



HISTORIC PRESERVATION COMMISSION MINUTES

Date: Tuesday, March 12, 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

Silent Roll Call **Commissioners Present:** Dr. Ralph Moon, Patricia Ortiz, Vivian Salaga, and Missy Schukraft

Commissioners Arriving After Roll Call:

Commissioners Absent: Dr. Thomas Pluckhahn

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

Legal Staff: Rachel Peterkin

Commissioners introduced themselves and their position on the Board.

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

Announcements: Dennis Fernandez, Architectural Review and Historic Preservation Manager

- Welcome to this morning's hearing. We are in the process of moving our office to 4900 W. Lemon Street, Tampa, FL 33609. We will be keeping our regular phone numbers and email addresses.

Review of Minutes: January 15, 2018, Minutes: Commissioner Salaga stated that the minutes stand as read.

Review of Fence Standards: Tampa Heights Local Historic District:

Chair Commissioner Salaga asked staff to give an overview of the circumstances surrounding the subject of today's hearing.

Dennis Fernandez – As you are aware, we entered into a formal review of the Tampa Heights Local Historic District Design Guidelines, pages 69-70, relating to fences and walls. In December 2018, the staff in accordance with the code, noticed the Tampa Heights Historic District by mail. We sent out approximately 600 letters to Property owners and Civic Associations notifying them of the January 15, 2019 hearing. This board received

public comment at that hearing and following that the ARC was requested to provide a recommendation to the HPC at this hearing. The ARC scheduled this request on Wednesday, March 6, 2019. The ARC's motion regarding the Tampa Heights Design Guidelines, regarding fences was to recommend the guidelines remain the same. That was a unanimous vote 5-0-0. Today your charge is to make a formal recommendation to Tampa City Council; we have an agenda item scheduled on Thursday, March 21, 2019. I will bring your motion to them and they will make the final decision to keep the guidelines the same or if they wish to make a change on their own.

Rachel Peterkin – Legal Division – As you know, your motions to City Council are your opportunity to speak directly to them. I have provided you with some sample motions with multiple options.

Commissioner Salaga – I understand that it is very important, as this motion is being crafted that the language be very specific relative to substantial and supportive data.

Rachel Peterkin – this is provided as a guide and it touches those areas that Dennis will be speaking to at the City Council hearing.

Commissioners asked questions on what information was needed in the motion. Legal explained the options and rationale that they might use to make the motion.

Dennis Fernandez – Staff has been engaging both formally and informally with the neighborhood and one reoccurring theme that kept reemerging from discussions. The residents feel that this particular element of the design guidelines preserves the historic character of their neighborhood.

Commissioners discussed possible wording of the motion.

Motion: Patricia Ortiz

Second: Ralph Moon

That after receiving public comments at the public hearing held on January 15, 2019, advance notice of which was sent as required by City of Tampa Code Section 27-264 (b) to all property owners within the Tampa Heights Historic District, and after receiving today, Tuesday, March 12, 2019, the ARC recommendation comments, the HPC recommends City Council that the existing fence standards of the Tampa Heights Design Guidelines be upheld and no changes made, based on outstanding support from the Tampa Heights community and staff of the Historic Preservation Division who indicated that this particular feature contributes to the unique character of the Tampa Heights neighborhood.

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

Dennis Fernandez – I will be bringing that motion to City Council on Thursday, March 21, 2019. Item seven on the agenda is the Ybor City Local Historic District Guidelines. The nature of the historic districts continue to evolve, and there are always changes with materiality. It was identified early on that the Ybor City district, being the oldest was the most in need of a guideline update. With the availability of funding we were awarded we can reinvigorate the process of going through the Ybor City Design Guidelines to make them more relevant to the district today. Dennis Fernandez gave a Power Point presentation on the Ybor City Historic District and how the guideline revision process will take place. Once we have obtained the consultant to work on this project I will let you know. The code requires that there be a single public meeting that occurs in the same way we advertised for the proposed changes to the guidelines for fences and walls for Tampa Heights. I feel we need multiple meetings for this particular segment of the process and will work with the consultant to reach out to the public in different areas. Additionally, we will bring this back on your agendas for HPC input and comments. When we have a finished draft we will obtain the BLC comments on the draft, and then bring a final

draft back to the HPC to obtain a recommendation to City Council on the revised Ybor City Design Guidelines. There is no action today. I'll answer any questions you may have about the processes.

Commissioner Schukraft - Often times when Historic Districts Guidelines are prepared the economic incentive portion can be pretty weak. There is lots of information that will show that properties within a historic district typically are valued at a higher number than properties outside the district. There have been quite a few studies. I know the National Trust has information about that. I'm on the user side talking to people about why it's important that their house is in a historic district as opposed to being outside. That is one of the things that does ring a bell, particularly on the residential side. I'm not familiar with the commercial side. That is my only comment, which is to try and beef that up. There are some really good reasons to be within a historic district.

