



City of Tarpon Springs, Florida

Heritage Preservation Board
324 East Pine Street
Tarpon Spring, Florida 34689
(727) 938-3711

<http://www.ctsfl.us/agenda.htm>

**REGULAR SESSION AGENDA
MONDAY, AUGUST 4, 2025
6:30 PM - CITY HALL AUDITORIUM**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. MINUTES

- a. June 2, 2025

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

6. APPLICATION(S)

- a. **Application 25.50; Certificate of Appropriateness to replace an asbestos roof with a shingle roof on the contributing structure; 26 W Orange Street.**

7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT

This meeting is open to the public. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Tarpon Springs is committed to providing reasonable accommodation for access for the disabled. Anyone needing assistance regarding this meeting should contact the City Clerk's Office at (727) 938-3711, fax a written request to (727) 942-5619, or email a written request to cityclerk@ctsfl.us at least two days prior to the meeting. For further information regarding this meeting, please contact the Planning and Zoning Department at (727) 942-5611 or clanford@ctsfl.us



**MINUTES
HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
JUNE 2, 2025**

The Heritage Preservation Board Of The City Of Tarpon Springs, Florida, Met In Regular Session In The City Hall Auditorium/Commission Chambers, 324 E. Pine Street, On Monday, June 2, 2025 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Chairperson Philip Mrozinski
Member Kathleen Hallett
Member Michelle Ryan
Member Rita Kaplan

ABSENT/EXCUSED: William Sprecher

ALSO PRESENT: Caroline Lanford, AICP, CTP, Principal Planner
Andrew Dickman, AICP, Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

Chairperson Mrozinski called the meeting to order at 6:30 P.M.

2. ROLL CALL

Board Secretary Creighton called the roll.

3. PUBLIC COMMENTS

There were no members of the public who wished to speak.

4. MINUTES

a. May 5, 2025

MOTION: Member Ryan
SECOND: Member Hallett

to approve minutes from May 5, 2025, as presented.

Vote on Motion – Upon roll call vote, the motion as follows:

Yes: Member Kaplan
Member Ryan
Member Hallett
Chairperson Mrozinski
No: None

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Salzman read the Quasi-Judicial Announcement and swore in all who wished to testify. He asked if there was any ex parte communication; there was none.

6. APPLICATION(S)

- a. **Application 25.33; Certificate of Appropriateness to replace a metal shingle roof with an asphalt shingle roof on the contributing structure; 119 S Spring Boulevard.**

Staff:

Ms. Lanford provided background information and noted that staff recommended denial of the project as presented by the applicant based on inconsistency with the review criteria as stated in this staff report. The applicant has not provided any evidence of the infeasibility of repair or replacement with similar materials that would replicate the type of roof distinguishing the structure's original architecture.

However, if the HPB should recommend approval for the project, staff recommend the following conditions:

1. The historic roofline must be maintained.
2. The historic chimneys must not be altered.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Applicant:

Matt Turpin, of 119 S Spring Blvd, noted that the roofing material did not contribute to the historic nature of the home, it was more the shape and style of the structure.

Chip Rhome, Arry's Roofing, 401 E Spruce Street, noted that it was not cost-effective to repair the metal anymore.

Public:

Nils Hase, 124 Shaddock Street, noted that it did not make sense to fix the roof or to use salvaged materials, and he thought that the applicant should be allowed to replace their roof.

MOTION: Member Ryan

SECOND: Member Hallett

to approve with the installation of the GAF Timberline HDZ® Birchwood shingle, and with staff's recommended conditions.

Vote on Motion – Upon roll call vote, the motion passed as follows:

Yes: Member Kaplan

Member Ryan

Member Hallett

Chairperson Mrozinski

No: None

- b. **Application 25.35; Certificate of Appropriateness to enclose a non-historic patio at the contributing structure; 21 N Safford Avenue.**

Staff:

Ms. Lanford provided background information and noted that staff recommended approval of the application, with the following conditions:

1. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Applicant:

Dan Jenkin, 21 N Safford Avenue, and Andrew Pavalis, 417 S Pinellas Ave, noted that they wanted to keep the new buildings' appearance consistent with the historic part of the building.

MOTION: Member Ryan

SECOND: Member Hallett

to approve application as presented with staff-recommended conditions.

Vote on Motion – Upon roll call vote, the motion passed as follows:

Yes: Member Kaplan

Member Ryan

Member Hallett

Chairperson Mrozinski

No: None

- c. **Application 25.36; Certificate of Appropriateness to construct a new patio at the contributing property at Craig Park.**

Staff:

Ms. Lanford gave background information and indicated that staff recommended approval of the application with the following condition:

1. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Applicant:

Jamie Taylor, Recreation Superintendent, indicated that he appreciated the Board.

MOTION: Member Ryan

SECOND: Member Hallett

to approve application with staff recommended conditions.

Vote on Motion – Upon roll call vote, the motion passed as follows:

Yes: Member Kaplan

Member Ryan

Member Hallett

Chairperson Mrozinski

No: None

7. BOARD AND STAFF COMMENTS

There were no board or staff comments.

8. ADJOURNMENT

Chairperson Mrozinski adjourned the meeting at 07:22 PM.

