

## Legislation Text

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**File #:** 18-0314, **Version:** 1

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### Summary

To: Historic Preservation Board  
From: Cathy DeKarz, Management Analyst  
Date: 11/13/2018

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**Subject:**

1574 Druid Road South: Special Certificate of Appropriateness

**Summary:**

In order to complete any renovations over \$25,000 to the exterior of a locally-recognized historic property, a Special Certificate of Appropriateness must first be granted by the Historic Preservation Board and the Commission to the property owner in question.

The property under discussion for this proposed certificate is 1574 Druid Road South, which is currently owned by Ms. Katherine McCormick. However, with the property on the market, potential buyers have come forward and have tentatively agreed to purchase and restore the home, pending the approval of their renovation plans via a Special Certificate of Appropriateness. To accomplish this, Ms. McCormick has submitted a notarized letter giving consent for Mr. Phillip and Mrs. Amanda Wolf to apply for a Special Certificate of Appropriateness and historic tax exemption for 1574 Druid Road South on her behalf.

Accordingly, Mr. and Mrs. Wolf have submitted plans, write-ups, and photographs to the Town, along with their application for a Special Certificate of Appropriateness for the property.

The Board and the Commission will hence review the application, plans, and other specifications presented by the Town, representatives of Calvin, Giordano & Associates, and Mr. and Mrs. Wolf, and will vote to approve or deny the certificate.

**Previous Commission Action:** N/A

**Background/Problem Discussion:** 1574 Druid Road South is designated as a locally-historic property and sits on a large lot between Druid Road South and Alexander Road in Belleair. The two-story home was built in 1919, is defined as a “Classical Revival” structure, and is a part of the “Biltmore Replat 2” subdivision. Notable features of 1574 Druid Road South include its gable-hip roof, decorative window panes, and porched facades.

Through the attached Special Certificate of Appropriateness, the applicants (Mr. and Mrs. Wolf) have applied for the following alterations to the property:

- Removing the porte cochere on the Druid side, which is not original
- Expanding the porch on the north side to wrap around the front of the home
- Replacing all windows in like-kind to current standards
- Replacing all siding and columns in like-kind (the current are now rotting) / may re-use any salvageable

siding on the garage and guest house

- Removing some unnecessary doors (i.e. multiple exterior double doors to the same room) and replace with like-kind windows
- Adding staircases on the Alexander side to mimic/restore original staircases that were removed by the previous owner due to rotting
- Replacing/repairing the brick walkways around the exterior of the home
- Replacing the concrete driveway with brick
- Refreshing landscaping and clearing out dead vegetation
- Closing in the existing three-car car port to make it a detached garage which will attach to existing guest house (with the roof matching the main structure's roof)
- Removing both chimneys which do not function and cannot be repaired
- General restoration of the deteriorating foundation, structural exterior walls, and window and door framing

After reviewing the plans and write-ups submitted by the applicants, our planning consultants from Calvin, Giordano & Associates (Mr. Luis Serna and Mr. Christ Brimo) have provided a memo of their opinion for the Board and Commission to review. Overall, Mr. Serna and Mr. Brimo have stated that the proposed modifications as stated in the applicant's submittal are "found to be in keeping with the general intent of the Secretary of the Interior Standards for Rehabilitation." They did, however, note two areas of interest:

1. Window muntins: Mr. Serna and Mr. Brimo noted that the decorative muntin detail on the large window under the second story roof eave is significant to the historic integrity of the home, and recommend restoration/replication of it if at all possible. The applicants agree with that statement completely, and plan to comply.
2. Brick chimneys: On this, Mr. Serna and Mr. Brimo have stated that "it was originally recommended that the brick chimneys remain even if the fireplaces were being removed. However, the project architect indicated that without the structural support of the fireplaces, the chimneys cannot remain." Hence, the applicants are planning to remove the non-functioning fireplaces and chimneys due to the structural consequences.

**Expenditure Challenges** The applicants, Mr. Phillip Wolf and Mrs. Amanda Wolf, estimate an expense of \$610,000.00 for this project.

**Financial Implications:** N/A

**Recommendation:** Staff recommends approval of the submitted Special Certificate of Appropriateness for 1574 Druid Road South for the improvements submitted.

**Proposed Motion** I move approval of the submitted Special Certificate of Appropriateness for 1574 Druid Road South for the improvements submitted.