

# **HISTORIC PRESERVATION BOARD**

## **MINUTES**

**November 1, 2012**

**3:00 p.m.**

### **CALL TO ORDER**

### **PLEDGE OF ALLEGIANCE**

### **ROLL CALL**

### **PRESENT**

Melinda Pletcher, Chairman  
Martin Lott, Vice Chairman  
Ingrid Jacobus, Member (Telephonically)  
Bill Thompson, Member

### **ABSENT**

Frank T. Hurley, Member (Excused)

### **ALSO PRESENT**

Catherine Hartley, Senior Planner  
Pamala Prell, Deputy City Clerk, MMC

#### **1. Approval of Minutes of October 4, 2012**

Member Lott asked that the words "per the development order" be stricken from the minutes.

**Member Lott made a motion to approve the minutes of October 4, 2012, as amended. The motion was seconded by Member Thompson and unanimously approved by a voice vote.**

#### **2. Action Item: Public Hearing, Quasi-Judicial:**

a. Case No. 2012-0050: Applicants Margaret and Kenny Herman and Carl Hollenbeck. Request: Certificate of Appropriateness to move the Zephaniah Phillips Cottage, a designated historic structure, from 608 Pass-a-Grille Way to 103 8<sup>th</sup> Avenue. Applicant also requests a Certificate of Appropriateness for rehabilitation of and additions to said structure.

Senior Planner Hartley provided background information regarding the application, explained the quasi-judicial procedures and gave an overview of the staff report. (A copy of the staff report is attached to these official minutes). She also advised that the Board will have the opportunity to comment on the proposed 27 foot setback off 8<sup>th</sup> Ave.

Mr. Carl Hollenbeck, 2541 E. Vina Del Mar, advised that he hired Patrick Knapp to move the house and Ralph Lickton to do the drawings. He explained that he desired the 27 foot setback so a patio could be installed for public use during events held on 8<sup>th</sup> Avenue. He stated that he wanted the cottage to remain a residential structure and explained that he is attempting to replicate the entire site that the house currently sits on including the patio and using the existing palms trees.

Chairman Pletcher asked if anyone in the audience had any questions for the applicant. There were no questions from the audience.

Mr. Ralph Lickton displayed a rendering of how the house and landscaping will look after it is moved to the 8<sup>th</sup> Avenue lot. He also explained they hoped to use the extra siding from moving the small room and that the roof material can be matched with what currently exists. He also explained the type of foundation the cottage would sit on and that there are no proposed changes to the front of the cottage.

Chairman Pletcher asked if there were any audience comments supporting the application. The following residents spoke in support of the application including the 27 foot setback.

Mr. Dave Feinberg, 702 Pass-a- Grille Way, St. Pete Beach, FL.

Amy Loughery, 105 8<sup>th</sup> Avenue, St. Pete Beach, FL.

Margaret Herman, 2329 Sunset Way, St. Pete Beach, FL.

Chairman Pletcher asked if there were any audience comments objecting to the application. There were no audience comments objecting to the application. Chairman Pletcher closed audience comments.

Mr. Hollenbeck submitted several letters of support from business owners on 8<sup>th</sup> Avenue. (These letters are attached to these official minutes.)

Member Lott stated that he would like the applicant to reconsider the 27 foot setback, but that the most important issue was preserving and moving the cottage.

Chairman Pletcher clarified that when the Board was discussing the setbacks for 8<sup>th</sup> Avenue, they were talking about regulations for new construction.

**Member Lott made a motion to recommend approval of the Certificate of Appropriateness, to include: the materials as presented, the foundation as presented, the additions as presented, the roofing material as presented, with the understanding the architect will investigate providing a clear definition to distinguish the new addition from the old structure, and the reuse of the existing materials from the existing building, and moving the cottage. The motion was seconded by Member Thompson and approved by a unanimous roll call vote.**

**Member Thompson made a motion that the Board recommends approval of the requested 27 foot setback and that their recommendation is forwarded to the Board of Adjustment. The motion was seconded by Member Lott and unanimously approved by a roll call vote.**

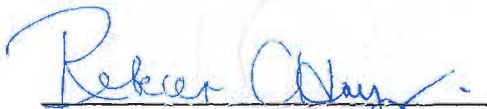
b. Division 40 CRD-EA Land Development Code text amendment: Stand-alone residential uses in 8<sup>th</sup> Avenue District as a permitted or conditional use and placement within the district.