Chairperson

***Secretary's Note:** The preceding are action minutes and are not the official meeting record.



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
AUGUST 4, 2025

STAFF REPORT, July 28, 2025

Application No. / Project Title: 25.50 / 26 West Orange Holdings

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: Matthew Selby, Applicant /26 West Orange Holdings LLC,
Owner

Property Size: 0.94 acres

Current Zoning: Residential Office

Location / Parcel ID: 26 W Orange Street / 12-27-15-89982-064-0300

Architectural Type/District Status: Folk Victorian / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Appropriateness to replace the existing asbestos shingle roof with an asphalt shingle roof at the subject property. The Meres/Salley House is a Folk Victorian contributing structure that Florida Master Site File (FMSF) 8PI1532 dates as circa 1909. The historical marker erected by the City of Tarpon Springs and the Tarpon Springs Area Historical Society indicates that the home was erected between 1901 and 1902 by Ernest Meres, a leading sponge broker and City Commissioner. The structure was inherited by his daughter, Ernestine, who was the wife of Colonel Henry McKie Salley, a civil engineer. Col. Salley served in World War II and was City Manager for the City of Tarpon Springs. He supervised the construction of Sunset Beach and is associated with numerous other civil engineering projects throughout Florida.

This building features a second-floor porch on the south elevation with a shed roof, fish scale shingles on the gables, shingles on the second floor, and a low concrete site wall. Although the structure has been altered over time, it retains enough integrity to be considered a contributing resource in both the local and National Register of Historic Places districts.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of the project as presented by the applicant based on interpretation of the review criteria as stated in this staff report. Staff recommends the following conditions be included in the Certificate of Appropriateness:

1. The historic rooflines must be maintained.
2. Chimneys must not be altered.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.



HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (HPB) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially 2, 3, 4, 63, and 64. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

- (A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible contemporary designs that are harmonious with the exterior and landscape features of neighboring buildings, sites, and streetscapes.
- (B) In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

(1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.

ANALYSIS: Not applicable to this project.

(2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

ANALYSIS: Not applicable to this project.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: No alterations to the historic roofline are proposed in the application. The change of materials from asbestos shingles to asphalt shingles will alter the appearance of the historic streetscape. Asphalt shingle roofs are extant throughout the district and the immediate vicinity. The HPB should determine if the alteration is significantly adverse.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: The application for a Certificate of Appropriateness does not propose any additional changes to the historic shape of the existing roof. The proposed project would alter the texture and



type of the existing roof. The HPB should determine if the alteration of materials is significantly adverse.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

ANALYSIS: Not applicable to this project.

(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

ANALYSIS: Not applicable to this project.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: The DRGM provides guidance for roofs primarily in Chapter 4.17: "The roof is one of the prominent defining features of historic buildings" (page 138). Guideline 63 is particularly applicable to the proposed project:

Guideline 63. Roofing Material

- a. Retain and repair the historic roof materials where feasible. Repairs can include replacing panels or sealing pinholes with an elastomeric/silicone material.
- b. If all roofing material is to be removed, then the new roofing material shall match the existing or be characteristic of the architectural style in terms of material, size, and pattern.
- c. Requests for substitute roofing materials will be reviewed on a case-by-case basis.

Repair versus Replacement:

The contributing structure appears to have originally had a wood shingle roof. Although the material of the roof would be changed, a shingle roof is generally consistent with the original architecture of the building. The HPB should satisfy themselves that the conditions of "b" of Guideline 63 is met.

Comparative Quality of Materials:

Characteristic of the architectural style: The current roof is asbestos shingle, and the original roof appears to have been wood shingle. Shingle roofs are consistent with the Folk Victorian style.

Size/Dimension: The current roof is composed of uniform sized shingles, and the proposed replacement will be uniformly sized shingles but will differ from the existing roof in size and dimensions.



Thickness: The proposed replacement shingles would differ in thickness from the current and original shingles.

Finish / Texture: The current shingles have a matte finish and smooth texture. The proposed shingles would be matte in finish and texture would be granular, resulting in a change of texture.

Color: The applicant has not provided a product sheet indicating color. Although the HPB cannot specify a required color, the use of brown would better mimic the aesthetic of the original architectural style.

(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes that may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.

ANALYSIS: Not applicable to this project.

(9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

ANALYSIS: The following standards are applicable to this project:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed project generally meets the Secretary's standards, as a shingle roof is compatible with the architectural style of the building.

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

ANALYSIS: The project generally complies with Article VII of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and the Historic Preservation Element of the Comprehensive Plan.

(11) The impact upon archaeological sites shall preserve the integrity of the site.



ANALYSIS: No archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. Staff has not received any responses to these notices.

ATTACHMENTS:

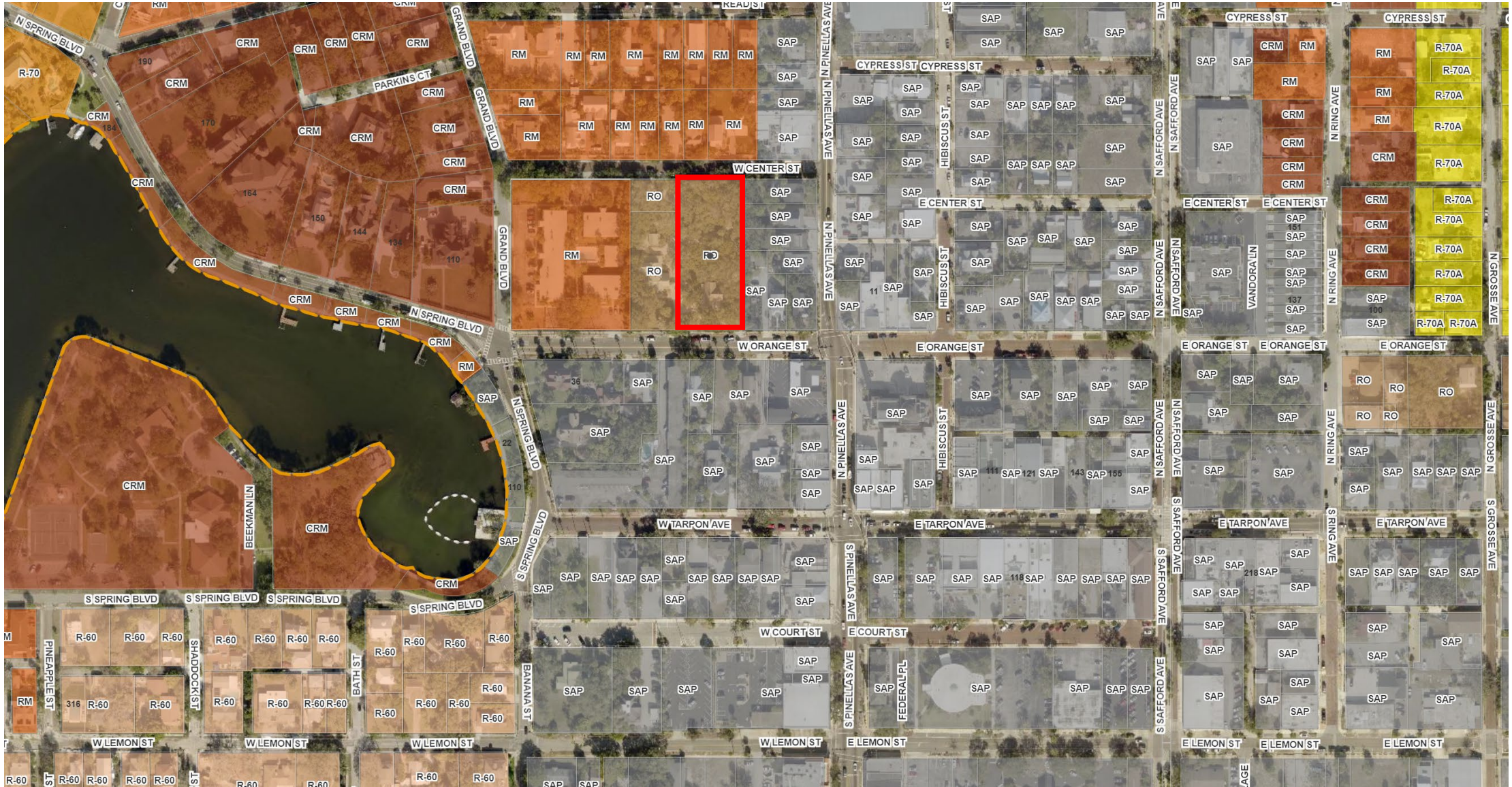
1. Slide Presentation
2. Florida Master Site File Form #8PI1532
3. Application and supporting materials

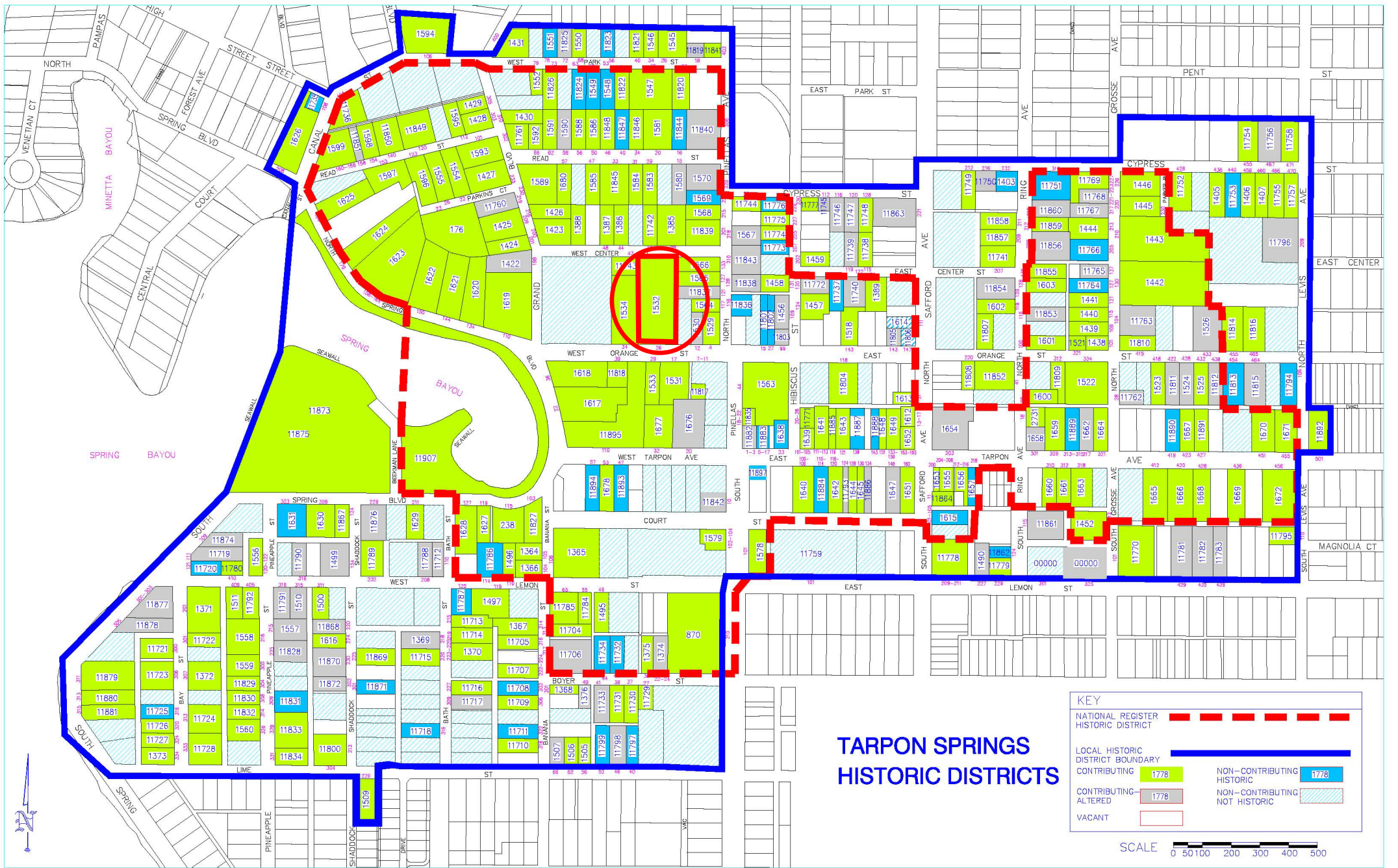
26 WEST ORANGE HOLDINGS LLC APPLICATION #25.50

