



# 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 6, 2026  
6:30 PM - CITY HALL AUDITORIUM**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PUBLIC COMMENTS**

**4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**

**5. APPLICATION(S)**

- a. **Application 26-23:** Certificate of appropriateness to replace shingle roof with composite material.  
**Location:** 23 Parkin Court

**6. BOARD AND STAFF COMMENTS**

**7. 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](mailto: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](mailto:clanford@ctsfl.us)



**CITY OF TARPON SPRINGS**  
**HERITAGE PRESERVATION BOARD**

**APRIL 6, 2026**  
**STAFF REPORT**

**March 30, 2026**

**Application No. / Project Title:** 26.23 / City of Tarpon Springs  
**Staff:** Caroline Lanford, AICP CTP  
Principal Planner  
**Applicant / Owner:** Charles Rudd, Applicant /City of Tarpon Springs, Owner  
**Property Size:** 0.66 acres  
**Current Zoning:** CRM - Conditional Residential Mixed Development  
**Location / Parcel ID:** 23 Parkin Court / 12-27-15-66618-000-0070  
**Architectural Type/District Status:** Frame Vernacular / Contributing /  
National Register of Historic Places (NRHP) Individually Listed

**BACKGROUND SUMMARY:**

The applicant is seeking a Certificate of Appropriateness to replace the existing wood shingle roof with a composite shingle roof at the subject property. The Safford House is a Frame Vernacular structure with Folk Victorian elements. The former residence, now museum, is individually listed on the National Register of Historic Places (NRHP). The Safford House was the first structure in the City of Tarpon Springs to be nationally recognized as historically significant, achieving individual listing in 1975. The building is significant as an example of early vernacular domestic architecture in Tarpon Springs and Florida, as well as its association with Dr. and Mr. Safford.

**Significant Historical Associations**

Dr. Mary Jane Safford (1834-1891) was a Civil War nurse, physician, educator, and humanitarian. As a nurse in the Union Army, she treated the sick and injured near Fort Donelson and was nicknamed the "Cairo Angel" for her service in Cairo, Illinois. After the war, she became one of the first female gynecologists in the United States and was the first woman to perform an ovariectomy.

In 1862, she accompanied the army of Ulysses S. Grant during the Battle of Shiloh as a nurse. Later, she served aboard the City of Memphis and the Hazel Dell, military hospital ships on the Mississippi River. After the war, Safford studied medicine, graduating from the New York Medical College and Hospital for Women in 1869. She also studied at Vienna General Hospital, the University of Breslau, and the University of Heidelberg.

In 1872, Safford opened a private practice in Chicago, and later became one of two professors of gynecology at the Boston University School of Medicine. She developed a plan for mass housing centered on a common service area for cooperative housekeeping to reduce labor for women. In 1875, she was one of the first women to be elected to the Boston School Committee. As a physician in



Boston's South End, Safford specialized in the care of impoverished inner-city women and girls, primarily immigrants. Safford was involved in the women's suffrage movement and a member of the Women's Educational and Industrial Union. Safford married James Blake in 1872 and adopted two daughters. The couple divorced in 1880. She retired in 1886 due to poor health and spent her later years in Tarpon Springs with her brother Anson and his family. She died on December 8, 1891, aged 56.

Anson Pacey Killen Safford was the elder brother of Dr. Safford. Mr. Safford was largely self-educated, attending only a few years at school. Safford left the family farm in 1850 as part of the California Gold Rush, working a claim in Placer County. In 1854, he moved to a new claim and in 1855 he was a Democratic party nominee for a seat in the California State Assembly, losing that election, but winning a seat as an assemblyman in 1857, and being reelected in 1859.

Following his time in the state legislature, Safford moved to San Francisco where he operated an earthworks business. Safford moved to Nevada in early 1862 and was elected county commissioner for Humboldt County in November of that year. After a month in office, he resigned, later serving as a mining recorder and county recorder. Safford was secretary of the Nevada constitutional convention in November 1863 and president of Nevada's first Republican state convention. He turned down a nomination to the US House of Representatives before being appointed surveyor-general of Nevada by President Andrew Johnson in 1867. Safford served as surveyor-general for two years before health issues forced him to resign.

In 1869, Mr. Safford was appointed as Governor of Arizona Territory. His second term began in April 1873, and he declined a third term. Governor Safford is known as the "father of the Arizona public school system," winning passage of a new property tax to finance the creation and operation of schools. Governor Safford corresponded with educators across the nation and used personal funds to help build schools and bring new teachers to Arizona. After leaving office, Safford opened one of Arizona's first banks. He was admitted to the bar in January 1875 but did not work as an attorney, financing several mines instead. In 1880, Safford was a delegate to the Republican National Convention. In the early 1880s, Safford sold his business interests and moved to Philadelphia and then New York City.

Safford married Jenny Tracy in Tucson, Arizona in 1869, the marriage ended when Arizona's territorial legislature passed a bill granting divorce to the couple in 1873. Safford's second marriage was to Margarita Grijalva in 1878. The couple had one daughter before Margarita Safford died in New York City in 1880. Safford's third marriage was to Soledad Bonillas in 1881. During his life, Safford adopted two children.

By 1882, Safford had moved to Florida to become involved with building the City of Tarpon Springs. Safford served as the president of Hamilton Disston's Lake Butler Valley Company and was devoted to the development of Tarpon Springs until his death in 1891. Both Dr. and Mr. Safford were heavily involved in the Universalist Church and were instrumental in its founding in Tarpon Springs. They are both buried at Cycadia Cemetery.



### **Architectural Significance**

Construction of the Safford House began around 1883. The house was originally built on the north side of Spring Bayou as a one-story wood framed cottage with double gables on the front, a central hall and a wide bracketed veranda on two sides. At the time of construction, there were two log cabins and a stable belonging to unknown pioneers near the site on Spring Bayou. As there was no sawmill in the vicinity, logs were shipped to Hamilton Disston's sawmill in Atlantic City, New Jersey where they were cut into boards and numbered to the plans of the builders. By 1887, a second story had been added with the original roof trusses, gables, and gable windows were raised intact atop the new second story walls. Victorian gingerbread details were added including a cupola, window hood trim, bargeboards, brackets, and balustrade of different patterns. After the deaths of Mr. and Dr. Safford in 1891, Mrs. Soledad Bonillas de Safford (later Mrs. Parken and Mrs. Martin) sold the land to Mr. George Clemson in 1895 and had the structure moved north a block to its current location.

Following its relocation, Mrs. Soledad Safford began using the building as a boarding house called "Villa Ansonia" in honor of Anson P. K. Safford. In subsequent years the interior of the house was subdivided into small apartments and renamed "The Miramar." The house was stripped of its exterior Victorian trim sometime near the turn of the century, leaving a simple version of the house with plain porch posts and no balustrade. Portions of the veranda were enclosed to provide additional rooms.

