



HISTORIC PRESERVATION COMMISSION MINUTES

Date: Tuesday, March 9, 2021
Time: 9:00 AM
Location: Old City Hall, Tampa City Council Chambers, 3rd Floor, 315 E. Kennedy Boulevard, Tampa, FL 33602

Call to Order: Chair Vivian Salaga called meeting to order at 9:05 a.m.

Silent Roll Call and Introductions:

Commissioners Present: Patricia Ortiz, Dr. Thomas Pluckhahn, Vivian Salaga, and Susan Swift

Commissioners Arriving After Roll Call:

Commissioners Absent: Dominique Cobb, KerryAnn Kanch, and Mary Schukraft

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

Legal Staff: Camaria Pettis-Mackle

Commissioners introduced themselves and their position on the Board.

Reading of Minutes of January 12, 2021: Chair Salaga stated that the minutes stand as read.

Announcements: Dennis Fernandez, Architectural Review and Historic Preservation Manager

- Good Morning, Commissioners.
- Welcome to new Commissioner Susan Swift who took over the vacant Urban Planner position on the Board.

Conflict of Interests/ Ex Parte Communication: 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. Commissioner Ortiz put on the record that she did research on the zoning and possible uses of the Tierra del Lago Cigar Factory for a contractor, however she had no interactions with the owner of the property or this project request. Ms. Pettis-Mackle asked the Commissioners if there were any ex parte communications regarding the items that are on the agenda today. Seeing none, for the record.

HPC 2020-04: Tierra del Lago Cigar Factory

1908 N. 36th Street

Owner: Cedric Powell

Elaine Lund, Historic Preservation Specialist provided a comprehensive PowerPoint presentation on the history of the Tierra del Lago Cigar Factory.

Tierra del Lago was founded by W.H. Streeter. Streeter moved his cigar factory from Lakeland to Gary, east of booming Ybor City, in 1908. Fred J. James, the designer of multiple West Tampa cigar factories, prepared plans for Tierra de Lago. In 1919, Tierra del Lago relocated to the corner of 18th Street and Patsy Avenue, where it remained until 1926. Gary Lodge, No. 240 F&AM, moved into this structure in 1921 and occupied the building until 1972. The United Steel Workers of America owned the building from 1972 to 1989, when the True Love Missionary Baptist Church obtained the property. The building was constructed and achieved its significance during the period of historic significance (generally at least 50 years ago) as delineated in the National Register of Historic Places guidelines (36 CFR 60.4).

The building is a rectangular 3.5-story blond brick cigar factory with decorative brick work in the Romanesque Revival style. The ornamentation in the front parapet is Masonic in nature and appears to have been added during the lodge's occupancy. The original windows and shutters of this building have been removed, but its historic integrity otherwise remains intact. The structure is recognizable as a cigar factory building, with its height, large massing, east-west orientation, and fenestration pattern typical of that industrial building type. Local Landmark Designation of the Tierra del Lago Cigar Factory would provide protection for this dwindling historic resource type. Therefore, this historic resource is significant under National Register Criterion A in the area of Industry and National Register Criterion C in the area of Architecture.

The owner submitted the application for local historic landmark designation of his property, thereby indicating his support for the designation.

Staff finds that the property meets the criteria for designation found in Section 27-257(a)(1-2) and (c) of the City of Tampa Code of Ordinances and recommends the Tierra del Lago Cigar Factory for Local Historic Landmark designation.

Comments by owner, Cedric Powell, were in favor of landmark designation.

Motion: Patricia Ortiz

Second: Dr. Thomas Pluckhahn

Move to recommend City Council approve the designation of the Tierra del Lago Cigar Factory as a local landmark based on its compliance with the National Register Criterion A in the area of Industry and National Register Criterion C in the area of Architecture.

The motion was approved by showing of hands, vote 4-0-0.

HPC 2021-02: Preservation Park

1800, 1802, 1804 E. 9th Avenue and 2007, 2009, 2011 Angel Oliva Senior Street

Owner: TIITF/Recreation & Parks, Ybor City Museum

Elaine Lund, Historic Preservation Specialist provided a comprehensive PowerPoint presentation on the history of the Preservation Park.

The Ybor City Museum State Park contains almost an acre of land that encompasses more than half of a city block within the Ybor City Historic District. The park site includes the c.1923 Ferlita (Broadway)

Bakery building, a non-historic ornamental courtyard, six relocated historic houses, known as “casitas,” and a c.1920 bungalow-style house that was relocated to the site in 2003. The Ferlita Bakery building houses the museum. The c.1920 structure, 1820 E. 9th Avenue, is located east of the museum and serves as a gift shop and exhibition space. Following relocation from 1209 E. 13th Avenue, it was re-designated as a contributing structure to the locally designated Ybor City Historic District. Prior to Urban Renewal, the subject block was filled with residential, commercial, and mixed-use structures. In 1968, all structures except for the bakery and Oliva Cigar Factory were razed.