Heritage Preservation Board, August 4, 2025



LOCATION AND CONTEXT





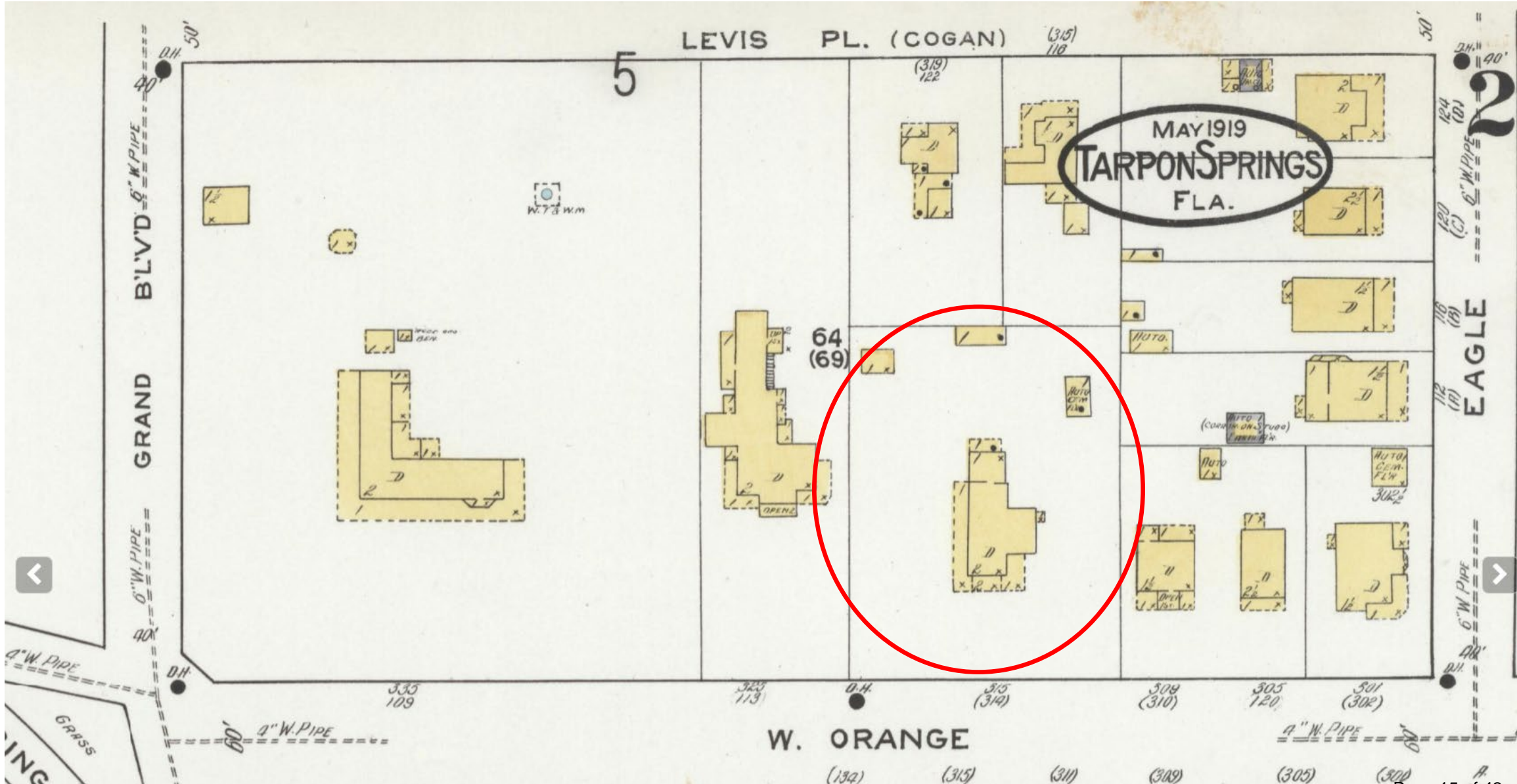
REQUEST

- Certificate of Approval for:
 - Remove existing asbestos shingle roof and install an asphalt shingle roof.
- Lot Size: 0.94 acres
- Architectural Type/Style: Folk Victorian
- District Status: Contributing
- Florida Master Site File: 8PI1532
- Applicant: Matthew Selby
- Property Owner: 26 West Orange Holdings LLC