The house was sold by Mr. Salvador Martin (Mrs. Soledad Bonillas de Safford's third husband) in 1946 and passed through several hands. By 1972, the house was in poor condition and was condemned by the city. The house was bought by Everett Henrickson with the intent of restoration. Unable to complete the project, Henrickson sold the house to Dean and Catherine Tsonas, who subsequently determined the project was too extensive.

### **Restoration**

The City of Tarpon Springs acquired the Safford House in 1994. It was restored to its Victorian appearance circa 1893, with the assistance of a grants through the Florida Division of Historic Resources and Save America's Treasures. It currently operates as a museum. The Secretary of the Interior's Standards for Restoration (36 CFR 68) were used, as appropriate for grant-assisted projects where the goal is to accurately depict the form, features, and character of a property as it appeared at a particular period of time. These standards differ from Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings that are typically used to evaluate applications for a Certificate of Appropriateness.

The following excerpts from *Standards for Restoration & Guidelines for Restoring Historic Buildings* are relevant to the subject case:

- Restoration is the treatment that should be followed when the expressed goal of the project is to make the building appear as it did at a particular—and at its most significant—time in its history.
- The guidance provided by the Standards for Restoration and Guidelines for Restoring Historic Buildings is to first identify the materials and features from the restoration period. After these materials and features have been identified, they should be maintained, protected, repaired, and replaced, when necessary.



- Missing features from the restoration period should be replaced, based on physical or historic documentation, with either the same or compatible substitute materials.
- In Restoration, replacing an entire feature from the restoration period, such as a porch, that is too deteriorated to repair may be appropriate. Together with documentary evidence, the form and detailing of the historic feature should be used as a model for the replacement. Using the same kind of material is preferred; however, compatible substitute material may be considered.

**PRELIMINARY STAFF RECOMMENDATION:**

Staff recommends the Heritage Preservation Board review the proposed project presented by the applicant and make a finding of appropriateness based on the evidence, analysis, and interpretation of compliance with code, review criteria, design guidelines, and best practices as provided in this staff report and the accompanying presentation and support materials. Should the HPB approve the proposed project, 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 proposed change of materials from wood shingles to composite shingles would alter the appearance of the structure and streetscape. The proposed project would have an adverse impact on the architectural integrity of the historic structure, which was restored with the express purpose of use as a museum appearing as it did in 1893. The degradation of the structure's architectural integrity would reduce the integrity of the historic streetscape and the National Register and local Historic Districts.

The HPB should determine the significance of the adverse impact to the historic structure and streetscape, as well as the incremental impact to the historic district.

***(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 double gable wood shingle roof is a significant architectural feature of the Safford House that has been consistent throughout the history of the building and its various iterations and alterations. The original roof trusses, gables, and gable windows were raised intact when the second story was added in 1887, and wood shingles have been present on the main structure throughout the building's history. Wood shingles are appropriate to the original architecture of the structure and the time period represented in the restoration of the structure for its use as a historic home museum.

The proposed use of composite materials may adequately visually replicate the appropriate texture and type of roof, although the use of historically inaccurate materials would degrade the architectural integrity of the historic structure and its function as a museum.

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 individually listed contributing structure originally had a wood shingle roof. Composite materials were not extant at the time of construction and are therefore inherently inconsistent with the original architecture. Change of roofing materials when original, historically accurate materials are readily available is inconsistent with City Code and guidelines, the goals of restoration, the use of the structure as a historic home museum, and the Secretary of Interiors standards and guidelines.

A composite roof could be considered generally visually 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 and original roof is wood shingle. Wood shingle roofs are consistent with the Frame Vernacular and Folk Victorian architectural styles.

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

*Thickness:* The proposed replacement shingles may differ in thickness from the original shingles.



*Finish / Texture:* The current shingles have a matte finish and rough texture. The proposed shingles would visually replicate this finish and texture.

*Color:* The applicant has not indicated the use of a specific 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 does not strictly adhere to 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 does not strictly comply with Article VII of the City of Tarpon Springs Comprehensive Zoning and Land Development Code and the Historic Preservation Element of the Comprehensive Plan.

The proposed project would comply with other applicable requirements of the code.



***(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 #8PI176
3. Architectural Historian Memo, Stantec, January 30, 2026
4. Application and supporting materials

