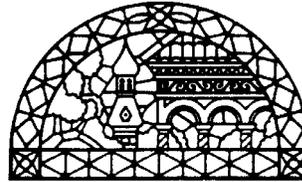


CORNERSTONE

TAMPA PRESERVATION, INC.



SPRING 2006

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and
Board Members*

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Grace Kelly
(Revolving Fund)

VP of Education
Robin Gonzalez

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Christie Farrior

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Newsletter Design
Susan Jones

Contact us at:
Tampapreservation.com.
tpitampa@aol.com.

Cigar Factories Still in the News

Since our last newsletter a lot has happened in terms of the protection (or not) of fifteen of Tampa's historic cigar factories that unfortunately are located outside of any of our historic districts and are thus unprotected. When last we updated you about this issue, City Council was scheduled to hold a public hearing on November 17th.

At that November public hearing, with the support of many preservationists, council members were finally convinced that there was no provision in the current City Code to allow owners of the factories to "opt out" of a historic designation of their property. After coming to that realization, the hearing was again continued until February 2, 2006, at which time it was thought that the owners would either have to elect the economic hardship provision of the code or City Council would act to initiate the historic designation of the factories.

In preparation for another long hearing at City Council, the preservation community armed itself with resources to educate Council on the importance of designating these important Tampa structures. Tampa Preservation, Inc. arranged to have two attorneys from the National Trust for Historic Preservation come to Tampa to address Council at the public hearing. Much to everyone's surprise, without even opening the public hearing to public comment City Council held a long discussion about "property rights" and then made a motion to direct the City legal staff to redraft the Historic Preservation Code of the City to require owner consent in the case of designation of an individual structure (they would not change the requirements for the designation of historic districts). Once again, the issue was continued - this time until August, 2006.

To amend the preservation ordinance to require owner consent for designation of a historic landmark would have a devastating effect on our city. Owners of significant historic buildings would be able to choose not to be designated by merely saying "I don't want to", leaving some of Tampa's most important historic buildings subject to demolition or alterations that could diminish their character and affect their significance. Tampa's preservation ordinance currently has an economic hardship clause that property owners can utilize to show that designation would be burdensome. The proposed amendment however would require no burden of proof whatsoever and would negatively impact every future attempt to designate any building as historic.

Historic designation is a common land use regulatory tool used in communities throughout the United States. Designating a property recognizes a building's historic significance to the community.

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NEW MEMBERS

Mr. & Mrs. Alan Badia

Ms. MaryAnn Cardona

Ms. Julia Gorzka

Ms. Elaine Illes

Mr. Nichols Jammal,
Jammal Engineering, Inc.

Ms. Laura Miller

Mr. & Mrs. Julio Muniz



COMMEMORATIVE GIFTS

In Memory of Frances Kruse

By

Ms. Celia Furman
and
Ms. Mary Anne Kearney

President's Message

Dear Friends of Tampa Preservation:

As you're probably aware, 2006 has presented several challenges to the well-being of preservation in Tampa. Efforts to reduce the height and mass of a proposed high-rise that exceeds the guidelines set forth for Tampa's historic districts have met with opposition from a judicial review. The fate of fifteen venerable cigar factories that deserve to be protected through landmark designation has been threatened by a majority vote of Tampa's City Council members who seek to rewrite existing ordinances so property owners and developers can decide for themselves if historic buildings should be exempt from such designation. Tampa's architectural legacy deserves more responsible and respectful care than has recently been extended.

Many cities throughout the U.S. have been very successful at preserving their local heritage through policies that incent and encourage owners to be responsible stewards of their historic properties. There are several examples of the benefits that come from protecting buildings that no longer serve their original function. Intelligent and creative reuse of architecturally or culturally significant buildings has produced economic benefits through heritage tourism. The City of Savannah has had particular success through its partnership with Savannah's College of Art and Design, along with other community partners. Those cities that insist on appropriate design of new construction, or reuse of older buildings within historic districts have been repeatedly rewarded with economic and cultural gains. For the City of Tampa to do less is dangerously shortsighted.

This community's preservation leaders are committed to forming productive partnerships within the community, including developers, so that both progress and history can co-exist and help our City flourish. We recognize that property owners who refuse or are reluctant to have their buildings protected through landmark designation might not have been presented with information on the benefits that such designation can provide. In addition, it is fair to say that all is not perfect with regard to the City's processes and procedures that govern new construction within historic districts, and modifications to existing structures. There is room for improvement, and we wish to be part of the solution. Tampa Preservation has initiated the formation of an independent Preservation Leadership Panel that will work towards the promotion of productive partnerships and solutions needed for process improvement.

We urge those of you who care about the direction of preservation in Tampa to contact your City Council representative and share your views. We will keep you informed of our progress towards safeguarding our historic and architectural legacy. If you'd like to help in some way, either by donating time or money, please call our office at 248-5437.

Anna Thomas

Build or Tear Down

I watched them tear a building down -
- a gang of men in a busy town
A ho-heave-ho and a lusty yell
They swung a beam and a side wall fell.

