Announcements: **Dennis Fernandez, Architectural Review and Historic Preservation Manager**

Joining us this morning is Elaine Lund, Historic Preservation Specialist, Beverly Jewesak, who will be taking our minutes, and Cate Wells from the City's legal division.

1. Good Morning, Welcome to the last meeting of 2019.
2. The Interstate Historic Preservation Trust Fund Grant Program has a current cycle being offered with a deadline of January 15, 2020. The Interstate Historic Preservation Trust Fund Loan Program also has a current cycle being offered with a deadline of February 12, 2020. Dennis provided a brief overview of both programs. Contact our office for additional information on either program at (813) 274-3100, Option 3, or by visiting our webpage at <https://www.tampagov.net/historic-preservation/programs/trust-fund-program>.

Swear In: Beverly Jewesak swore in all owners, applicants, interested parties, and witnesses in the City Council Chambers.

Designation to Contributing Status: 1404 Nance Avenue

Dennis Fernandez – Your role here today is to make a formal recommendation to City Council as to how the subject property satisfies the criteria for contributing status within our code. The staff report should help you in making your motion. Elaine will now come up and give you a PowerPoint presentation.

Elaine Lund, Historic Preservation Specialist, presented a PowerPoint presentation of 1404 Nance Avenue.

Located in the Bayshore Place subdivision, this house appears on the 1922 Sanborn Fire Insurance Company map. Its relation to the rest of the district remains unchanged, as its original site and setting are intact. As documented during the 1983 field survey for the Hyde Park Historic District, alterations included the addition of asbestos siding and vinyl soffits and vents, the replacement of the original windows with jalousie windows, and the installation of metal awnings over the windows and porch.

The 2018 rehabilitation project included foundation repair, the removal of the historically inappropriate asbestos siding and vinyl soffit and vent products, the removal of jalousie winds and the reinstallation of double-hung wood windows, and the repair and replacement of the wood siding and trim, exposed rafter tails, gable vents, and knee braces.

With the restoration of its original character defining Craftsman Bungalow details, these alterations have been reversed. This house now conveys its historic appearance and contributes to the integrity of the Hyde Park Historic District.

Staff recommendation:

1404 Nance Avenue meets the application criteria of Sec. 27-261 and the criteria found in National Register Bulletin 15 as a historic resource that maintains the character and integrity of the Hyde Park Historic District. Therefore, staff recommends approval of the request to change the status of this building from non-contributing to contributing and amendment of the Hyde Park Historic District building inventory.

Commissioner Salaga – Are there any questions from Commissioners?

Commissioner Pluckhahn – I understand that Criteria B applies to the district and not necessarily to this property?

Elaine Lund – When we look at the particular property, we are looking at how it contributes to the district as a whole. So the district criteria would be Criteria B & C, however the property Criteria would only be Criteria C.

Commissioner Salaga – Are there any comments or remarks from the public? Seeing none we will close the hearing. May I have a motion, please.

Motion: Thomas Pluckhahn

Second: Dominique Cobb

I move to approve the application for a change in status from non-contributing to contributing status for the property located at 1404 Nance Avenue and that staff be directed to update the official historic district building inventory and related map to reflect such status as it has been shown that the property meets the criteria set forth in Tampa Code section 27-261(i). Specifically, that it meets designation under Criteria C: the property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic value.

The motion was approved by a vote of 4-0-0.

Dennis Fernandez - A 2-page document was passed out to the Commissioners listing the 23 factory buildings not protected by local ordinance or subject to architectural review.

On the previous item, I wanted to take just a minute to thank Mr. Weathers for reaching out to the staff to re-designate the property. A little bit of background on the property is that this home was Mr. Weather's childhood home. It was owned by his parents for many years, and then he moved into it to make it his home. The home went through a very extensive rehabilitation to get it back to the character he remembers when he was growing up. He couldn't be here this morning, but I did want to thank him. It's not typical that we are able to add a contributing structure within the period of historical significance back into the inventory and protect it.

