

Additional Information



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This chapter covers additional information pertaining to guidelines for demolition and relocation of historic structures. Further, there is a brief overview of the City of Tarpon Spring's Certificate of Approval process. Certificate of Approval is required for the review and approval of rehabilitation of individually designated contributing structures and district contributory structures; additions to individually designated structures and district contributory and non-contributory structures, and new construction within the Local Historic District.

Demolition and Relocation

The decision to demolish a historic structure is a measure of last resort and shall be based on the demonstration that there is no other feasible alternative. Demolition can have significant impact on the historic context of the district. Many older buildings offer character and quality that can not be economically replicated today. Older buildings can be retrofitted to provide modern amenities.

The City of Tarpon Springs Heritage Preservation ordinance sets criteria for the review of demolitions:

- 1. The historic, architectural or cultural significance of the building or structure;**
- 2. The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group;**
- 3. The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location;**
- 4. Whether the building or structure is one of the last remaining examples of its kind in the district or in the city;**
- 5. The future utilization of the site and/or group occupancy of the structure;**
- 6. Whether reasonable measures can be taken to save the building, structure or traditional cultural property; and**
- 7. Whether the building, structure or traditional cultural property is capable of earning a reasonable economic**

return and whether the perpetuation of the building or structure, considering its physical condition, its location and anticipated expense of rehabilitation would be economically feasible.

If the demolition is denied then the property owner can apply for an economic hardship exception. The hardship exception requires information regarding cost of the proposed construction, additional cost incurred to comply with recommendations of the Heritage Preservation Board, structural soundness, market value of the property before and after demolition, economic feasibility of rehabilitation, for income-producing property the capitalization rate based on net operating income.

The relocation of a historic structure is only a last option to avoid demolition. The relocation of a historic structure can have significant impact on the historic context of the structure and on the district. Relocation of the building usually will cause damage especially to foundation features.

The following guidelines shall apply to relocation:

- 1. Demonstrate that the structure can not remain within the district and be adaptively reused.**
- 2. The new site shall be within the same district or district of similar historic context (age, setting and architecture).**

3. The building shall be sited to be compatible with the new surrounding context related to setbacks, orientation, and rhythm of spacing.
4. New foundation design and materials and first level elevation shall match the original.

5. Repair or replace any damaged features to match the original.

Certificate of Approval

A Certificate of Approval (COA) is required for alterations or additions to individual landmark structures and any structure within a historic district. Any new construction within a historic district also requires a COA. The following COA Quick Reference Charts identify the types of alterations that can be reviewed and approved administratively and those that require Heritage Preservation Board review and approval.

RESIDENTIAL REHABILITATION & NEW CONSTRUCTION INVOLVING ONE FAMILY OR DUPLEX

Construction Activity	Contributing Structure		Non-Contributing Structure	
	HPB Approval	Staff Review	HPB Approval	Staff Review
Addition	YES		YES	
Carport or Porch Enclosure	YES		YES	
Demolition	YES			YES
Dormer	YES			YES
Driveway	YES		NO	NO
Fire Escape	YES			YES
Foundation Enclosure	YES			YES
Hardware	NO	NO	NO	NO
Hurricane Shutters	NO	NO	NO	NO
Light Fixtures	NO	NO	NO	NO
Move House	YES			YES
New Accessory Building	YES			YES
New House, Duplex or Garage	YES		YES	
New Roof				
With Original	NO	YES	NO	NO
With Other Than Original	YES		NO	
Paint	NO	NO	NO	NO
Patio Slab or Other Slab	NO	YES	NO	NO
Patio/Pool Covering	NO	NO	NO	NO
Pool/Spa	NO	NO	NO	NO
Porch Ornamentation	NO	NO	NO	NO
Replace Door or Window				
With Original	NO	YES	NO	NO
With Other Than Original	YES		NO	NO
Repair/Replace Porch Supports	NO	YES	NO	NO
Retaining Walls	NO	NO	NO	NO
Roof Repair				
With Original	NO	YES	NO	NO
With Other Than Original	YES		NO	NO
Satellite Dish, Antenna,				
Security Bars	YES	NO	NO	YES
Site Clearing	NO	YES	NO	YES
Sky Lights	NO	NO	NO	NO
Solar Collector	NO	YES	NO	NO
Stucco, Siding, Brick				
Stone, Soffit, Fascia	YES		NO	YES
Wall/Fence				
Facing Right-of-Way	YES		NO	YES
Facing Interior Yard	NO	YES	NO	NO
Window Replacement				
With Original	NO	YES	NO	NO
With Other Than Original	YES		NO	NO
Window AC Unit	NO	NO	NO	NO

COMMERCIAL AND MULTI-FAMILY REHABILITATION AND NEW CONSTRUCTION

Construction Activity	Contributing Structure		Non-Contributing Structure	
	HPB Approval	Staff Approval	HPB Approval	Staff Approval
Addition	YES		YES	
Awnings/Canopies	YES		YES	
Demolition	YES		NO	YES
Driveway	YES		NO	YES
Fence/Wall	YES		NO	YES
Kiosk, ticket booth, etc.	YES		YES	
New Structure	YES		NO	YES
New Roof	YES		NO	YES
Paint	NO	NO	NO	NO
Parking Lot				
Resurfacing	NO	NO	NO	NO
New Construction	YES			YES
Garage Structure	YES			YES
Patio or Other Slab	YES		NO	NO
Pool/Spa	NO	NO	NO	NO
Remodeling, exterior only	YES			YES
Repairs	NO	YES	NO	NO
Roof Repairs	YES		NO	NO
Satellite Dish, Antenna	NO	NO	NO	NO
Signs				
Wall or Free-standing	NO	YES	NO	YES
Neon	YES		NO	YES
Electronic message boards	YES		YES	
Site Clearing	NO	YES	NO	YES
Stucco, Siding, Brick,				
Stone, Soffit, Fascia	YES		NO	YES
Window Replacement				
Storefront	YES		NO	
Other Than Storefront	YES		NO	

KEY:

- HPB APPROVAL** Tarpon Springs Heritage Preservation Board shall review these items prior to granting a Certificate of Approval.
- STAFF APPROVAL** Technical Review Committee may issue a Certificate of Approval, however, Staff has to right to refer the item to the HPB.
- NON-CONTRIBUTING STRUCTURES** The items marked **YES** are required to be reviewed by HPB or Staff, as noted.