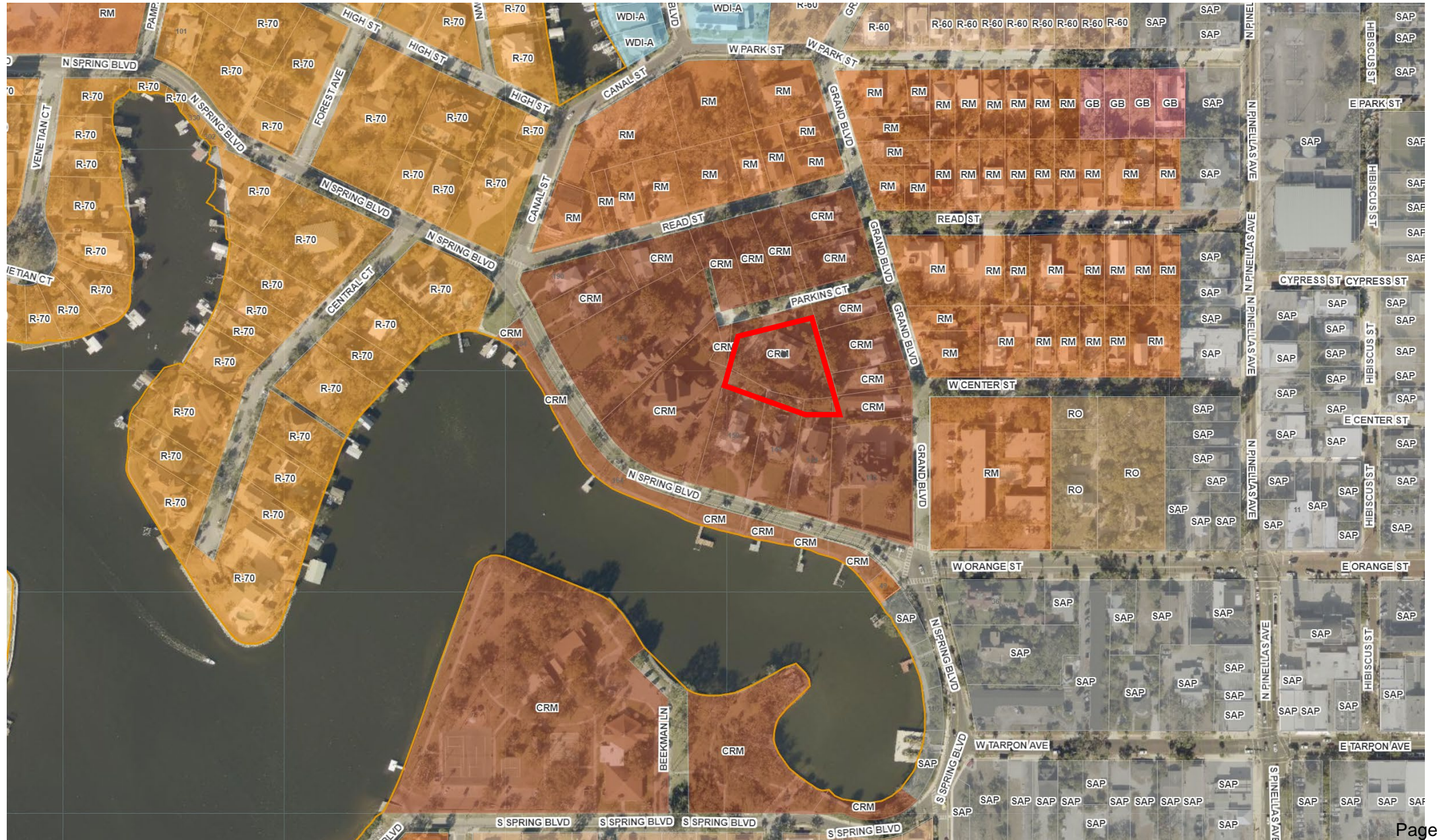
# SAFFORD HOUSE APPLICATION #26.23

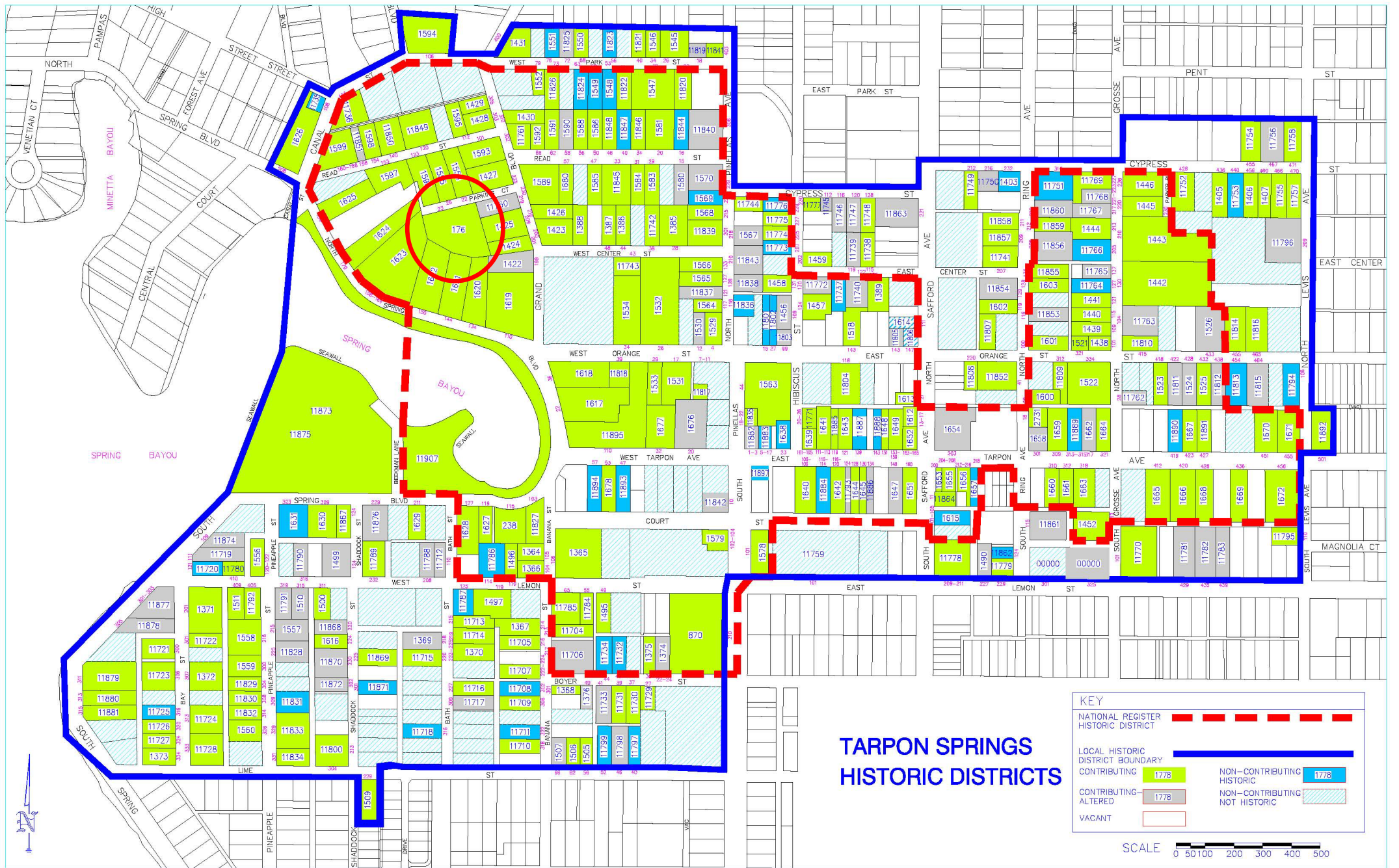
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Heritage Preservation Board, April 6, 2026