Dennis Fernandez – I think that is one of the common challenges that the staff gets when you're dealing with a historic building and a developer who may not be as versed in adaptive reuse feels that it makes more economic sense to tear the building down and rebuild than it does to retain. Educating developers in not only the benefits, but also the relief within the building code, and the relief within some of the other codes for redevelopment that exist can be challenging. But actually being able to bring the carrot instead of the stick to the discussion and talk about the dollars and cents of it is very helpful. As you stated, there are national studies, and there are state studies through the State Historic Preservation Office, and there is almost a common sense approach of looking at areas of similar eras and seeing where they are at today.

Commissioner Moon – It's very exciting. This whole list is a heck of a lot of work. The reason that we are here today is that there was longevity in the materials that were used to construct these buildings back in the early 1900s. Brick, solid wood, concrete, marble and metal all are fairly forgiving with regard to moisture. But some of the challenges we have with housing today is prospected by the fact that materials are very vulnerable to moisture in a hot, humid, rainy climate. If it is possible to be thinking, in order to have a successful historic preservation in codes, there also has to be an underlining theme of longevity. Are we incorporating materials that are stable, forgiving to moisture, and can be rehabilitated easily? Right now in the residential market there is a predominance of composite wood products, i.e., particle board, MDF, OSB, which is the most predominant material in the world right now, and not good for historic preservation. Incorporate those materials that will have longevity rather than those that are expedient and low cost, but don't have a chance to go past 25-30 years of life expectancy before they fail.

Dennis Fernandez – I would say for the most part that our staff is very open to new materials, particularly traditional materials that are being manipulated in new ways that extend their longevity. There are examples of different species of wood out there that are more weather resistant, more resistant to humidity, and performs better over the life of a project. At the end of the day, we do not want to be part of a project that looks good for the first year or two, but long term is a nightmare for the property owner to manage. We want to meet our goals, but at the same time be cognizant of quality and durability. I think when we are dealing with rehabilitation that discussion is a very different discussion than new construction, because in new construction you can certainly utilize contemporary materials; you just have to have more of a traditional application of those materials. One example comes to mind, in Ybor City, if you are driving down 21st/22nd St near the Arturo Fuentes Factory there is a large building that looks like a Cigar Factory, but it actually is a bonded cigar warehouse, essentially a large cooler. The way they approached it, it fits in very well, it's a very contemporary secure facility, but fits into the district very well. I think it is testament to not only staff's direction, but also the willingness of the developer to approach it in that manner, and the willingness of the Barrio Latino Commission to receive it and being careful not to set a precedent.

Commissioner Salaga – In my years of sitting on the ARC, it just never fails that someone presents a project that is really inappropriate, but they point to a neighbor or another project down the road that did the same thing. I'm hoping that somewhere in your section on purpose and use of the guidelines, that there could be some fairly

strong statements regarding inappropriate precedents that should not apply when people are looking at doing their own developments, remodels, and additions.

Dennis Fernandez – It is a blank slate, and we are talking about having workshops with the intention of this Board and the Barrio providing input.

Commissioner Salaga – While the Barrio is unique as a community, so much of what you will be going through would be so appropriate to begin to apply to the other historic neighborhoods when their turn comes up for design guidelines reviews. So maybe what you are doing now is a lot of homework that can be satisfactorily applied to some of the other neighborhoods as well.

Dennis Fernandez – That is my intention, we will be bringing you back periodic updates; this was our roll out for this morning’s meeting.

Commissioner Ortiz – I think it is a really good idea that you stated that you will be using a glossary or a definition section, because I think that is one of the problems we run into in reviewing a project: poor definitions or lack of definitions. I think pictures are very great too, because they can get right to the point. And also I’m happy to hear that you will be paying particular attention to signage. I think that’s very important in this historic district. It sounds good to me so far.

Commissioner Salaga – This is really exciting. I know that you may not want volunteers, but to assist in your process the Tampa Bay Foundation for Architecture and Design has a Heritage committee and if we bring this up to them I’m sure there are some that may want to provide volunteer assistance.

Dennis Fernandez – We will keep that in mind, it may be useful.

Date and Time of Next HPC Meeting

May 14, 2019, 9:00 a.m.

Commissioner Salaga – Has there been any movement on getting additional Commissioners for this board?

Dennis Fernandez – I’m always searching, City Council had advertised, however no applications were received. I think most likely it won’t be until after the new administration is in place. If anyone is interested, they can contact me at (813) 274-3100 Option 3. I will be happy to discuss what seats are open that they can make application for.

New Business

None submitted.

Rachel Peterkin – Chair Salaga, before moving for adjournment, maybe you could have a motion to receive and file any documents presented at this hearing.

Motion: Patricia Ortiz Second: Ralph Moon

Motion to receive and file all documents presented during this public hearing.

The motion was granted with a vote of 4-0-0.

Adjournment

10:15 a.m.

Approved: _____ Date: _____
Vivian Salaga – Chair