1909 SANBORN MAP



1919 SANBORN MAP



1926 SANBORN MAP



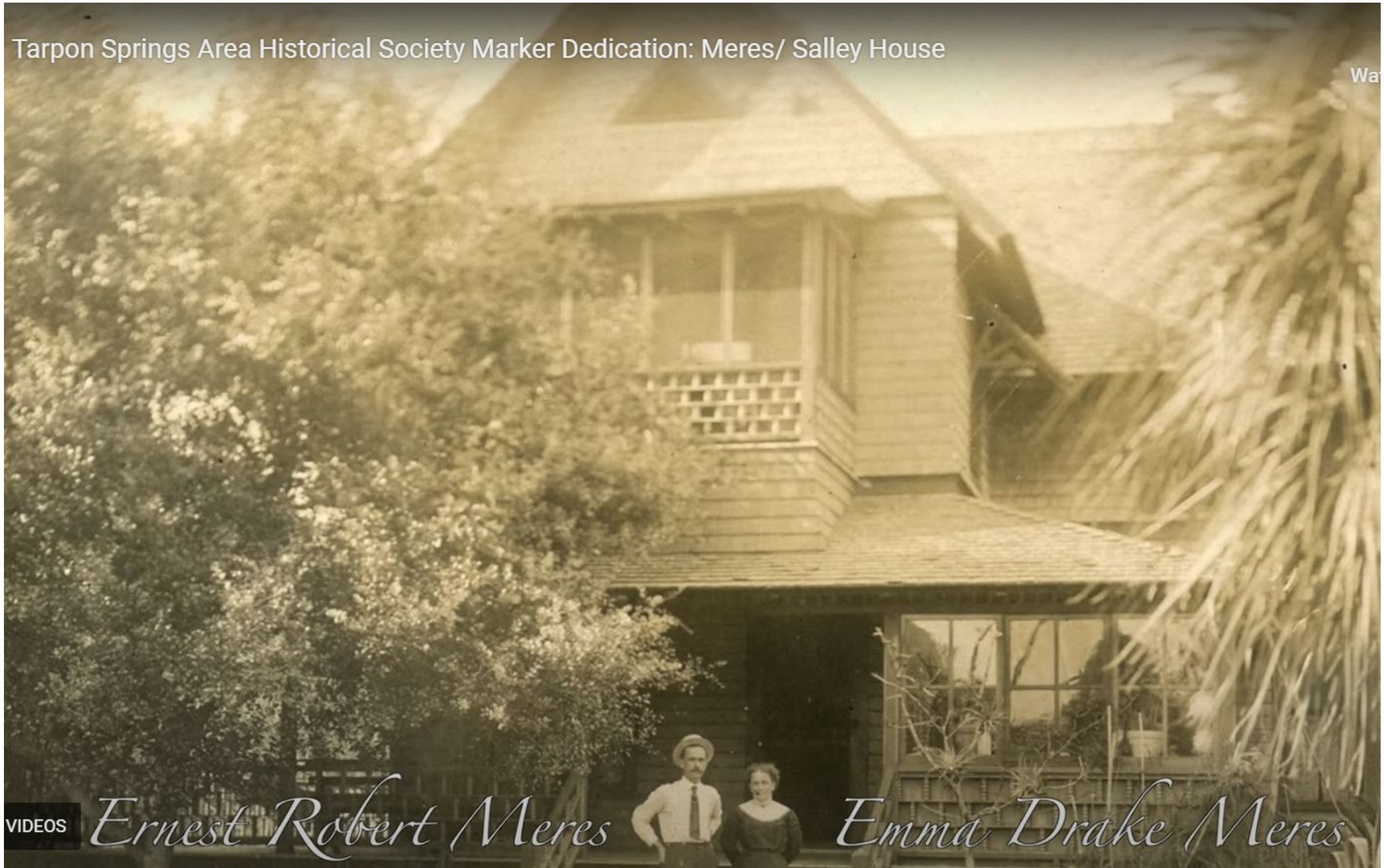
FLORIDA MASTER SITE FILE





Tarpon Springs Area Historical Society Marker Dedication: Meres/ Salley House

Wa



VIDEOS

Ernest Robert Meres



Emma Drake Meres



Tarpon Springs Area Historical Society Marker Dedication: Meres/ Salley House

 Watch later  Share



MORE VIDEOS



26 W ORANGE STREET FAÇADE



26 W ORANGE STREET FAÇADE



26 W ORANGE STREET FAÇADE



26 W ORANGE STREET WEST CONTEXT



26 W ORANGE STREET EAST CONTEXT



STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

- 1) New construction consistency.
- 2) Windows, doors and entries.
- 3) Neighborhood and district context.
- 4) Roof shape and texture.
- 5) Size and massing / shape.
- 6) Landscaping.
- 7) Architectural features.
- 8) Adherence to period of construction.
- 9) Adherence to Secretary's Guidelines.
- 10) Conformance with other City code requirements.
- 11) Impact upon archeological sites.