# LOCATION AND CONTEXT

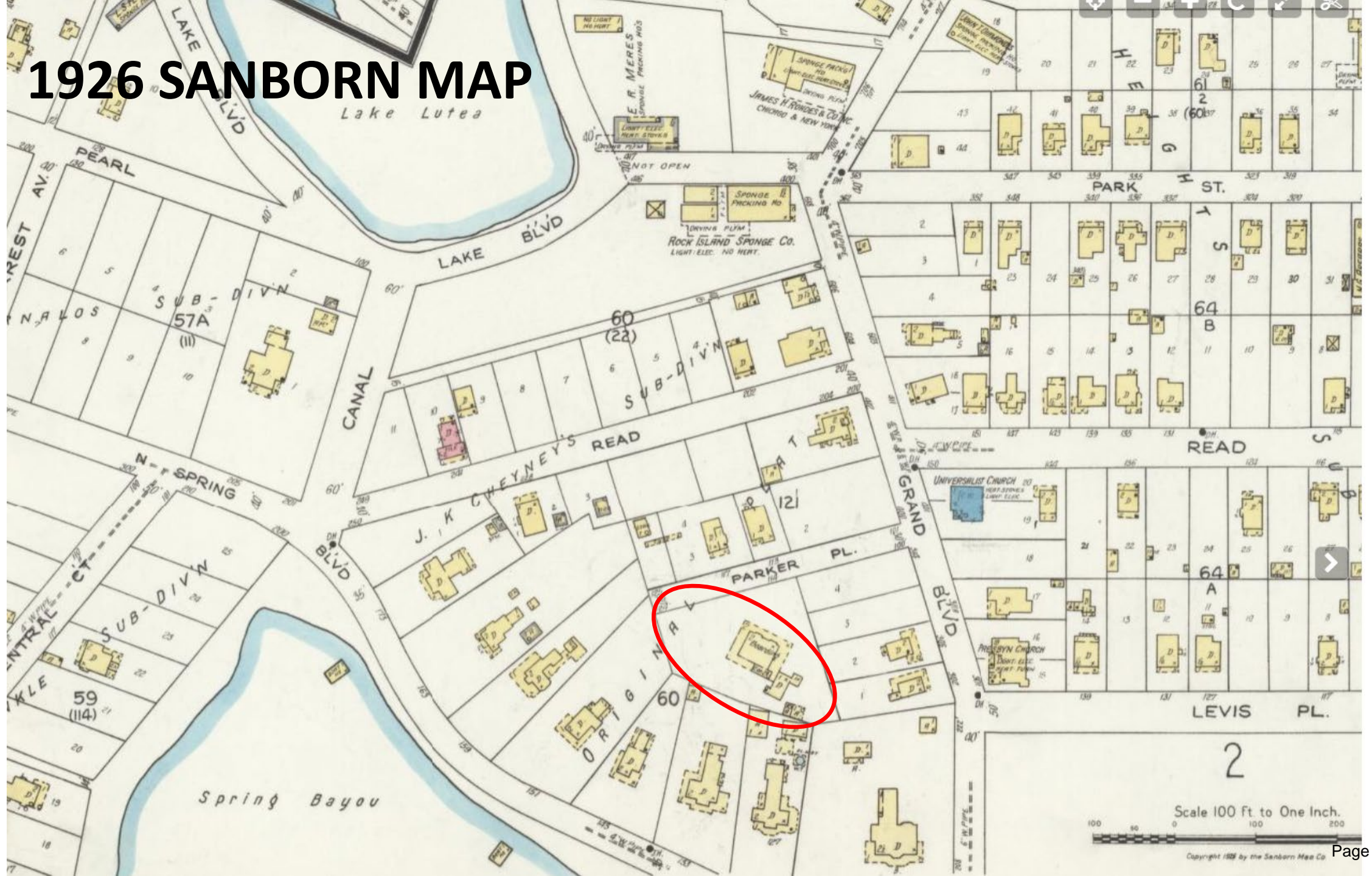




# REQUEST

- Certificate of Approval for:
  - Remove existing cedar shake shingle roof and install a composite shingle roof.
- Lot Size: 0.66 acres
- Architectural Type/Style: Frame Vernacular with Folk Victorian Elements
- District Status: Contributing, National Register of Historic Places (NRHP) Individually Listed
- Florida Master Site File: 8PI176
- Applicant: Charles Rudd
- Property Owner: City of Tarpon Springs

# 1926 SANBORN MAP



# FLORIDA MASTER SITE FILE



# HISTORICAL PHOTOS



# HISTORICAL PHOTOS



*“The Miramar”*



# 23 PARKIN COURT FAÇADE



# 23 PARKIN COURT FAÇADE



# 23 PARKIN COURT CONTEXT



# 23 PARKIN COURT CONTEXT



# 23 PARKIN COURT



# 23 PARKIN COURT



# 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.*

**WOOD: CLAPBOARD, WEATHERBOARD, SHINGLES, AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS**

**RECOMMENDED**

**NOT RECOMMENDED**

<p><i>Identifying, retaining, and preserving</i> wood features from the restoration period (such as siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes, and colors.</p>	<p>Altering wood features from the restoration period.</p>
	<p>Failing to document wood features from the restoration period, which may result in their loss.</p> <p>Applying paint or other coatings to restoration-period wood features, or removing them, if such treatments cannot be documented to the restoration period.</p> <p>Changing the type of paint or coating or the color of restoration-period wood features, unless the work can be substantiated by historical documentation.</p>
<p><i>Protecting and maintaining</i> wood features from the restoration period by ensuring that historic drainage features that divert rain-water from wood surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.</p>	<p>Failing to identify and treat the causes of wood deterioration, such as faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungal infestation.</p>
<p>Applying chemical preservatives or paint to wood features from the restoration period that are subject to weathering, such as exposed beam ends, outriggers, or rafter tails.</p>	<p>Using chemical preservatives that can change the appearance of wood features from the restoration period.</p>
<p>Implementing an integrated pest management plan to identify appropriate preventive measures to guard against insect damage, such as installing termite guards, fumigating, and treating with chemicals.</p>	
<p>Retaining coatings from the restoration period (such as paint) that protect the wood from moisture and ultraviolet light. Paint removal should be considered only when there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate coatings.</p>	<p>Stripping restoration-period paint or other coatings from wood features without recoating them.</p>
<p>Using biodegradable or environmentally-safe cleaning or paint-removal products.</p>	

**WOOD: CLAPBOARD, WEATHERBOARD, SHINGLES, AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS**

**RECOMMENDED**

**NOT RECOMMENDED**

<p>Protecting adjacent restoration-period materials when cleaning or removing paint from wood features from the restoration period.</p>	<p>Failing to protect adjacent restoration-period materials when cleaning or removing paint from wood features from the restoration period.</p>
<p>Evaluating the overall condition of wood features from the restoration period to determine whether more than protection and maintenance, such as repairs to wood features, will be necessary.</p>	<p>Failing to undertake adequate measures to ensure the protection of wood features from the restoration period.</p>
<p><i>Repairing</i> wood features from the restoration period by patching, splicing, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components of features from the restoration period when there are surviving prototypes (such as brackets, molding, or sections of siding) or when the replacement can be based on physical or historic documentation. The new work should match the old in material, design, scale, color, and finish.</p>	<p>Removing wood features from the restoration period that could be stabilized, repaired, and conserved, or using untested consolidants or unskilled personnel, potentially causing further damage to historic materials.</p> <p>Replacing an entire wood feature from the restoration period, such as a cornice or porch railing, when repair of the wood and limited replacement of deteriorated or missing components are appropriate.</p>
<p><i>Replacing</i> in kind an entire wood feature from the restoration period that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples can include a cornice, entablature, or a balustrade. If using the same kind of material is not feasible, then a compatible substitute material may be considered. The new work may be unobtrusively dated to guide future research and treatment.</p>	<p>Removing a wood feature from the restoration period that is unrepairable and not replacing it, or replacing it with a new feature that does not match.</p> <p>Using substitute material for the replacement that does not convey the same appearance of the surviving components of the wood feature from the restoration period or that is physically incompatible.</p>

