



HISTORIC PRESERVATION COMMISSION MINUTES

Date: Tuesday, March 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 9:03 a.m.

Silent Roll Call **Commissioners Present:** Dominique Cobb, Kerryann Kanch, Patricia Ortiz, Dr. Thomas Pluckhahn, Vivian Salaga

Commissioners Arriving After Roll Call:

Commissioners Absent: Missy Schukraft

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

Legal Staff: Camaria Pettis-Mackle

Chair Salaga welcomed the newest Commissioner Ms. Kerryann Kanch, who is attending her first hearing.

Commissioners introduced themselves and their position on the Board.

Review of Minutes: December 10, 2019, Minutes: Chair Salaga stated that the minutes stand as read.

Announcements: Dennis Fernandez, Architectural Review and Historic Preservation Manager

1. Good Morning and welcome Commissioners. Joining us this morning is Camaria Pettis-Mackle from the City's legal division. This is Ms. Pettis-Mackle's first official hearing with the HPC.
2. I would also like to welcome our new Commissioner, Ms. Kerryann Kanch; we do appreciate you volunteering to serve. She was appointed through City Council as an alternate member.

Conflicts of Interest or Ex-Parte Communication: Camaria Pettis-Mackle, Assistant City Attorney
None submitted.

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

Ybor City Preservation Park

Elaine Lund – Presented a PowerPoint presentation on the Ybor City Preservation Park. The presentation included historic information on how Preservation Park was established and survey work done in the area to identify historic inventory. Our next steps are to initiate work to change the status of these buildings to be contributing structures to the Local Ybor City Historic District and contact the State Historic Preservation officer to discuss the potential to change the status of these structures within the Ybor City National Historic Landmark District.

Dennis Fernandez – This is a project that took a great deal of coordination among many parties to achieve, and there seems to have been an oversight that the buildings were not officially re-designated as contributing. I believe now with the revitalization of the Oliva factory and the development pressure within Ybor City, these museum quality structures deserve the protections within the local district and National Landmark District. We will be working with the State, as the property owner, to accomplish getting these structures re-designated.

Commissioner Salaga: Thank you for the interesting presentation.

Commissioner Pluckhahn: The location, setting, and association are close to the original, and I think the benefits in this case are certainly outweighed.

Commissioner Salaga: Is there anything further that you will be bringing back to this Commission, in order to pursue these requests at the state and local level?

Dennis Fernandez – Our hope is to move forward with their reclassification to contributing structures both on the national & local level. Our role as a Certified Local Government involves us making recommendations to the National Register Review Board; at such time, we would be notified by the State, and we would bring that before you and request a formal motion from the Commission with our position on the listing. Separate from that, we would work to amend the local designations, and we would engage in a process of public notice, scheduling that on a future agenda. We would then move to amending the inventory of historic resources and the maps to reflect them as contributing structures.

Commissioner Salaga: In the process of revising the maps, will this require a revision to the Master Site Files as a part of that process?

Dennis Fernandez – We will work with the State on updating those documents. There is a great deal of documentation, to show where the structures were, and it is one of the better-documented relocation projects that we have. It is interesting lesson in how preservation programs have become more formalized and professional. When you look at the second phase of the relocations that happened adjacent to these by the FDOT, through that entire process there was an agreement that when those structures that are now situated on 19th Street and the museum store on 9th Avenue were relocated, it was agreed long before they were relocated that the structures were going to be re-designated as

contributing both to the local and national districts. The level of coordination and community engagement was very similar in Preservation Park as it was to the second phase of relocations. It was all intended to preserve and recreate the settings and the feel for the historic district.

Commissioner Salaga: I know, I for one, will be supporting whatever endeavor is going on there, because it is really vital and critical to the Ybor City history and the documentation of its history. It's really sad to see what happened to the district when that highway came through; it was a very dramatic change to the district.

Dennis Fernandez – I will be bringing this back to you and updating you at the next meeting. Moving on to item #8, Port Tampa, this is area that staff has been monitoring in the recent past as development has increased in that neighborhood.