I asked the foreman, "Are these men skilled
and the kind you'd hire if you were to build?"
He laughed and said, "Why no indeed!
"Just common laborers is all I need".
They can easily wreck in a day or two
that which took Master Builders years to do."

So I said to myself as I went on my way,
"What part in this game of life do I play?
Am I shaping my deeds to a well-made plan?
Carefully measuring with rule and square
Patiently doing the very best I can?
Or am I a wrecker who walks the town
Content with the labor of tearing down?"

(unknown)

23rd ANNUAL PRESERVATION CELEBRATION AND AWARDS

Reminder: March 15th is the deadline to apply for the 2006 Tampa Preservation, Inc. awards. Nominations for outstanding historic preservation projects, programs and achievements by individuals and organizations are welcome.

Tampa Preservation, Inc. will host its 23rd Annual Preservation Celebration and Awards ceremony on Friday, April 21st. This event which recognizes preservation projects and organizations and individuals that have contributed to the preservation of our community over the past year is the perfect opportunity to share in the excitement of seeing and applauding the winners as well as just networking with other preservationists in our community. Plan now to attend this fun and exciting event. Free to current members, \$25 for others (which includes a 1 yr. membership!).

continued from page 1

Once designated, any alterations that an owner chooses to make to the building's exterior are subject to review by one of the City's historic preservation review boards. Designation does NOT affect an owner's use of the building nor does it mandate that changes be made.

The argument that designation interferes with a property owner's property rights is simply a wrong argument. Preservation is about the rights of ALL citizens to live in a City that has a sense of place and about preserving its shared history. Since designation only affects alterations to the public exterior of a structure, it rarely is a real infringement on a property owner's property rights. Besides, we seem to leave the responsibility part out of the "property rights" argument. Isn't there a personal responsibility that goes along with the right to own property?

Will Tampa, the "Cigar Capital of the World" soon be a city without any reference to the industry that put us on the map? If you are concerned about this situation, City Council and the Mayor need to know how you feel. Write a letter, send an email or make a phone call to let your opinion be heard. Tampa's history belongs to ALL its citizens, not just the ones that happen to own specific buildings. If you don't speak up, it is your history that will be lost!

City Council Contact Information

Mailing Address: 315 E. Kennedy Blvd.
City Hall, 3rd Floor
Tampa, Florida 33602
Phone: 813-274-8131
Fax: 813-274-7076 (24 hours)

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John Dingfelder john.dingfelder@tampagov.net
Kevin White kevin.white@tampagov.net
Mary Alvarez mary.alvarez@tampagov.net

VOLUNTEER OPPORTUNITY

Quite often Tampa Preservation is approached to hold walking tours for visitors and organizations in our area. If you are interested in learning how to help and become a tour guide to assist TPI in this program, please contact our office at 248-5437. You do not need to have prior knowledge or experience - we'll arm you with all the information and teach you the few skills you need!

More of Tampa's History Meets the Wrecking Ball

If you have driven downtown lately you may have noticed a pile of rubble accumulating on the block of the old Maas Brothers. Demolition crews recently started the long discussed process of clearing the block to make way for a new development. Once again, a lack of proper maintenance of an historic building has resulted in its demise. Had the previous owners been good "caretakers" of their property we would still have an additional block of our historic downtown in tact!

Web Sites of Interest

Interested in preserving family artifacts or photos? Check out www.heritagepreservation.org to get information on the best methods to use.

Have you ever heard someone mention a Sears catalog house and wondered exactly what that was? Check out www.searsmodernhomes.com to learn more about the 447 building styles that were sold through a mail order system.



Above and below: the demolition of the old Maas Bros. Building (note the Tampa Theatre marquee in the background.)



News Flash!

The National Trust for Historic Preservation and PARADE magazine will reveal the winners of the "Tell America's Story" contest in the May 7 issue of PARADE magazine. Over 2,000 essays have been received from readers sharing their stories about places in their communities representing all 50 states that have helped shape America's history and culture. Entries will be judged by a panel of judges including actor and activist Morgan Freeman and Richard Moe president of the National Trust. Read the results in the May 7 issue of PARADE!

The History Channel offers several programs that may be of interest to preservationists (and history buffs):

- A new show - MEGA MOVERS - is in the works that will document historically relevant structural moves, including large historical landmarks such as houses, statues, monuments, trains, bridges, etc. which are being moved in order to preserve them.
- Interested in historic real estate that is for sale? Sign up for the "Historic Real Estate for Sale" Email Update newsletter (www.preservationdirectory.com/historicproperties_emailist.html) or view the real estate for sale directory (www.preservationdirectory.com/historicproperties_main.html)