Tampa's Remaining Cigar Factory Buildings:

Dennis Fernandez – I placed this on the agenda at the request of City Council. You may recall earlier this year there was a lot of discussion on the cigar factories, particularly those in West Tampa that lacked local designation. There was a discussion at City Council and a request that it be brought back to this Commission for further discussion. Dennis provided a PowerPoint overview of the remaining 23 cigar factories not currently designated or within locally designated districts. As we go into discussion today, most of the cigar factories we have in the City are in use in some way, they may be underutilized, but there are only two that are vacant. The staff is often contacted when cigar factories are on the market to be sold, with inquiries about what incentives are in place and what requirements there are for the remaining factories. We have seen resurgence in investment in West Tampa recently, and that is helping to fuel some of the interest in the redevelopment of these buildings. With that in mind, I think a prudent first step would be to reach out to the building owners, create an opportunity for a dialogue, and educate them on the incentives and benefits that are in place, the consideration they get within the Florida Building Code and the redevelopment opportunities within the zoning code for adaptive reuse. I will bring that to a future Public Hearing before this Commission, give you an update and help you determine options for next steps. I open the floor for discussion and happy to answer any questions.

Commissioner Salaga – Where is the Tierra del Lago factory? 1908 N 36th Street.

Dennis Fernandez – That is in the former city of Gary. We have talked to some property owners in that area about perhaps creating a multiple properties designation; however, there is not a lot of fabric left in the area. They participate in the East Ybor City Neighborhood Association. The I4 crosstown connector somewhat has divided that area.

Commissioner Pluckhahn – It seems that the most pressing area is West Tampa, and it has a lot of activity going on. Do you have a feel for the feasibility of having a local historic district in this area?

Dennis Fernandez – I recently attended a group neighborhood association meeting where some of the associations in the West Tampa area expressed interest in local designation. The original inventory was done in the late '80s, so there is a need to update that and I have already begun to identify grant sources. We would need to enlist a cultural resources company to go out there and do the extensive inventory that would need to be done. If designation were sought, we would try to create a local district that would include the cigar factories as an important component of that district.

Commissioner Schukraft – In the past, you have made mention of use of grants. In your budget does the City allocate funds for hiring consultants to do this work for you, or does it always have to be done through a grant?

Dennis Fernandez – Through the budgetary process, if I know there is something coming up I can request funding within my budget. Our normal budget doesn't include that type of funding. We will usually identify a matching source in some way and go through the State Division of Historical Resources grant process. They have a source there for funding these types of surveys. The Interstate Historic Preservation Trust Fund has developed to a point that it could be used as a match and that may be the source that I request be utilized for that purpose. The last inventory that we did was in South Ybor City in the industrial area south of 6th Avenue between generally Nuccio Parkway and 27th Street with Adamo as the southern boundary. That was \$15,000 which we were funded in whole for that amount through the State grant process.

Commissioner Schukraft – I have a question for legal. Does the local designation require owner consent or can it be done without it?

Cate Wells – Owner consent is one of the factors that are taken into consideration, but it is not a requirement. The program’s goal is for this to be voluntary and to approach the property owners with regard to the incentives, rather than mandating it without their agreement.

Commissioner Schukraft – Thank You!

Commissioner Pluckhahn – A local district requires 50 % of the owners, right?

Dennis Fernandez – There is not actually a percentage that has to consent to designation. We rely on the validity of the designation and the area deserving of the designation. Then City Council would be the determining factor of moving that along. This Commission, about 12 years ago, went through an extensive exercise of trying to move these remaining factories forward without owner consent, and it was embroiled in a process for several months, and was remanded back to the HPC. That is when we were able to locally designate the two West Tampa factories. Most of the factories are very good candidates for the local, or federal tax incentives. It is a very compelling group of incentives that encourage property owners in the redevelopment process to locally designate so they can realize those incentives. Larger scale projects like the Le Meridian Hotel, the Armature Works building; this scale of project tends to realize the greatest advantage from the incentives. Normally these compel sophisticated developers to consider them in their business plan.

Commissioner Cobb – For these that are not protected, is there anyway, I know there are incentives and benefits available. But instead of waiting for the seller to contact you, is there any way that we can push that out so that they can be a little more apt to say, well, I’m looking at this building & these are the benefits up front verses them contacting Historic Preservation for those grants or benefits.

Dennis Fernandez – Well most of the benefits are out there, some developers have dealt with Historic Properties before and are already familiar with the incentives that are out there. We have these available on our website. I’m always promoting and encouraging redevelopment whenever I’m out at association meetings. Realtors are also in tune with the incentives.

Commissioner Cobb – I noticed over the last two months there has been a big push in the West Tampa revitalization, one thing I did not see is, the City’s presence was there, but around those buildings there was no information on the history of those buildings. Maybe when the City is doing those types of programs, maybe Historic Preservation can send some information on the history of those buildings. So others in the community can be aware of what’s going on and how it plays a part in Tampa’s history.

