

# HISTORIC PRESERVATION BOARD

## MINUTES

September 6, 2012

3:00 p.m.

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### PRESENT

Melinda Pletcher, Chairman  
Martin Lott, Vice Chairman  
Ingrid Jacobus, Member

### ABSENT

Bill Thompson, Member (Excused)  
Frank T. Hurley, Member (Excused)

### ALSO PRESENT

George Kinney, Community Development Director  
Catherine Hartley, Senior Planner  
Pamala Prell, Deputy City Clerk, MMC

#### 1. Approval of Minutes – August 2, 2012

Member Lott advised that David Feinberg's name is misspelled in the minutes and ask that it be corrected.

**Member Lott made a motion to approve the minutes of August 2, 2012, as amended. The motion was seconded by Chairman Pletcher and unanimously approved by a roll call vote.**

#### 2. Action Items

- a. Case #2012-0037  
Applicant: Kenny and Margaret Herman  
612 Pass-a-Grille Way, aka the "Fairhaven"

Request: Certificate of Appropriateness for demolition of a contributing historic structure.

See the discussion and motion regarding this item under item 2 (b).

b. Case #2012-0038

Applicant: Kenneth and Margaret Herman

608 Pass-a-Grille Way, aka the "Zephania Phillips Cottage"

Request: Certificate of Appropriateness for demolition of a contributing historic structure.

Senior Planner Catherine Hartley explained the applications.

Mr. and Mrs. Kenneth Herman were present to represent these two cases and advised that both structures were badly damaged by Tropical Storm Debby.

Mr. and Mrs. Herman agreed that if anyone would be willing to move or purchase the cottage, including the lot, they would be willing to discuss that. They stated that they would like to see the cottage preserved.

The Board held a general discussion regarding the historic value of both of these properties and expressed their desire to try to save the historic Zephaniah Phillips Cottage, which was the first settlement in Pinellas County.

Senior Planner Hartley pointed out that the City did not have the resources to provide the continued maintenance required for the cottage and that Pinellas County's Heritage Village did not have the resources to acquire it.

Senior Planner Hartley reported that if the historic cottage cannot be saved she will contact a local university professor to take photos and document the historic structure before it is demolished.

The Board requested that Mr. and Mrs. Herman grant them 30 days to pursue saving the historic cottage.

Mr. and Mrs. Herman agreed not to demolish the historic cottage during the next 30 days and will agree to an extension of that time, if there is a serious offer to acquire it.

Mr. Herman stated that he has invested a large amount of money in preserving these two structures and after the recent storm damage he did not think it was worthwhile to invest any more for repairs. Mr. Herman pointed out that the structure on the Fairhaven is damaged

beyond repair and the Zephaniah Phillips Cottage has major roof damage.

The Board Members individually expressed their displeasure with the demolition of the historic structures, especially the Zephaniah Phillips Cottage demolished, because it was the first homestead in Pinellas County, but that they understood Mr. and Mrs. Herman's position. The Board held a general discussion regarding possible options to save the cottage.

Chairman Pletcher requested that the Board Members be given an opportunity to tour the cottage before it is demolished. Mr. and Mrs. Herman agreed.

Senior Planner Hartley advised that she spoke to someone who may be interested in saving the historic cottage.

**Member Lott made a motion to grant the request for a Certificate of Appropriateness for the demolition of a contributing historic structure at 612 Pass-a-Grille Way (Fairhaven) and also at 608 Pass-a-Grille Way (Zephaniah Phillips Cottage) with the understanding that no demolition will occur with the next 30 calendar days, and if there is a solid possibility of the transfer of ownership in process, the owners agree to discuss a short extension. The motion was seconded by Chairman Pletcher and unanimously approved by a roll call vote.**

#### **4. General Discussion**

##### **a. Proposal for 10<sup>th</sup> Avenue Park**

Mr. Augie D'Alessio gave a presentation and asked the Board to support his proposed upgrades to the 10<sup>th</sup> Avenue Park which includes a water fountain, a flag pole monument and landscaping. Mr. D'Alessio stated that this is just a proposal and he would be open to other any suggestions.

Mr. D'Alessio gave an overview of the damage caused to the park, by Tropical Storm Debby, and the funding needed to make repairs and enhancements to the park.

The Board held a general discussion regarding developing a strategic plan for the historic park and agreed to discuss this issue at future meeting.

b. Education and FAQ Regarding Historic Preservation in St. Pete Beach, Certificate of Appropriateness, "FEMA" Variance, and Tax Exemptions

Senior Planner Hartley stated that she would like to develop a one page information (FAQ) sheet regarding historic designation of properties, FEMA variances and general education and send a mass mailing to the residents of Pass-a-Grille to answer questions regarding local historic designation issues.

Senior Planner Hartley stated that she would like to add a disclaimer on any application submitted regarding demolition and/or alternations to local designated historic structures to make sure the applicant understands all of the conditions regarding historic structures.

Ms. Jacobus suggested that a list of the local designated properties be included with the information that is sent to the residents.

Senior Planner Hartley stated that she would bring a draft of the information that she intends to send to the residents for review at the next meeting. Ms. Hartley also stated that she can schedule a workshop to discuss a strategic plan for 10<sup>th</sup> Avenue Park, if the Board desires.

c. Miscellaneous Items

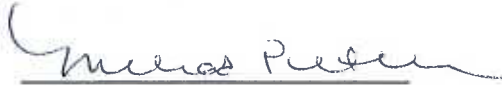
Chairman Pletcher stressed the importance of the Board focusing on preserving the Transient Lodging Facilities in Pass-a-Grille, because that is where the 8<sup>th</sup> Avenue Businesses gets the majority of their customers.

5. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 4:35 p.m.

Attest:

  
Rebecca C. Haynes, City Clerk

  
Melinda Pletcher, Chairman