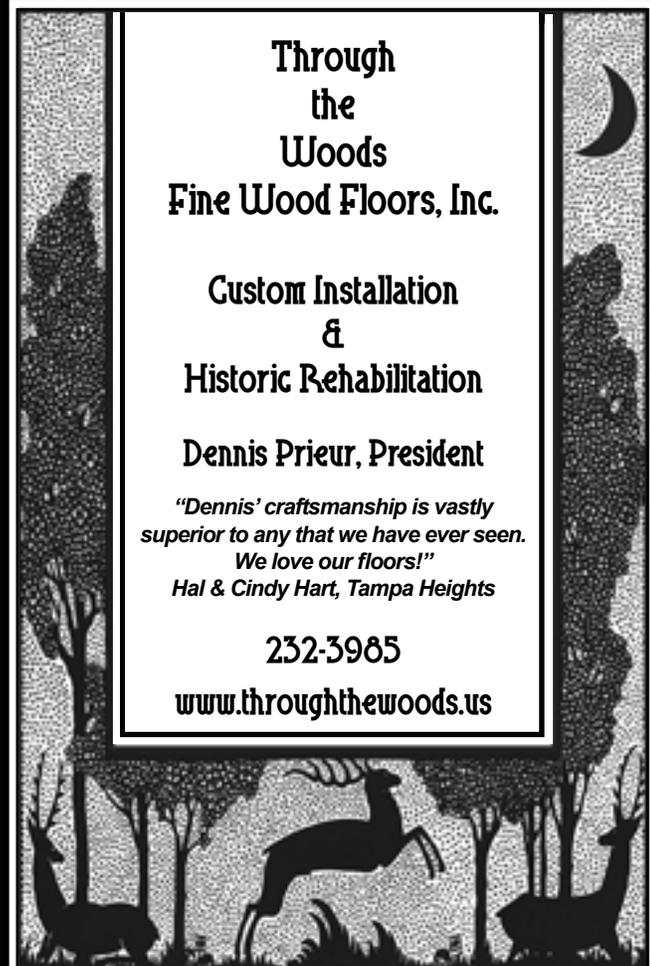
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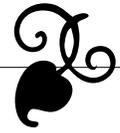
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CALENDAR OF EVENTS



March 4, 10 - 2
 March 6, 5:30 PM
 March 8, 5:30 PM
 March 12, 12 - 5 PM
 March 14, 9:00 AM
 March 15
 March 21, 9:00 AM
 March 28 & 29

Historic Hyde Park Neighborhood Association Tour of Homes
 Architectural Review Commission Public Hearing
 Architectural Review Commission Public Hearing
 Tampa Heights Tour of Homes
 Historic Preservation Commission Public Hearing
 DEADLINE FOR TAMPA PRESERVATION AWARDS NOMINATIONS
 Barrio Latino Commission Public Hearing
 Preservation Days Activities in Tallahassee

April 2, 11:30 - 5:30
 April 3, 5:30 PM
 April 5, 5:30 PM
 April 8, 9 AM - 5 PM
 April 11, 9:00 AM
 April 18, 9:00 AM
 April 20, 7 - 9 PM
 April 21, 7:00 PM

Old Seminole Heights Neighborhood Association Tour of Homes
 Architectural Review Commission Public Hearing
 Architectural Review Commission Public Hearing
 Renaissance in Old West Tampa, West Tampa Library
 Historic Preservation Commission Public Hearing
 Barrio Latino Commission Public Hearing
 Bungalow Details: Exterior, Seminole Heights United Methodist Church
 TAMPA PRESERVATION, INC. PRESERVATION CELEBRATION

May 1, 5:30 PM
 May 3, 5:30 PM
 May 9, 9:00 AM
 May 16, 9:00 AM
 May 18 - 21

Architectural Review Commission Public Hearing
 Architectural Review Commission Public Hearing
 Historic Preservation Commission Public Hearing
 Barrio Latino Commission Public Hearing
 Florida Trust for Historic Preservation Annual Conference, St. Augustine

SAVE THE DATE!

Plans are already underway for the annual Candlelight Holiday Tour and Party.

Mark your calendars now for Saturday, December 2nd and watch your newsletters and mailbox for further information and invitations!

Pay Tribute To Or Memorialize Someone

Yes! I want to support the efforts of Tampa Preservation, Inc. to preserve the historic structures and neighborhoods of Tampa and to educate the citizens about their unique heritage.

Enclosed is my gift of \$ _____

Donor Name _____ Address _____

This gift is in honor of / memory of / for an occasion (*circle one*)

Please send acknowledgement to:

Name _____

Address _____

Mail to: Tampa Preservation, Inc., P.O. Box 18061, Tampa, FL 33679

TWO UPCOMING LECTURE OPPORTUNITIES



April will provide two different lecture opportunities for people interested in bungalows and architecture.

On Thursday, April 20th from 7 - 9 PM the neighborhood associations of Seminole Heights will host a lecture by Jane Powell at the Seminole Heights United Methodist Church at 6111 N. Central Avenue. The author of five popular books on bungalows will speak on her most recent book *Bungalow Details: Exterior*. Admission for this lecture by Jane Powell is free.

On Friday, April 21st from 7 - 9 PM Bungalow style expert and author Paul Duchscherer will be in St. Petersburg in his first Florida speaking engagement. This lecture and book-signing will be held at the St. Petersburg Museum of History at 335 Second Avenue NE. The topic covered will be *Bungalows Inside & Out*, and will cover architecture, interiors and gardens. Admission is \$5 for Museum members and \$10 for non-members. Proceeds will benefit the St. Petersburg Museum of History.

Join Us In Preserving Tampa's History • 248-5437

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