Dennis Fernandez – I often work with the Community Development Corporation in West Tampa and rely upon them for opportunities. We will definitely coordinate with them on any events. Recently we have had a higher level of interdepartmental coordination that will facilitate that as well.

Commissioner Salaga – As I understood it from your presentation, it is your intention now to reach out to the owners of these factories to revisit the possibility of designation?

Dennis Fernandez – I think the direction should be to put together a packet of information that is tailored for them, send it out, and try to initiate a discussion with the owners. Then follow-up and meet with them and explain the incentives and responsibilities of having a designation.

Commissioner Salaga – Would it be easier to create a comprehensive district as opposed to the individual landmarks?

Dennis Fernandez – I don’t know about easier. It’s a more protracted process for a historic district, because it involves more property owners, much more of a deliberate process for public engagement, with meetings and such. Time

wise it is more expeditious, but if a district discussion started to develop I don't think the information would change much for the factory owners. I don't think it would be a waste of time.

Commissioner Salaga – But an owner doesn't actually have to agree to allow their property to be a contributing structure within the district, do they?

Dennis Fernandez – Not under our current code. City Council would ultimately make that determination about boundaries and the composure of the district. In the case of the factories, those we reviewed this morning, those would generally qualify for being a contributing structure. They still exhibit their character. When you begin to modify them such that you adversely impact the historic character of the building, it could potentially not be contributing. I do not personally think paint rises to that level; because paint is removable. But if redevelopment down the road did something like stucco a building, or begin to really change the character of a building, that could eliminate it from being a contributing structure.

Commissioner Salaga – Since these eight cigar factories are already included in the National Register District would not the inventory and the information from the survey taken to create the National Register District be available to use so that it would facilitate creating a local district within that same boundary?

Dennis Fernandez – These particular buildings are well documented through the National Register Designation; we have kept up the information so it is current. I think what would take more time would be surveying the surrounding properties composing the neighborhood and determining the original boundaries of the National Register District, what remains, what's been altered, what would be potentially non-contributing or with the very positive restorative work going on in West Tampa, what may now be contributing, then reevaluating the boundary to determine what would be a viable boundary today. There could be a situation where our consultant doesn't include a factory on the north or south end and we would still seek to protect that factory.

Commissioner Pluckhahn – You might already have this in your head or on paper, too. It would be nice to see an action plan on each one or a group of related ones. Perfecto Garcia seems to just need a change in the district boundary. It might be easy to do the two in Palmetto since they are next to each other. I would prefer to see a district for the West Tampa area so it gets some of the fabric of the neighborhood included, too. Potentially some of those could be done by staff and others would require grant money.

Dennis Fernandez – All action plans will come back to this board regardless of the route we choose to go. A recommendation would come from the HPC to City Council for any local designation ordinance to be adopted. What we could do is begin this discussion and within the first quarter come back and let you know how it is going. Then you can see if you feel staff should continue the engagement with the cigar factory owners or shift more towards the local district. We would then want to have the community involved, and we would notify the neighborhood associations within the area to come and participate.

Commissioner Salaga – Is there any recommendation you need for this Commission to make in order to move your work forward?

Dennis Fernandez – I do not believe that this requires a motion; I would like to have a consensus to continue down this path. If that is the case, I will bring the findings back to you at the March 10, 2020, Public Hearing date.

Commissioner Salaga – I think given the comments, there is a consensus that this is a worthy effort and should be pursued.

Dennis Fernandez – Brief update on the Ybor City Local Historic District Guidelines. Unfortunately, we have not been able to engage a firm yet. We are going through the process with Contract Administration. One of the firms has till the end of this week to respond. The first firm we reached out to did not have the resources to take on this particular

project. If we do not have a response from our pre-qualified list, then we will need to issue a full request for proposal and accept bids from outside the current system.

Date and Time of Next HPC Meeting

January 14, 2020, 9:00 a.m.

Commissioner Salaga – We will look forward to seeing all of you and I hope you all have a wonderful holiday season and a Happy New Year! We look forward to lots of positive work that we can help you all do.

Dennis Fernandez – Thank you very much for your commitment to historic preservation, and I look forward to working with you in the New Year.

New Business

Commissioner Salaga – For those who are listening in on the broadcast of this meeting, we are still looking for additional members for open Commission seats. So we would encourage anyone with an interest to please step forward and contact Dennis Fernandez.

Adjournment

10:00 a.m.

Approved: _____ Date: _____
Vivian Salaga – Chair