# Standards for Restoration & Guidelines for Restoring Historic Buildings

## ROOFS

RECOMMENDED	NOT RECOMMENDED
<p><i>Identifying, retaining, and preserving</i> roofs from the restoration period and their functional and decorative features. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing materials (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles) and size, color, and patterning.</p>	<p>Altering roof and roofing materials from the restoration period.</p> <p>Failing to document roof features from the restoration period, which may result in their loss.</p> <p>Changing the type of paint or coating or the color of restoration-period roof features, unless the work can be substantiated by historical documentation.</p> <p>Stripping the roof of sound historic roofing material (such as slate, clay tile, wood, or metal) from the restoration period.</p>
<p><i>Protecting and maintaining</i> a roof from the restoration period by cleaning gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for indications of moisture due to leaks or condensation.</p>	<p>Failing to clean and maintain gutters and downspouts so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.</p>
<p>Providing adequate anchorage for roofing material from the restoration period to guard against wind damage and moisture penetration.</p>	<p>Allowing flashing, caps, and exposed roof fasteners to corrode, which accelerates deterioration.</p>
<p>Protecting a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired.</p>	<p>Leaving a leaking roof unprotected so that accelerated deterioration of historic building materials from the restoration period (such as masonry, wood, plaster, paint, and structural members) results.</p>
<p>Repainting a roofing material from the restoration period that requires a protective coating and was painted historically (such as a terneplate metal roof or gutters) as part of regularly-scheduled maintenance.</p>	<p>Failing to repaint a roofing material from the restoration period that requires a protective coating and was painted historically as part of regularly-scheduled maintenance.</p>
<p>Protecting a restoration-period roof covering when working on other roof features from the restoration period.</p>	<p>Failing to protect restoration-period roof coverings when working on other roof features from the restoration period.</p>
<p>Evaluating the overall condition of the roofing materials from the restoration period to determine whether more than protection and maintenance, such as repairs to roof features, will be necessary.</p>	<p>Failing to undertake adequate measures to ensure the protection of roof features from the restoration period.</p>

## 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 technique<sup>1</sup>)
- 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

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 Appropriateness 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 # 8PI176Recorder # 269Recorder Date 2/20/09Original Update Site Name Anson P. K. Safford House Other Names Safford House Museum, Villa Ansonia, MiramarProject Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Post-ReconstructionNational Register Category Building

## LOCATION and IDENTIFICATION

Address 23 Parkin CourtVicinity of S side of Parkin between Grand and SpringCity Tarpon SpringsCounty PinellasOwnership Private-corporate-no

Subdivision \_\_\_\_\_

Block # \_\_\_\_\_

Lot # \_\_\_\_\_

## MAPPING

USGS Map TARPON SPRINGSTownship 27SRange 15ESection 12

Quarter \_\_\_\_\_

Qtr Qtr \_\_\_\_\_

Irregular Section UTM Zone 17Easting 327216Northing 3114897Land Grant Unknown

Latitude \_\_\_\_\_

Longitude \_\_\_\_\_

Plat or Other Map Aerial Photographs

## HISTORY

Architect/Builder UnknownConstruction Date 1883Circa Alterations  Date Unknown Type/Location wrought iron balustrade added and second story windows on the main façade have been converted to three sash baysAdditions  Date \_\_\_\_\_ Type/Location \_\_\_\_\_Moved  Original Location one block to the southUse Original Private residenceUse Present Museum

## DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Interior Plan Unknown Stories 2Structural System Wood frame Exterior Fabric Drop sidingFoundation Piers Foundation Materials Concrete block Foundation Infill Wood lattice panelsNo. of Porches 2 Locations/Features two story, separate hipped roof surrounds building with wood decks, 6x6 posts, and a simple wood balustrade

Main Entrance (stylistic details): \_\_\_\_\_

Outbldgs.  Number 1 Nature/Location (Describe below)one story wood frame cottage to east of main house (contributing)Roof Type Gable Roofing Materials Wood shinglesSecondary Structures  Comments Not applicable Location \_\_\_\_\_Chimneys  Number 1 Orientation Center Location Slope/Interior Material BrickWood Windows  Type DHS; Triple hung Light # 2/2, Multi; 2/2/2Metal Windows  Type \_\_\_\_\_ Light # \_\_\_\_\_Exterior Ornament cornerboards, rafter tails, vents (wood louvre in gable ends)Condition Excellent Surroundings Residential

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

Please see continuation sheet.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 &amp; development; Architecture; Early Settlement

## Summary of Significance

See continuation sheet.

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 Greer, Diane. FMSF form for 8PI176. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research Negative Numbers Roll 2885, #46, Facing SW

## 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

SITE NAME: Safford House

*Source: Tarpon Springs Historical Society*

#### A. NARRATIVE DESCRIPTION

Anson P. K. Safford was born in Vermont in 1830, and later moved with his family to Illinois. As an adult, Safford went to Nevada in 1850 where he served two terms in the Nevada legislature. After a period in business in San Francisco and a two-year tour of Europe, he returned to the United States in 1867 and was appointed Surveyor General for Nevada by President Andrew Jackson. President Ulysses S. Grant then appointed him governor of Arizona in 1869 and again in 1873. Safford is credited with having established the public school system in Arizona during his terms as governor.

After leaving Arizona due to poor health, Safford went to Philadelphia where he became involved in the purchase of land in Florida. Safford and Hamilton Disston, who purchased 4,000,000 acres of Florida "swamplands" from the Internal Improvement Fund of Florida, selected Tarpon Springs as a town site to establish a winter resort for well-to-do Northerners. About 9,000 acres in this tract was assigned to the Lake Butler Valley Company, owned by Disston, with Safford serving as company President. At the end of his life, all of Safford's energies were dedicated to the development of Florida's west coast and to Tarpon Springs in particular.

Dr. Mary Jane Safford, Anson's sister, was the first woman to practice medicine in the state of Florida. As a young woman, she worked as a Civil War nurse. She then studied medicine in New York and in Vienna and had a successful practice in Boston. She was on the professional faculty of the University of Boston Medical College, and was one of a half dozen women elected to the

SITE NAME: Safford House

Boston School Board in 1878. Like her brother, she was often in poor health and had a tendency to overwork; she came to Tarpon Springs to live with her brother and his family for a quiet life but continued to practice locally.