Port Tampa

Elaine Lund – Presented a PowerPoint presentation on the Port Tampa City area. This area was a city from 1893 to 1961, when it was annexed into the City of Tampa. Ms. Lund gave a historical account of the development of Port Tampa made possible by Henry B. Plant bringing the railroad system down into the area. The 1973 and the 1979 Port Tampa survey reports recommended that Port Tampa did not have a sufficient collection of historic structures to be considered for a historic district. They did consider it as a distinct community and noted that what remained of its architectural and cultural history should be preserved. These survey reports focused on the residential area on the north side of Port Tampa. In the 1987 survey of historic resources of Port Tampa, the recommendation was that there wasn't sufficient density or architectural integrity for a historic district, but that some of Tampa's earliest examples of housing were in this area and suggested establishing a neighborhood conservation district. There has been some discussion about doing a multiple property designation. In lieu of having a cohesive contiguous area with a sufficient density of historic structures considered contributing, a multiple properties designation is a good direction to consider to take in the buildings that otherwise could contribute to a historic district or that could be considered individual historic landmarks.

Dennis Fernandez - Thank you Elaine that was a great presentation, obviously a lot of work has gone into that. We have been working on evaluating the survey aspects of Port Tampa for some months in the office trying to determine what would be the appropriate period of significance. A few years back staff went out to the neighborhoods, discussed historic preservation with them, and was met with mixed responses. We see an uptick in demolitions in the area. We recently went out to an early 20th century structure that had fallen into disrepair and was under review for demolition, which was granted. Some of the older structures, sea captains' homes and those of prominent individuals involved in the steam ship industry, usually would sit on large parcels or multiple parcels, which are very attractive for redevelopment. We feel this has risen to a level that will necessitate staff time, and therefore it was important to place this item on the agenda. I wanted to bring this before the Commission before I begin outreach to the neighborhood. Next steps in this particular location would be to continue refining our list of properties, reach out to the neighborhood through discussions, and bring information back to this Commission later this year. We will update you along the way. We are happy to answer any questions you may have.

Commissioner Salaga: Commissioners do you have any questions or comments for staff?

Commissioner Cobb: I am actually excited to hear a bit more information about Port Tampa, because I know that it contributed a lot of growth for Tampa. I am excited definitely to hear more.

Commissioner Pluckhahn: Multiple property listing at the local level has the same protection as a contributing member of a district, essentially? What is the review process; does it go to ARC?

Dennis Fernandez – Multiple properties listings are essentially a grouping of landmarks, and they are related by some characteristic. That is why you saw the different categories established through this Commission over the years. It is a more effective way of relating historic properties than just doing individual landmark designations. Initially, when our program began, that was the trend, to just landmark properties and not have these groupings. Today, when we do more than three properties in an identified area, we use the multiple properties listing.

Commissioner Ortiz: Why was this area annexed into the City of Tampa?

Dennis Fernandez – I do not have all the answers, but I think it had to do with efficiency of services and public infrastructure. We can get more information for you on exactly why.

Commissioner Ortiz: I am just curious, and I think one of the interesting things about Hillsborough County is its limited number of municipalities and other counties have many more. I do think that your approach of doing a multiple property grouping for designation is the right approach; I do understand that it will be a significant amount of work. I do think it is very important.

Commissioner Salaga: On the slide previous to this one there were a number of categories including the bridges and a few other areas around, is it the intention to include all of those areas in one multiple properties listing or is each to be its own?

Dennis Fernandez – Those are established listings and if we are adding a property to the listing we bring it to you for approval to be added to the group.

Commissioner Salaga: Moving on to Item #9.

Ybor City Local Historic District Guidelines

Dennis Fernandez – The last time I brought this before the board we were soliciting the pre-qualified firms for the project. We were unable to get any of the pre-qualified firms to accept the project. I have met with our procurement division, and we are in the process of requesting proposals on this project. It will go out on DemandStar, which is a farther-reaching online portal to find a firm for the project.

New Business

None Submitted.

Adjournment

10:04 a.m.

Approved: _____ Date: _____
Vivian Salaga – Chair