

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, APRIL 7, 2025 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. MINUTES

- a. March 3, 2025

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

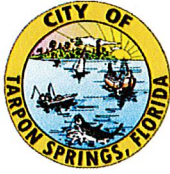
6. APPLICATION(S)

- a. **Application 25.19:** Certificate of Approval (CA) to Elevate Contributing Structure; 233 Grand Boulevard

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
APRIL 7, 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, April 7, 2025 AT 6:30 PM WITH THE FOLLOWING PRESENT:

Chairperson Philip Mrozinski
Vice-Chairperson William Sprecher
Member Kathleen Hallett
Member Michelle Ryan
Member Rita Kaplan

ABSENT/EXCUSED:

ALSO PRESENT: Caroline Lanford, AICP, CTP, Principal Planner
Andrew Salzman, Esq, 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. March 3, 2025

MOTION: Vice-Chairperson Sprecher

SECOND: Member Hallett

to approve the minutes from the March 3, 2025, minutes as presented.

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

Yes: Member Kaplan
Member Ryan
Member Hallett
Vice-Chairperson Sprecher
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.

6. APPLICATION(S)

- a. **Application 25.19: Certificate of Approval (CA) to Elevate Contributing Structure; 233 Grand Boulevard**

Staff:

Ms. Lanfod provided background information and noted that staff recommended a conditional approval of the project based on the review criteria, as described in this staff report. If the Heritage Preservation Board (HPB) were to approve the application, the following conditions were recommended:

1. The new ground floor should be differentiated from, and subordinate to, the historic structure. Design solutions will be developed in consultation with staff.
2. The stairs on the façade will be redesigned to incorporate a landing and mimic the original architecture of the stoop at the bottom, utilizing the rounded shape and complementary brick.
3. The new porch on the façade will be redesigned and limited to the extent of the historic home with no connection to the new wraparound deck.
4. The wraparound deck will utilize squared balusters, rather than turned.
5. The design and materials for the proposed new façade stairs will be reviewed for appropriateness with staff.
6. The fenestration pattern on the new first floor will be redesigned in consultation with staff.
7. Plans for the wing wall will be redesigned in consultation with staff.
8. The new garage will utilize carriage-style doors and architecturally appropriate hardware.
9. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Applicant:

Daniel Edgell, Sandbar Architecture, 123 E Tarpon Avenue, indicated that there were limitations presented by the company that was performing the elevation.

Nick Gunther indicated that they were working closely with the lifting company and that he wanted to avoid more flooding.

Public:

Renea Torres, 400 Grand Boulevard, indicated that he was a historic preservation architect, noted that the application was acceptable.

MOTION: Member Ryan

SECOND: Member Hallett

to approve the application with the following conditions.

1. The new first floor should be differentiated from, and subordinate to, the historic structure. Windows in the foundation should be removed and be accented with vegetation.
2. The stairs on the façade are acceptable as presented by the applicant.
3. The wraparound deck will utilize squared balusters, rather than turned.
4. The design and materials for the proposed new façade stairs will be reviewed for appropriateness with staff.
5. The new garage will utilize carriage-style doors and architecturally appropriate hardware.
6. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

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

Yes: Member Kaplan
Member Ryan
Member Hallett
Vice-Chairperson Sprecher
Chairperson Mrozinski
No: None

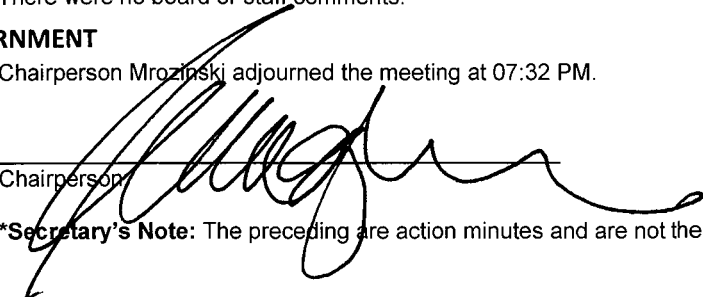
7. BOARD AND STAFF COMMENTS

There were no board or staff comments.

8. ADJOURNMENT

Chairperson Mrozinski adjourned the meeting at 07:32 PM.

Chairperson


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