Construction of the Safford House began around 1883, shortly after Anson P. K. Safford's arrival in the Tarpon Springs area. The house was originally constructed as a one-story wood framed cottage with double gables on the front, central hall and a wide bracketed veranda on two sides on the north side of Spring Bayou. By 1887 a second story had been added with the original roof trusses, gables, and gable windows raised intact atop the new second story walls. At this time Victorian gingerbread details were added including a cupola, window hood trim, bargeboards, brackets, and balustrades of different patterns. After both Anson and Mary Safford's deaths in 1891, the land on which the house was located was sold to George Clemson. At this time Mrs. Safford had the house moved a block further north.

After the house relocation, Mrs. Safford began using the building as a boarding house that she called Villa Ansonia. A few years later she had the interior of the house subdivided into small apartments and renamed it "The Miramar". At this time, the house was stripped of its exterior Victorian trim and left a simple version of the original house with plain porch posts and no balustrade. Portions of the veranda were also enclosed as well to provide additional rooms.

The City of Tarpon Springs acquired the Safford House in 1994. It was fully renovated to return it to its appearance in 1893 with the help of grants through the Florida Division of Historic Resources and Save Americas Treasures. It now operates as the Safford House Museum.

**B. SUMMARY OF SIGNIFICANCE**

This two-story Frame vernacular residence was listed on the National Register of Historic Places in 1975. The house is significant as an example of early vernacular domestic architecture in Florida in addition to its association with Anson P. K. Safford and his sister, Dr. Mary Safford.

**C. HISTORY AND REFERENCES CITED OF PAST WORK AT SITE**

Greer, Diane G.

1974 *Safford House National Register of Historic Places Nomination*. NRHP Nomination, Tallahassee: Florida Department of State, Division of Historic Resources.



SKETCH MAP





Location of 8PI176  
USGS Quadrangle: Tarpon Springs (1973 PR 1987)



NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Safford House		OCT 16 1974

2. LOCATION		
STATE	COUNTY	TOWN
Florida	Pinellas	Tarpon Springs
STREET AND NUMBER		

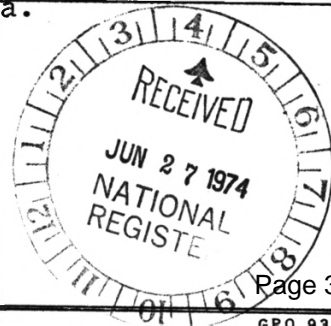
Parken Place

3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Unknown	1887	Original photo in possession of Mrs. Gertrude Stoughton, Tarpon Springs, Fla.

4. IDENTIFICATION
DESCRIBE VIEW, DIRECTION, ETC.

Main facade; northeast elevation

#1 of 3





*“The Miramar”*

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Safford House		OCT 16 1974

2. LOCATION		
STATE	COUNTY	TOWN
Florida	Pinellas	Tarpon Springs
STREET AND NUMBER		
Parken Place		

3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Unknown	c. 1893	Original photo in possession of Mrs. Gertrude Stoughton, Tarpon Springs, Fla.

4. IDENTIFICATION
DESCRIBE VIEW, DIRECTION, ETC.

Main facade; northeast elevation--"The Miramar"

#2 of 3





NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

1. NAME		
COMMON	AND/OR HISTORIC	NUMERIC CODE (Assigned by NPS)
Safford House		OCT 16 1974

2. LOCATION		
STATE	COUNTY	TOWN
Florida	Pinellas	Tarpon Springs
STREET AND NUMBER		

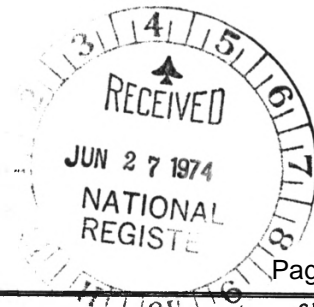
Parken Place

3. PHOTO REFERENCE		
PHOTO CREDIT	DATE	NEGATIVE FILED AT
Diane D. Greer	November, 1973	Div. of Archives, History and Records Management

4. IDENTIFICATION
DESCRIBE VIEW, DIRECTION, ETC.

Main facade; northeast elevation

# 3 of 3



To: Caroline Lanford, AICP CTP  
Principal Planner  
City of Tarpon Springs

From: Emily Rinaldi-Williams  
Senior Architectural Historian  
Emily Reed  
Principal Architectural Historian

Project/File: Safford House–23 Parkin Court, Tarpon Springs Date: January 30, 2026

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**Reference: Safford House–Roof Replacement Project**

## **1 Introduction**

The Safford House is a ca. 1883 Frame Vernacular residence with a ca. 1887 second-story addition located at 23 Parkin Court in Tarpon Springs. It is owned by the City of Tarpon Springs (City). Anson P. K. and Mary Safford originally constructed the house on a parcel located a block to the south of its current location. It was relocated to the present property in ca. 1891. The Safford House was individually listed in the National Register of Historic Places (NRHP) in 1975 under Criteria B and C for its association with Anson P. K. Safford and as an excellent example of vernacular domestic architecture. It is also a contributor to the Tarpon Springs Historic District, which was listed in the NRHP in 1990. As a contributing resource to the City's Tarpon Springs Local Historic District, the building is subject to the City's Heritage Preservation Ordinance.

The City Planning & Zoning Department and Heritage Preservation Board (HPB) are responsible for reviewing alterations to buildings designated as landmarks or within a designated historic district. Alterations that require a Certificate of Appropriateness (CA) are reviewed by the City for compliance with the Standards of Review listed in the City's Heritage Preservation Ordinance, which includes compliance with the Secretary of the Interior's Standards for Rehabilitation (Standards for Rehabilitation). The City also uses the *City of Tarpon Springs Design Review Guidelines Manual* (Design Guidelines Manual) to help guide decisions on CA applications.

The City is proposing to replace the roof of the Safford House and retained Stantec to review the proposed project for compliance with the Heritage Preservation Ordinance. The City is also seeking Stantec's recommendations for the replacement roof material. Cedar shake shingles or composite shingles are proposed for the primary roof. Cedar shake shingles, composite shingles, or standing metal seam roofing are proposed for the second-story porch roof. The City provided Stantec with the Safford House Florida Master Site File, photographs from the Safford House NRHP nomination, and two estimates from Storm Peak Roofing—one for the replacement of the Safford House roof with Cedar shake singles and the other for the replacement of the roof with Brava Cedar shake composite shingles.

