



## HISTORIC PRESERVATION COMMISSION MINUTES

**Date:** Tuesday, September 21, 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 9:04 a.m.

**Silent Roll Call and Introductions:** Elaine Lund

**Commissioners Present:**

KerryAnn Kanch, Patricia Ortiz, Vivian Salaga, Mary Schukraft, and Susan Swift.

**Commissioners Arriving After Roll Call:** Dominique Cobb

**Commissioners Absent:** Dr. Thomas Pluckhahn

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

**Legal Staff:** Camaria Pettis-Mackle

Commissioners introduced themselves and their position on the Board.

**Reading of Minutes of July 20, 2021:** Chair Salaga stated that the minutes stand as written.

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

- The 2022 HPC calendar is in your packets and has been sent electronically for planning purposes. We schedule monthly; however, we meet every other month. The dates in green will be our hearing dates and the blue dates are if necessary.

**Conflict of Interests/ Ex Parte Communication:** Camaria Pettis-Mackle, Assistant City Attorney  
Camaria Pettis-Mackle asked the Commissioners if there were any ex parte communications regarding the items that are on the agenda today. Hearing none, for the record. Ms. 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 Salaga stated she has a conflict of interest with case HPC 2021-07, for the address of 1208 N. Howard Avenue. Commissioner Salaga stated she sits on the Board of the Directors for the Center of Architecture and Design, who will be occupying the building, and has voted on the acquisition and renovation of this building. Commissioner Salaga stated she will recuse herself for this case during the hearing. Form 9-B attached.

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

Commissioner Cobb arrived at the hearing at 9:13 a.m.

**Local Historic Landmark Designation as an addition to the West Tampa Multiple Properties Listing**

**HPC 2021-06 - Macfarlane Building, 1902 N. Howard Avenue**

**Elaine Lund – Historic Preservation Specialist**

Ms. Lund provided a PowerPoint presentation on the Macfarlane Building, built c.1905, was constructed and achieved its significance during the period of historic significance of the West Tampa Historic District (1893-1933), as listed in the National Register.

The building was constructed for the Macfarlane Investment Co., organized by Hugh Macfarlane, the founder and a primary developer of West Tampa. It was built as a partial rental property and has been occupied by several retail business and services. The building is a rectangular 2-story brick commercial vernacular structure with decorative brick work similar to that found on multiple cigar factories and other commercial structures in West Tampa.

Therefore, this historic resource is significant under National Register Criterion A in the area of Commerce, National Register Criterion B in the area of Community Planning & Development, 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 its 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 Macfarlane Building for Local Historic Landmark designation.

Hamilton Jones, Owner – Provided comment.

Public Comment: No one came forward.

Commissioner Salaga asked if there were any comments or discussion from the Commissioners.

**Motion: Patricia Ortiz**

**Second: Susan Swift**

Move to recommend City Council **approve HPC 2021-06**, for the property located at **1902 N. Howard Avenue** for the proposed Local Historic Landmark Designation as an Addition to the West Tampa Multiple Properties Listing:

Based on Section 27-257:

- a (2) (i):** The Property is associated with events that have made a significant contribution to the broad patterns of our history. (otherwise known as criterion "A" of the National Register criteria)
- a (2) (ii):** The Property is associated with the lives of persons significant in our past.
- a (2) (iii):** 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 values, or represents a significant and distinguishable entity whose components lack individual distinction.

**The motion was approved by a vote of 6-0-0.**

Commissioner Salaga recused herself, passed the gavel to Vice-Chair Cobb and left chambers during the next case.

**HPC 2021-07 - 1208 N. Howard Avenue**

**Elaine Lund – Historic Preservation Specialist**

Presented a PowerPoint presentation on the 1208 N. Howard Avenue, built c.1906, was constructed and achieved its significance during the period of historic significance of the West Tampa Historic District (1893-1933), as listed in the National Register.

The building was constructed as part of a brick block at the southwest corner of Howard Avenue and Arch Street. It was built as a rental property and has been occupied by several business and services. The building is a single story rectangular commercial vernacular structure with decorative brick work and original storefront design similar to that found on other commercial structures in West Tampa. Therefore, this historic resource is significant under National Register Criterion A in the area of Commerce 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 its 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 building at 1208 N. Howard Avenue for Local Historic Landmark designation.