This item was postponed until the next meeting.

**4. Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 4:00 p.m.

Attest:

  
Rebecca C. Haynes, City Clerk

  
Melinda Pletcher, Chairman

Minutes approved on: 11-15-12

Historic Preservation Board  
November 1, 2012  
Staff Report  
Case # 20120050

Applicants: Carl Hollenbeck and Kenny Herman

Request: Certificate of Appropriateness for moving the Zephaniah Phillips cottage from the property located at 608 Pass-a-Grille Way to 103 8<sup>th</sup> Avenue.

Applicant also requests Certificate of Appropriateness for rehabilitation – exterior modifications including two additions and the relocation of a small room from what is currently the south (side) elevation to the west (rear) elevation. Also indicated in the plans are the “relocation” of windows and a new roof, although a narrative describing these changes was not included with the application.

Background Information:

According to the Town of Pass-a-Grille property record card, this frame vernacular structure dates to 1915. It appears on the 1949 Sanborn Map. It may be part of the structure that dated to 1890 that was originally located on lot 2, behind what is now the Fairhaven building (please see attached property record card).

Due to damage caused by Tropical Storm Debbie, the owners requested a Certificate of Appropriateness to demolish the structure. The Board approved the request in September 2012 but with a stay of 30 days to give time for someone to apply to move the structure.

LDC Provisions:

Section 28.12 of the Land Development Code establishes the following criteria to be met in order to move the structure:

- (a) After a building or district has been historically designated, the city manager shall refer all related applications for moving permits to the historic preservation board for review prior to permit issuance.*
- (b) When passing upon a certificate or appropriateness for the issuance of a moving permit, the historic preservation board shall consider the following criteria:*
  - (1) The historic character and aesthetic interest the building contributes to its present setting.*
  - (2) The reasons for the proposed move.*
  - (3) The proposed new setting and general environment of the proposed new setting.*

- (4) Whether the building can be moved without significant damage to its physical integrity.*
- (5) Whether the proposed relocation site is compatible with the historical and architectural character of the building.*
- (6) When applicable, the effect of the move on the distinctive historical and visual character of a designated historic district.*
- (7) Special consideration may be afforded to an application request to move a building or structure, provided the building or structure remains within the corporate limits.*
- (8) Any building or structure which has obtained approval to be moved to a site within the historical district of the city must conform to the standards, guidelines and associated land development regulations of the district.*

Based on the above criteria, staff makes the following observations:

The Board has already granted the COA for demolition; if the house is not moved, it will be demolished. Several architects and engineers have inspected the house and have stated it is safe to move. It would be preferable to locate the house to a residential lot, but that is not currently an option.

The Secretary of the Interior's Standards discuss site and setting extensively. The house is proposed to be moved to the 8<sup>th</sup> Avenue Commercial District and is proposed to be set back 27 feet from the front lot line. While there are structures that resemble the style of the cottage proximate to the lot to which it is proposed to be located, it is obvious from the aerial photo that setting the structure back 27 feet is wholly inappropriate for the form and fabric of the street. Please refer to the aerial below (27 feet is roughly where the car is sitting on the vacant lot in the photo):



After years of public meetings, workshops, and public hearings, the City adopted a Special Area Plan, Comprehensive Plan designation, and new zoning district for 8<sup>th</sup> Avenue. Establishing a front yard setback for the area was a subject of months of discussion, and it was eventually decided that the setback on 8<sup>th</sup> Avenue between the east and west alleys would be anywhere between 0' and 7', depending on how adjacent structures were sited. The 8<sup>th</sup> Avenue District regulations state:

#### Section 40.2: Setbacks

##### *For structures that front 8th Avenue:*

Front Yard: When new construction is proposed and no structures exist on either side (east or west of) of the proposed structure, the structure can be set back between 0 and 2 feet from the front property line. A maximum of 15 feet of the frontage can be set back up to 7 feet in order to accommodate recessed doorways. When there is an existing structure on one side of the proposed structure, then the proposed building frontage shall be in line with the adjacent building. In the event there are existing buildings on both sides of the proposed building, and the adjacent buildings are not set back the same distance from the front property line, then the proposed structure may be built to the average frontage of the two adjacent buildings. For the purposes of this section, adjacent shall mean those properties abutting one another and not separated by any street or alley. No more than 15 feet of the frontage may be set back up to 7 feet to accommodate recessed doorways.

Secondary front yard: None

Side yard: None

Rear yard: 10 feet minimum. Parking may be placed in the rear setback.

If moved, the structure should be in line with the adjacent building to the west.

In regards to new additions to a structure, the Secretary of the Interior's Standards and Guidelines for Rehabilitation state:

*"Because an expansion has the capability to radically change the historic appearance, an exterior addition should be considered only after it has been determined that the new use cannot be successfully met by altering non-character-defining interior spaces.*

*If the new use cannot be met in this way, then an attached exterior addition is usually an acceptable alternative. New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. New design should always be clearly differentiated so that the addition does not appear to be part of the historic resource."*

***Recommended:***

*Placing functions and services required for the new use in non-character-defining interior spaces rather than installing a new addition.*

*Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.*

*Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.*

*Designing new additions in a manner that makes clear what is historic and what is new.*

***Not recommended:***

*Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior space.*

*Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.*

*Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.*

*Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.*

*Imitating a historic style or period of architecture in new additions, especially for contemporary uses such as drive-in banks or garages.*

*Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.*

*Using the same wall plane, roof line, cornice height, materials, siding lap or window type to make additions appear to be a part of the historic building.*

*Rooftop addition that dramatically changes the appearance of the historic building.*

*Designing new additions such as multi-story greenhouse additions that obscure, damage, or destroy character-defining features of the historic building.*

*Constructing additional stories so that the historic appearance of the building is radically changed.*

The proposed additions to the enclosed porch with the re-use of existing windows and siding are a textbook case of how NOT to add on to a historic structure. The proposed rooms not only do not appear to add any functional space on the floor plan, but also, and more importantly, will not allow one to distinguish the new from the old.

The structure needs a new roof, but no information was submitted on the proposed materials for the roof, and the details of how the roofline might change are not specified. More information is needed to make a recommendation on this part of the request.

#### Recommendations:

Approve the request for moving the structure, but with the caveat that it will be placed in line with the adjacent structure to the west.

Do not approve the request for the additions to the structure.

There is not enough information to make a determination on the roof materials. This should be voted on at a later date when the applicant provides additional information.

October 25, 2012

To Whom It May Concern:

As a business/property owner in the 8th Avenue Historic District of Pass A Grille, I would like to express my support of the relocation of the Zephaniah Phillips house to 8th Avenue. It is my understanding that the owners of the relocation site may ask for a variance to the front yard set back (specifically 27 feet). I understand that the present regulations on the property were in place to create continuity for new construction in this historic commercial district. In consideration of the fact that this improvement will not be new construction, but will be the relocation of an historic structure to insure its preservation with the community, I would be in favor of allowing the extension of the front yard set back for aesthetic purposes.

Sincerely,

Nicole Hepsoe

Restaurant Su Ottawa

118 8TH AVE

Pass-A-Grille FL 33706.

October 25, 2012

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Sincerely, Property Owners:  
Nora Partnership 103 + 105 8th Ave

Amy Loughery  
owner Bamboozle Retail Shop  
105 8th Ave

October 25, 2012

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Sincerely,

*David Feirby*  
*owner located across the street*  
*102-8<sup>th</sup> Ave.*