Reference: Safford House–Roof Replacement Project

## 2 Historic and Existing Roofing Materials

The City previously restored the Safford House to its ca. 1893 appearance using federal and state grant funding. Currently, the primary roof and porch roof are clad with wood shingles. Historic photographs illustrate that the house was historically clad with the following roofing materials:

- A pre-1887 photograph shows the Safford House prior to the construction of the second-story addition. Wood shingles are visible on the primary roof (**Figure 1**). The material cladding the porch roof is not clearly identifiable. It may have been metal; however, aluminum roofing was not widely used until the early twentieth century and the use of iron or copper for roofing were generally rare outside major metropolitan cities in the United States. The material may also have been wood board or canvas covered wood board.
- An undated photograph taken between 1887 and 1891 (after the second-story addition) shows the primary roof and first-story porch roof clad in wood shingles (**Figure 2**). The porch pictured in this photograph was replaced sometime after 1891 and is no longer extant.
- An undated photograph taken sometime after 1891 does not clearly show the primary or porch roof materials (**Figure 3**).
- A 1973 photograph shows the second-story porch roof clad in standing seam metal (**Figure 4**). The primary roof material is not visible.

## 3 Heritage Preservation Ordinance Compliance

The City is proposing to replace the existing wood shingles on the primary roof with either Brava Cedar shake composite shingles or Cedar shake shingles from a yet-unidentified manufacturer. For the porch roof, the City is considering a third roofing—standing seam metal roof cladding. The Cedar shake shingles would match both the existing material used for the Safford House roof cladding and the historic material evident in historic photographs. Standing seam metal roof cladding does not definitively appear on any of the late nineteenth century or early twentieth century historic photographs, although it is visible on a 1973 photograph.

The City’s Standards for Review and Design Guidelines Manual both emphasize that when replacing roofing materials, the replacement material should match the existing or historic roofing material where feasible. The Heritage Preservation Ordinance also states under the definition of repair: “Using the same kind of materials is the preferred option, but substitute materials are acceptable if the form and design, and substitute materials, impart the visual appearance of the remaining parts.” The Standards for Rehabilitation (Standard #6) note that replacement materials should match the existing or historic where possible. The Design Guidelines Manual provides further guidance in Appendix C regarding instances where the use of substitute materials may be appropriate. The National Park Service *Preservation Brief 16: The Use of*

Reference: Safford House–Roof Replacement Project

*Substitute Materials on Historic Building Exteriors* also provides further guidance on the use of substitute materials and compliance with the Standards for Rehabilitation.

Based on the materials provided by the City, the use of a substitute material for the Safford House roof may not be appropriate as it does not meet the City’s or National Park Service’s criteria for the appropriate use of substitute materials. Cedar shake shingles are widely available, and the City has already identified a contractor that can install Cedar shake shingles. The use of a substitute roofing material is not required to meet code requirements. Furthermore, composite shingles are typically not a good visual match for Cedar shake shingles; however, it would depend on the specific product used. In general, composite shingles cannot replicate the variations in color and surface texture of the natural material. Because the Safford House is only two stories tall and the roof is highly visible from the public right of way, a substitute material would likely be highly distinguishable as a replacement. Therefore, the use of a substitute material would modify a feature that is important in defining the overall historic character of the building, diminishing the property’s integrity of materials, workmanship, and feeling. While the Safford House would retain other aspects of integrity and likely remain eligible for local and national listing, only the use of Cedar shake shingles would maintain all aspects of the property’s integrity.

Per the Heritage Preservation Ordinance, the City Planning & Zoning Department may approve projects involving the replacement of a roof with the original or existing material. The HPB must approve a roof replacement project involving the use of substitute material. Projects that proceed without City staff or HPB approval are processed in accordance with the requirements established by Chapter 2, Article VIII of the Code of Ordinances. Although Chapter 2, Article VIII does not describe a special process for violations involving City-owned property, City-owned properties are subject to the same enforcement requirements as any other property. If the City uses a substitute roofing material that does not comply with the Heritage Preservation Ordinance, it would still be a violation and could create a precedent that future Certificate of Approval applicants or challengers might cite to argue that the City applies its Code of Ordinances inconsistently.

The Heritage Preservation Ordinance specifies that the City and HPB review projects for compliance with the Standards for Rehabilitation. However, given that the City previously restored the Safford House to its ca. 1893 appearance, it may elect to maintain the property’s appearance from the restoration period by following the Secretary of the Interior’s Standards for Restoration (Standards for Restoration). The Standards for Restoration specify that replacement materials that match the materials from the restoration period are preferred. **As such, replacing the Safford roof with Cedar shake shingles would be the most appropriate treatment for restoration.**

## 4 Stantec Recommendations

Based on the review of the materials provided by the City, more information is necessary in order to determine if the use of a substitute material is appropriate for the Safford House roof replacement project. Both the Heritage Preservation Ordinance and Design Guidelines Manual note that the substitute material should be a good visual match for the original; however, Stantec was unable to make an assessment of the chosen composite shingle to determine whether it is a good visual match. Furthermore, Preservation Brief

**Reference: Safford House–Roof Replacement Project**

16 also recommends that the durability, resiliency, and sustainability of the original material should be considered for features with severe weather exposure when using a substitute material. As such, Stantec encourages the consideration of the following recommendations to ensure the Safford House roof replacement project complies with the Heritage Preservation Ordinance and best practices in historic preservation:

- Historic photographs reviewed by Stantec of the Safford House from the late nineteenth and early twentieth centuries do not appear to show the use of standing seam metal roof cladding on the second-story porch roof. In the absence of definitive evidence that the roofing material existed historically prior to 1973, metal standing seam roofing should not be used as a replacement material for the porch roof.
- City Planning & Zoning Department staff should request additional information regarding the performance of the Brava Cedar shake composite shingles and the Cedar shake shingles. The durability of Cedar shake shingles varies depending on the cut of the wood, with low quality shingles performing more poorly as compared to mid or high-quality Cedar shake shingles. Generally, mid to high-quality Cedar shake shingles can last 30 to 50 years. Given Florida’s climate, the City should also inquire from the manufacturer an understanding of extreme UV exposures’ impact on the performance of both composite and Cedar shingles. Depending on the products used, composite shingles may perform similarly to Cedar shake shingles overall. Preventative maintenance is required for both roof types and reactive maintenance may also be similar.
- The City should complete an on-site mock-up using the Brava Cedar shake composite shingles to document how the material differs from historic cedar shingles; this step is for evidence-gathering and does not imply that composite shingles would meet the Heritage Preservation Ordinance or the Secretary of the Interior’s Standards. The use of a substitute material that is not a good visual match does not comply with the Standards for Rehabilitation and is not recommended.

