



## HISTORIC PRESERVATION COMMISSION MINUTES

**Date:** Tuesday, June 14, 2022  
**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 9:00 AM.

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

**Commissioners Present:** Vivian Salaga, KerryAnn Kanch, Mary Schukraft, and Susan Swift

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

**Commissioners Absent:** Patricia Ortiz and Dr. Thomas Pluckhahn

**Staff Present:** Dennis Fernandez, Elaine Lund and Aminta Owen

**Legal Staff:** Camaria Pettis-Mackle

Commissioners introduced themselves and their position on the Board.

**Reading of Minutes of May 17, 2022:** Chair Salaga stated that the minutes stand as written.

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

- Welcome Commissioners.
- Asked Commissioners to update HPC staff of vacation plans for the upcoming summer.

**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. Hearing none, for the record. Ms. 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.

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

**HPC 2022-02 - 1314 S. DeSoto Avenue**

Sec 27-261(c) Application for change in designation status of building, structure, or object as contributing or non-contributing.

Address: 1314 S. DeSoto Avenue  
Owner: Spanish Mission, LLC  
Agent: James Blackwood

Commissioner Cobb arrived during Mr. Blackwood's presentation.

Mr. Blackwood presented his case that this property was designated as a contributing structure in error of fact and that it does not meet the criteria for contributing structures. Mr. Blackwood discussed his supporting evidence through photographs, documentations, and a PowerPoint presentation. The presentation included text from the National Register Bulletin No. 15, including text which he stated had been omitted in the staff report. He then read the text. Mr. Blackwood discussed the RM-zoning classification and the history of a multi-family residence. His Summary Proof asserted that his property is non-contributing due to its extensive alterations that included siding, windows, enclosed porch and other modifications. Mr. Blackwood completed his presentation.  
*(a copy of Mr. Blackwood's presentation is attached to the minutes)*

Elaine Lund, staff for Historic Preservation, presented a PowerPoint Presentation for the staff report for this request. Ms. Lund discussed the contributing structure status since its original classification as a contributing structure to the local Hyde Park Historic District. She summarized that this structure maintains the integrity relied upon to classify it as contributing to the Local Historic District.  
*(A copy of this presentation is attached to the minutes.)*

*Public Comment:*

Patrick Cimino, 604 S. Oregon Ave spoke on this case and submitted letters from the Spanish Town Creek Civic Association and the Historic Hyde Park Neighborhood Association into the record.

**Motion:** Susan Swift                      **Second:** Dominique Cobb  
Move to receive and accept submitted letters into the record.  
**The motion was approved with a vote of 5-0-0.**  
*(a copy of these letters is attached to the minutes)*

**Motion:** Susan Swift                      **Second:** KerryAnn Kanch  
Move to receive and accept additional information from the property owner into the record.  
**The motion was approved with a vote of 5-0-0.**  
*(a copy of this information is attached to the minutes)*

Luzette Lightfoot, 2119 W. Hills Avenue spoke on this case

Legal, Camaria Pettis-Mackle outlined the criteria for review of this application per section 27-261(i).

The Commissioners asked for clarification from Staff and property owner.

The Chairperson offered the applicant five minutes of time for rebuttal. No rebuttal was provided.

The Commissioners had open discussion regarding the case and the information presented by the parties.

**Motion:** Missy Schukraft

**Second:** Vivian Salaga

Move to deny the application to change the designation status of the building structure, or object, for the property located at 1314 S. DeSoto Avenue as Contributing to Non-Contributing for the following reasons: applying criterion C, the property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. Further, this property maintains its essential physical features to convey enough significance and holds on to the aspects of integrity that are vital to the property being nominated in the first place and they are still present.

**Motion failed with a vote of 2-3-0 with Commissioners Cobb, Swift and Kanch voting against**

**Motion:** Dominique Cobb

**Second:** Susan Swift

Move to open the Public Hearing for questions.

**Motion passed with Commissioners Salaga and Schukraft voting against.**

The Commissioners asked further questions to staff and property owners.

**Motion:** Susan Swift

**Second:** Dominique Cobb

Move to close the Public Hearing.

**Motion passed with a vote of 5-0-0.**

**Motion:** Dominique Cobb

**Second:** Susan Swift

Move to approve the application to change the designation status of the building structure, or object, for the property located at 1314 S. DeSoto Avenue as Contributing to Non-Contributing for the following reasons: no significant architectural style or construction technique over the years and the information provided, I've seen that the residence has been significantly altered. Also, there has been illegal structures.

**Motion failed with a vote of 2-3-0 with Commissioners Salaga, Schukraft and Kanch voting against.**

**Motion:** Missy Schukraft

**Second:** KerryAnn Kanch

Move to deny the application to change the designation status of the building structure, or object, for the property located at 1314 S. DeSoto Avenue as Contributing to Non-Contributing for the following reasons: applying criterion C, the property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. Further, this property maintains its essential physical features to convey enough significance and holds on to the aspects of integrity that are vital to the property being nominated in the first place and they are still present.

**The motion passed with a vote of 3-2-0 with Commissioners Swift and Cobb voting against.**

*The Commission observed a five-minute recess at this time*

### **North Hyde Park Update**

Dennis Fernandez, HPC Administrator informed the Commissioners of a procedural error with the notice, and as a result the notice was determined to be flawed. The path forward would be to re-notice the hearing and bring it back to the Commission for consideration once again.

August or September may be possible dates to bring this item back to the HPC. Mr. Fernandez will contact Commissioners to determine a date that works with everyone's schedule.

*Public Comment:*

*Patrick Cimino*, Vice-President of Historic Hyde Park Neighborhood Association, 604 S. Oregon Ave spoke on this issue.

Dennis Fernandez's recommendation to the neighborhood association is for an additional public meeting with the property owners of the neighborhood prior to the actual Public Hearing before the HPC Hearing.

**Election of Officers**

Commissioner Swift nominated Commissioner Salaga to remain as Chair of the HPC.

Commissioner Salaga accepted the nomination.

**The nomination was affirmed unanimously**

Commissioner Schukraft nominated Commissioner Cobb to remain as Vice-Chair of the HPC.

Commissioner Cobb accepted the nomination.

**The nomination was affirmed unanimously**

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

July 18, 2022 at 9:00 AM

**New Business:**

The Commissioners discussed the possibility of scheduling a workshop to explain the different concepts in Ch. 27 relevant to the historic districts. Mr. Fernandez will arrange dates that will accommodate everyone and asked Commissioners to email discussion points to begin building the information.

**Adjournment:**

11:06 AM

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Vivian Salaga – Chair