Peter Hauerstein – AIA Tampa Bay – Owner gave a brief comment.

Commissioner Cobb asked for public comment. Seeing none, closed the hearing and opened the floor to Commissioner discussion.

**Motion: Missy Schukraft**

**Second: Susan Swift**

Move to recommend City Council **approve HPC 2021-07** for the property at **1208 N. Howard Avenue** be designated as a Local Historic Landmark within the West Tampa Multiple Properties Group, because in Section 27-257(a)(1-2) and (c) of the City of Tampa Code of Ordinances: a (1) Was constructed or achieved its significance during the period of historic significance as delineated in the National Register of Historic Places. a (2) (i) That are associated with events that have made a significant contribution to the broad patterns of our history. a (2) (iii) That embody the distinctive characteristics of a type, period, or method of construction.

**The motion was approved by a vote of 5-0-1, Commissioner Salaga recused herself.**

Chair Salaga returned to the dais, and Vice-Chair passed the gavel to Commissioner Salaga.

**Hyde Park National Register Historic District**

**Dennis Fernandez – Architectural Review & Historic Preservation Manager**

Presented a PowerPoint presentation on the process for local designation and how it relates to the Hyde Park National Register Historic District request. Special mention of the Dobyville and Courier City areas and how the Cross-Town Expressway divided these areas, part of the areas are within the Hyde Park Historic District and part is not. There are significant development pressures within the area of consideration. Since 1985 when the inventory was completed for the National Register District, staff has determined that approximately 40 structures have been demolished, and there has been quite a few non-contributing structures demolished as well and a considerable number of in-fill structures. The chart shows the contributing percentages. Another point of consideration is that it is somewhat of a gateway traveling into the Hyde Park Historic District that is currently unregulated through the preservation ordinances. Usually if contributing structures are removed, the replacement in-fill is of a higher density, mass, and scale than what exists historically. The proposal can also be viewed as a protective insulation approach that can be looked at by further protecting the National Historic District.

We are looking at having a public meeting in October to provide information on the proposal to the various neighborhoods affected. Outreach will continue and it is possible in early 2022 we may be able to bring this back to you in the form of a proposal. As we get closer, we can decide whether a day or evening meeting should be scheduled to handle the volume of the public that may want to provide comment on the proposal.

Commissioners discussed and asked questions about the information provided.

Dennis Fernandez provided comment on all questions asked of staff.

Camaria Pettis-Mackle provided comment on all questions asked of legal.

Public Comment: Reese Riggle, Kelly McMillan

Being that this agenda item was a Project status update, no motion was required.

**Ybor City Local Historic District Design Standards**

**Dennis Fernandez – Architectural Review & Historic Preservation Manager**

Provided an overview of the request to update the Ybor City Local Historic District Guidelines, where the process is and next steps.

**Election of Officers**

**Dennis Fernandez** – In accordance with your Rules of Procedure, annually you elect your Chair and Vice-Chair, currently Ms. Salaga serves as your Chair and Ms. Cobb as Vice-Chair. You will be making this election for the next year. I will ask first for nominations for Vice-Chair and any individual nominated must express their willingness to serve, then continue with Chair. I open the floor for nominations for Vice-Chair.

**Commissioner Salaga** – I nominate Commissioner Cobb for Vice-Chair.

**Commissioner Cobb** – I would agree to continue if that is the desire of the Commission.

**Dennis Fernandez** – Are there any other nominations for Vice-Chair? Seeing none. Just a simple vote to affirm the nomination.

**Vote: 5-0-1, with Commissioner Cobb abstaining.**

**Dennis Fernandez** – Moving on to Chair, are there any nominations for Chair.

**Commissioner Schukraft** – I would like to nominate Commissioner Salaga for Chair.

**Dennis Fernandez** – Are there any other nominations for Chair? Seeing none. Just a simple vote to affirm the nomination.

**Vote: 5-0-1, with Commissioner Salaga abstaining.**

**Date and Time of Next HPC Meeting:**

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

**Adjournment:**

10:40 a.m.

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Vivian Salaga – Chair