STANDARDS FOR REVIEW – ADHERENCE TO THE SECRETARY’S GUIDELINES

2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

5 Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Guideline 63. Roofing Material

- **Retain and repair the historic roof materials where feasible.** Repairs can include replacing panels or sealing pinholes with an elastomeric/silicone material.
- **If all roofing material is to be removed, then the new roofing material shall match the existing or be characteristic of the architectural style in terms of material, size, and pattern.**
- **Requests for substitute roofing materials will be reviewed on a case-by-case basis.**
- When replacing asphalt shingles, heavyweight architectural shingles are preferred.
- Repair of isolated sections of a roof must match the existing in material composition, style, size, and color.

Best Choice

Replace a historic standing seam metal roof with a new standing seam metal roof

Good Alternative

Replace a slate roof with new synthetic slate shingles that mimic the texture and pattern of the historic slate roof

Not Appropriate

Replacing a slate roof with a new standing seam metal roof



Frame Vernacular (ca. 1880–1940)

The term "vernacular" refers to a structure that is not pure in its design style, but loosely based on the design features of one or more styles. Frame Vernacular buildings use wood as the dominant structural and exterior elements. They were often constructed using the balloon framing technique, which used corner posts and horizontal members consisting of two-by-four posts nailed together. Floors were hung on the wall studs and, on multi-story buildings, the wall studs rose continuously from the floor to the roof.

Frame Vernacular construction was very common from the late 1800s through the 1940s. Vernacular style structures have square, rectangular, and "L" shape floor plans and are one or two-stories in height. Frame Vernacular is the most common style in the District and in the City of Tarpon Springs. Most of the Frame Vernacular houses within the Tarpon Springs Historic District are residential and were originally erected as winter cottages. Today, nearly all are occupied year-round by permanent Tarpon Springs residents.

Many Frame Vernacular houses built in the late 1910s and 1920s demonstrate Craftsman style elements including exposed rafter ends and wide, overhanging roof eaves.

Examples of Frame Vernacular houses from the 1930s and 1940s are even more modest than their predecessors and display modest roof overhangs and even fewer decorative elements. Most of the Frame Vernacular houses within the Tarpon Springs Historic District were constructed prior to 1915, with the earliest built around 1883.

Common Characteristics:

- One- or two-stories.
- Square, rectangular, or "L" shape in plan.
- Wood is the dominant structural and exterior element. (Often used balloon framing technique¹)
- Balloon Frame set on pier foundations made of brick, concrete, or reticulated concrete block.
- Roofs: are typically gable or hipped (earliest examples are steeply sloped); or original roofing materials were usually standing seam metal or asbestos shingles, however many of the houses now feature composition shingles.
- Exterior cladding is horizontal wood siding including weatherboard, clapboard or drop siding with corner boards.
- Windows are typically one-over-one or two-over-two, double-hung wood sash windows.
- Nearly all Frame Vernacular houses within the historic district feature porches which are most often supported by wood posts. They usually run the full length of the façade or wrap-around two or three sides.
- Detailing on houses tends to be basic and understated including the use of decorative shingles in front gables or simple ornamental railings on porches.



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #25.50. Should the HPB approve the application, staff recommends the following conditions:

1. The historic roofline must be maintained.
2. Chimneys must not be altered.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. No responses to the notices have been received.



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI1532Recorder # 195Recorder Date 2/17/09Original Update Site Name 26 W Orange Street Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Spanish-American War National Register Category Building

LOCATION and IDENTIFICATION

Address 26 W Orange StreetVicinity of N side of Orange between Pinellas and SpringCity Tarpon Springs County PinellasOwnership Private-individual Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17Easting 327428 Northing 3114799 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1909 Circa Alterations Date c.2005 Type/Location east end porch enclosedAdditions Date c.1990 Type/Location one story rear wood frame additionMoved Original Location _____Use Original Private residence Use Present Office

DESCRIPTION

Style Folk Victorian Exterior Plan Irregular Interior Plan Unknown Stories 2Structural System Wood frame Exterior Fabric Stucco; Wood shinglesFoundation Piers Foundation Materials Concrete block Foundation Infill N/ANo. of Porches 2 Locations/Features separate hipped roof, wrapped three sides (east end now enclosed), spindle work balustrade, fret work, and wood deckMain Entrance (stylistic details): center entry under main porchOutbldgs. Number 1 Nature/Location (Describe below)non-contributing one story wood framed, side gable cottage at the northeast corner of the lotRoof Type Cross-gabled Roofing Materials 5V-Sheet metal; Diamond asbestos tileSecondary Structures Comments Not applicable Location _____Chimneys Number 2 Orientation North; East Location Slope/Interior; Rid Material BrickWood Windows Type DHS; Fixed Light # 1/1; 1Metal Windows Type _____ Light # _____Exterior Ornament rafter tails, vents (triangle gable end louvres), shed wood overhangs at the windowsCondition Good Surroundings Residential, Commercial

Narrative (general, interior, landscape, context; 3 lines only)

This structure features a second floor porch on the south elevation with a shed roof, fish scale shingles on the gables, shingles on the second floor, and a low concrete site wall.