The six casitas were relocated to the west end of the property and arranged to create a turn-of-the-century streetscape. Following relocation, the wood-frame houses were restored to their original appearances. Four of the six casitas are examples of the early “shotgun” style workers’ houses built throughout Ybor City. Shotgun houses are rectangular in plan, one room wide, and three to four rooms deep. The narrow plan allowed the structures to be built on narrow lots or for multiple structures to be built on one lot. The two other casitas vary in plan and date of construction and represent the changes seen in the vernacular housing of Ybor City during the early twentieth century.

1800, 1802, and 1804 E. 9th Avenue were originally part of a group of six shotgun houses constructed along the north side of 5th Avenue between 15th and 16th Streets. They were relocated in the same grouping and with the same orientation. The front porch of each house is nearly full width, with a flat jigsaw cut railing. Chamfered square columns and jigsaw cut brackets support the shed roof. Wood shakes cover the main and the porch roofs.

2007 Angel Oliva Senior Street is a frame vernacular three-bay center gable house that reflects the detailing of the Colonial Revival period. Original Tuscan columns support the porch. Metal shingles cover the main and porch roofs. 2009 Angel Oliva Senior Street is a frame vernacular front gable house that incorporates the flat jigsaw cut trim typical of Folk Victorian styling. Although much of the trim on the porch is original, the balustrade was reproduced using original models. A 5-v crimp metal roof covers the main gable roof and porch hip roof. The small shotgun house at 2011 Angel Oliva Senior Street is trimmed with Victorian jigsaw millwork, reproduced using templates from original elements. A 5-v crimp metal roof covers the main gable roof and porch shed roof. All of the casitas are clad in novelty siding, and wood trim surrounds the two-over-two light wood sash windows and the doors. Brick piers, with wood-framed foundation screens between them, support the houses.

The locally designated Ybor City Historic District is significant under National Register Criterion A in the areas of Commerce, Industry, Entertainment/Recreation, Ethnic Heritage, and Social History and under National Register Criterion C in the areas of Architecture and Community Planning & Development. The six casitas are representative of the typical worker housing found throughout Ybor City during its period of significance and serve as physical reminders of the people who worked in the cigar industry.

Certain kinds of properties are not usually considered for listing in the National Register. These properties can be eligible for listing, however, if they meet special requirements, called Criteria Considerations, in addition to meeting the regular criteria. The Criteria Considerations need to be applied only to individual properties. Components of eligible districts do not have to meet the special requirements unless they make up the majority of the district or are the focal point of the district. The casitas, as components of the Ybor City Historic District, are not required to meet the requirements of Criteria Consideration B: Moved Properties. These six structures reflect a small portion of the approximately 865 contributing structures in the Ybor City Historic District.

The casitas are representative of the worker housing found in Ybor City during its period of significance, and they are well maintained in accordance with the Restoration and Preservation

Treatment Standards of the Secretary of the Interior. The 2016 Ybor City Museum State Park Management Plan states that the casita used for tours (1804 E. 9th Avenue) is identified for interpretation and therefore is managed using restoration as its treatment approach, while the other casitas are managed using the preservation treatment approach. These structures retain their historic integrity and continue to contribute to the historic character of Ybor City.

Therefore, staff recommends approval of the change in the status of these six buildings from non-contributing to contributing and the amendment of the Ybor City Historic District building inventory.

Public Comment: Chantel Hevia

Commissioners discussed the case and had additional questions to ask staff. There was a motion to re-open the Public Hearing.

Motion: Patricia Ortiz

Second: Dr. Thomas Pluckhahn

Motion to re-open the Public Hearing to ask additional questions.

The motion was approved by showing of hands, vote 4-0-0.

Commissioners asked additional questions of staff and the Public Hearing was closed.

Motion: Dr. Thomas Pluckhahn

Second: Susan Swift

Motion to approve HPC 2021-02, for the request to change the status from non-contributing to contributing for the six buildings located at 1800, 1802, 1804 E. 9th Avenue; 2007, 2009, 2011 Angel Oliva Senior Street and amend the historic properties inventory list.

The motion was approved by showing of hands, vote 4-0-0.

Ybor City Design Guidelines:

Dennis Fernandez – Next steps are working with the City of Tampa legal department on draft regulations, then working with our consultant to engage members of the public to gather information and then later in the summer bring you a draft of the Ybor City Guidelines revision.

Date and Time of Next HPC Meeting:

May 9, 2021, 9:00 a.m.

New Business:

None submitted.

Adjournment:

10:20 a.m.

Approved: _____ Date: _____

Vivian Salaga – Chair