Archaeological Remains Present FMSF Archaeological Site Form Completed (if yes, attach)

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes No Likely, Need Information Insufficient Information Potential Contributor to Nat. Reg. District? Yes No Likely, Need Information Insufficient Information

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of office architecture in Tarpon Springs during the Spanish-American War-era and is representative of the development of the City of Tarpon Springs. Although this building has undergone some minor alterations, the majority of architectural details remain and the overall historic massing is retained. Therefore, this building would be considered a contributing resource to the NRHP and Local Tarpon Springs Historic District.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References Olausen, Stephen A. FMSF form for 8PI1532. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research

Negative Numbers Roll 2885, #145, Facing NE

RECORDER INFORMATION

Recorder Name Janus Research

Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP

W Center St





Location of 8PI1532
USGS Quadrangle: Tarpon Springs (1973 PR 1987)

Certificate of Appropriateness Form



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT
324 E. Pine Street, Tarpon Springs, FL 34689
(727) 942-5611 / planning@ctsfl.us

INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit with the associated development application. Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

Project Name*

Project Location*

26 W Orange St

26 W Orange St. Tarpon Springs FL 34689

Type of Activity (Check all that apply)*

- | | |
|---|---|
| <input type="checkbox"/> Awnings | <input type="checkbox"/> Relocation* |
| <input type="checkbox"/> Deck/Patio | <input type="checkbox"/> Renovation |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Roof |
| <input type="checkbox"/> Driveway | <input type="checkbox"/> Signs |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Structural Addition |
| <input type="checkbox"/> Parking Lot | <input type="checkbox"/> Windows/Doors/Solar Panels |

***If Relocation, provide the following information:**

New Address / Location

Address / General Location

New Tax Parcel ID

Parcel ID from Pinellas County Property Appraiser

New Land Use

-- Select One --

Choices are Alphabetized

[Lookup Land Use](#)

New Zoning

-- Select One --

Choice are Alphabetized

[Lookup Zoning](#)

[Lookup Parcel ID](#)

Year Built*

Architectural Style*

Porches*

- Yes
 No

1900	Craftsman-Style Bungalow
------	--------------------------

Original Use*	Present Use*	Proposed Use*
Commercial	Commercial	Commercial

Roof Type*	Roof Material*	Exterior Siding Material*
Gable	Asbestos tiles	wood shingle

Previous Additions or Modifications*	Description of Proposed Work*
N/A	Re-roof Shingle

For Relocation or Demolition

N/A

Describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible.

Heritage Preservation Board (HPB) Review Standards

Please note, in reviewing an application for a Certificate of Appropriateness, the Board must consider the standards outlined in [LDC Section 109.01\(B\)](#).

Electronic Signature Agreement*

By checking the "I Agree" box below, you as the property owner/applicant/agent agree and acknowledge that **1)** this form will not be signed in the sense of a traditional paper document, **2)** by signing in this alternate manner, you authorize your signature on this form to be valid and binding to the same force and effect as a handwritten signature, and **3)** the information included in and with this form is completely true and correct to the best of your knowledge.

I Agree

Electronic Signature*	Date*
Matthew T Selby	7/1/2025

Steps to Download Form

1. Click the '**Print Only**' button below.
2. Your form will open in a new tab.
3. **Right click** on your mouse and **select 'Print'**.
4. Choose to print to '**PDF**'.
5. Save the form in your desired location.

Need help? Give the Planning Department a call at [727-942-5611](tel:727-942-5611).



Product Approval
USER: Public User

[Product Approval Menu](#) > [Product or Application Search](#) > [Application List](#) > **Application Detail**

OFFICE OF THE SECRETARY

FL #	FL2569-R25
Application Type	Revision
Code Version	2020
Application Status	Approved
Comments	Reviewed for Code Compliance
Archived	<p><small>Kevin Powell</small> <small>BU1814, PX2841, BN4866, RPX329</small> <small>"Inspection Solutions, LLC hereby certifies</small> <small>That these plans are in compliance</small> <small>With applicable codes.</small> <small>Suprema Inc. (Canada)</small> <small>Been changed, altered, or modified</small> <small>By Inspections Solutions, LLC</small></p>
Product Manufacturer	Suprema Inc. (Canada)
Address/Phone/Email	<p>1640 rue Haggarty Drummondville, NON-US 00000 (819) 478-2400 memathieu@soprema.ca</p>
Authorized Signature	Marc-Etienne Mathieu memathieu@soprema.ca
Technical Representative	Marc-Etienne Mathieu
Address/Phone/Email	<p>1688 Jean-Berchmans-Michaud Drummondville, NON-US 00000 (819) 478-2400 Ext 3327 memathieu@soprema.ca</p>
Quality Assurance Representative	Jean-Francois Cote, Ph.D.
Address/Phone/Email	<p>1640 rue Haggarty Drummondville (888) 811-3145 jfcote@soprema.ca</p>
Category	Roofing
Subcategory	Underlayments
Compliance Method	<p>Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer</p> <p><input type="checkbox"/> Evaluation Report - Hardcopy Received</p>
Florida Engineer or Architect Name who developed the Evaluation Report	Robert J. M. Nieminen
Florida License	PE-59166
Quality Assurance Entity	UL LLC
Quality Assurance Contract Expiration Date	05/09/2026
Validated By	<p>John W. Knezevich, PE</p> <p><input checked="" type="checkbox"/> Validation Checklist - Hardcopy Received</p>
Certificate of Independence	FL2569_R25_COI_2023_01_COI_NIEMINEN.pdf

Referenced Standard and Year (of Standard)	Standard	Year
	ASTM D1970	2015
	ASTM D4601	2012
	ASTM D4798	2011
	FM 4474	2011
	FRSA/TRI Sixth Edition	2018
	TAS 103	2020
	UL1897	2015

Equivalence of Product Standards Certified By

Sections from the Code

Product Approval Method **Reviewed for Code Compliance** Method 1 Option D
 Kevin Powell
 BU1814, PX2841, BN4866, RPX329
 "Inspection Solutions, LLC hereby certifies
 That these plans are 06/23/2023
 With applicable codes, and have not
 been changed, altered or modified 06/24/2023
 By Inspections Solutions, LLC" 06/27/2023

Date Submitted 06/23/2023
 Date Validated 06/24/2023
 Date Pending FBC Approval 06/27/2023
 Date Approved 08/15/2023

Summary of Products

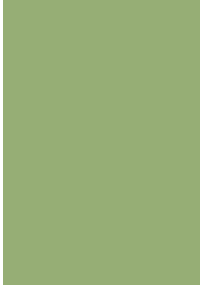
FL #	Model, Number or Name	Description
2569.1	Soprema Roof Underlayments (HVHZ)	Self adhering roof underlayments for use in FBC HVHZ jurisdictions.
Limits of Use Approved for use in HVHZ: Yes Approved for use outside HVHZ: No Impact Resistant: N/A Design Pressure: N/A Other: Refer to ER Section 5 for Limits of Use.		Installation Instructions FL2569_R25_II_2023_06_22_FINAL_PEER-SOP-001.B HVHZ_FL2569-R25.pdf Verified By: Robert Nieminen PE-59166 Created by Independent Third Party: Yes Evaluation Reports FL2569_R25_AE_2023_06_22_FINAL_PEER-SOP-001.B HVHZ_FL2569-R25.pdf Created by Independent Third Party: Yes
2569.2	Soprema Roof Underlayments (NON-HVHZ)	Self adhering roof underlayments for use in FBC NON-HVHZ jurisdictions.
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: +N/A/-150 Other: 1.) Refer to ER Section 5 for Limits of Use. 2.) The design pressure noted herein pertains to underlayment systems used beneath tile roof systems. Refer to ER Section 5.8.3 for details.		Installation Instructions FL2569_R25_II_2023_06_22_FINAL_PEER-SOP-001.A NON-HVHZ_FL2569-R25.pdf Verified By: Robert Nieminen, P.E. PE-59166 Created by Independent Third Party: Yes Evaluation Reports FL2569_R25_AE_2023_06_22_FINAL_PEER-SOP-001.A NON-HVHZ_FL2569-R25.pdf Created by Independent Third Party: Yes

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personal address, please provide the Department with an email address which can be made available to the public. To determine if you are a licensee under Chapter 455, F.S., please click [here](#).

Product Approval Accepts:



Reviewed for Code Compliance

Kevin Powell

BU1814, PX2841, BN4866, RPX329

"Inspection Solutions, LLC hereby certifies

That these plans are in compliance

With applicable codes, and have not

Been changed, altered, or modified

By Inspections Solutions, LLC"



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Product Approval
USER: Public User

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FL #	FL35321-R4
Application Type	Revision
Code Version	2023
Application Status	Approved

*Approved by DBPR. Approvals by DBPR shall be reviewed and ratified by the POC and/or the Commission if necessary.

Comments
Archived

Reviewed for Code Compliance

Kevin Powell

BU1814, PX2841, BN4866, RPX329

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Been changed, altered or added

By Inspection Solutions, LLC"

Product Manufacturer
Address/Phone/Email

TAMKO Building Products LLC
PO Box 97
Galena, KS 66739
(417) 624-6644 Ext 2305
kerri_eden@tamko.com

Authorized Signature

Kerri Eden
kerri_eden@tamko.com

Technical Representative
Address/Phone/Email

Kerri Eden
PO Box 1404
Joplin, MO 64802
(417) 624-6644 Ext 2305
kerri_eden@tamko.com

Quality Assurance Representative
Address/Phone/Email

Category
Subcategory

Roofing
Asphalt Shingles

Compliance Method

Evaluation Report from a Product Evaluation Entity

Evaluation Entity
Quality Assurance Entity
Quality Assurance Contract Expiration Date
Validated By

UL LLC
UL LLC
06/23/2024
NEMO ETC, LLC

Certificate of Independence

[FL35321_R4_COI_UL_Standards of Business Conduct - Independence.pdf](#)

Referenced Standard and Year (of Standard)

Equivalence of Product Standards
Certified By

Sections from the Code

104.11
1504.6
1507.2.5
1507.2.7.1
R905.2.4
R905.2.6.1

Product Approval Method Method 2 Option A

Date Submitted 12/13/2023

Date Validated 12/18/2023

Date Pending FBC Approval

Date Approved 12/30/2023

Summary of Products

FL #	Model, Number or Name	Description
35321.1	TAMKO Asphalt Shingles	Non-ASTM D3462 asphalt roof shingles and ridge cap shingles
Limits of Use Approved for use in HVHZ: No Approved for use outside HVHZ: Yes Impact Resistant: N/A Design Pressure: N/A Other: Refer to UL ER Section 8 for Limits of Use		Installation Instructions FL35321 R4 II UL ER2919-02 - 11-29-2023.pdf Verified By: UL LLC Created by Independent Third Party: Evaluation Reports FL35321 R4 AE UL ER2919-02 - 11-29-2023.pdf

Reviewed for Code Compliance

Kevin Powell
 3092814, PC2641, BN4866, RPX329
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