**RECOMENDATIONS MATRIX**

<b>OPTION</b>	<b>CEDAR SHAKE (WOOD)</b>	<b>COMPOSITE SHINGLE (BRAVA OR SIMILAR)</b>	<b>STANDING SEAM METAL</b>
<b>HISTORIC MATERIAL MATCH</b>	Matches documented historic roofing for the 1893 restoration period.	Not historic; may diminish property integrity of materials, workmanship, and feeling.	Not historically used during the 1893 restoration period; appears only in a 1973 photograph.
<b>SECRETARY OF THE INTERIOR’S STANDARDS</b>	Meets Rehabilitation and Restoration Standards; in-kind replacement preferred and appropriate.	Substitute materials that closely match the visual and physical properties of historic materials are consistent with the Standards for Rehabilitation.	Does not meet Standards; not appropriate for 1893 restoration period.
<b>INTEGRITY IMPACTS</b>	Maintains integrity of materials,	Diminishes integrity; composite is fabricated differently and alters	Diminishes integrity; not documented for 1893

Reference: Safford House–Roof Replacement Project

OPTION	CEDAR SHAKE (WOOD)	COMPOSITE SHINGLE (BRAVA OR SIMILAR)	STANDING SEAM METAL
	workmanship, and feeling.	material authenticity even if visually close.	restoration-period appearance.
<b>REGULATORY HURDLES (APPROVAL PATH)</b>	Eligible for administrative approval as an in-kind replacement.	Requires HPB hearing; applications proposing the use of a substitute material in place of historic materials are reviewed on a case-by-case basis and may be approved or denied based on each particular situation.	Requires HPB hearing; unlikely to be approved due to lack of documentation.
<b>FEASIBILITY</b>	High availability; material is available and contractor identified.	High availability; may diminish property integrity of materials, workmanship, and feeling.	High availability; not supported by documentation.
<b>OVERALL APPROPRIATENESS</b>	Most appropriate; meets all regulatory and preservation requirements.	May not be appropriate; may not comply with Heritage Preservation Ordinance or Standards for Rehabilitation.	Not appropriate; not supported by documentation.

Regards,

**Stantec Consulting Services Inc.**

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**Emily Rinaldi-Williams** MSHP  
 Senior Architectural Historian  
 Phone: (213) 574-2644  
 emily.rinaldi-williams@stantec.com

[stantec.com](http://stantec.com)

Attachment: Historic Photographs

Reference: Safford House–Roof Replacement Project



Figure 1. Safford House before 1887; note use of wood shingles on the primary roof (Safford House NRHP Nomination 1974).

Reference: Safford House–Roof Replacement Project



Figure 2. Safford House between 1887 and 1891 after the construction of the second-story addition (Tarpon Springs Historical Society).



Figure 3. Safford House after 1891; roofing material type not definitively discernable (Safford House NRHP Nomination 1974).

Reference: Safford House–Roof Replacement Project



*Figure 4. Safford House in 1973; note standing seam metal roofing on second-story porch (Safford House NRHP Nomination 1974).*



**APPLICATION ADDENDUM**  
**CERTIFICATE OF APPROPRIATENESS APPLICATION FORM**

**INSTRUCTIONS**

Please complete the form fully and submit with the associated development application, **DIGITALLY** through the Planning and Zoning online application portal (goPost/ePlan).

**1. GENERAL INFORMATION**

PROJECT NAME Safford House
ADDRESS/LOCATION 23 Parkin Ct
TAX PARCEL NUMBER(S) 12-27-15-66618-000-0070

**2. TYPE OF PROPOSED ACTIVITY** *(Check all that apply)*

- |                                      |  |                                       |
|--------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Demolition  | <input type="checkbox"/> New Construction    | <input type="checkbox"/> Driveway     |
| <input type="checkbox"/> Renovation  | <input type="checkbox"/> Structural Addition | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Relocation* | <input checked="" type="checkbox"/> New Roof |                                       |

\* If Relocation, please indicate new location:

NEW PROPERTY LOCATION OR ADDRESS		
LEGAL DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NECESSARY)		
TAX PARCEL NUMBER(S)	<b>CURRENT DESIGNATIONS OF PROPERTY</b>	
	<table border="1"> <tr> <td>LAND USE CATEGORY</td> <td>ZONING DISTRICT</td> </tr> </table>	LAND USE CATEGORY
LAND USE CATEGORY	ZONING DISTRICT	

**3. GENERAL BUILDING INFORMATION**

YEAR BUILT 1883	ARCHITECTURAL STYLE Frame Vernacular	PORCHES <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ORIGINAL USE Residence	PRESENT USE Museum	PROPOSED USE No change
ROOF TYPE & MATERIAL Wood shingle	EXTERIOR SIDING MATERIAL Wood drop siding	

**(1) Previous Additions or Modifications** *(Please describe and include dates)*

Originally constructed as a one-story wood frame cottage in 1883, a second story was added in 1887 and Victorian details were added (cuppola, gingerbread, brackets, balustrades, bargeboards). Moved and altered for use as a boarding house in the 1890s, modifications continued until the building was acquired and restored to its 1893 appearance by the City in 1994, utilizing grants from the Florida Division of Historic Resources and Save America's Treasures, and adhering to The Secretary of the Interior's Restoration and Reconstruction Treatment Standards.



**(2) Description of Proposed Work**

Proposed replacement of wood shingle roof with composite materials

**(3) For relocation or demolition, describe the property's physical condition, steps taken to save the property and whether renovation would be economically feasible.**

**3. HERITAGE PRESERVATION BOARD REVIEW STANDARDS**

In reviewing an application for a Certificate of Appropriateness, the Board shall consider the following standards for review, per [LDC Section 109.01\(B\)](#).

- (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.
- (2) The width and height of windows, doors, and entries shall be consistent the character of the building's original architectural style. Repair and 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 form other buildings or structures.
- (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.
- (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.



- (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 the 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 façade design.
- (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.
- (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.
- (8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alteration, 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 which 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.
- (9) The renovation of contributing structures in an historic or cultural district or designated sites shall mee the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- (10)The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.
- (11)The impact upon archaeological sites shall preserve the integrity of the site.

**4. SIGNATURE(S)/AUTHORIZATION**

**APPLICANT/PROPERTY OWNER/AGENT SIGNATURE(S):**

The information included in and with this application is completely true and correct to the best of my knowledge. Further, I understand that a detailed property management plan may be requested as a part of this application.

  
 \_\_\_\_\_  
 (Applicant’s Signature)

  
 \_\_\_\_\_  
 (Date)

\_\_\_\_\_  
 (Property Owner’s Signature)

\_\_\_\_\_  
 (Date)

\_\_\_\_\_  
 (Agent’s Signature)

\_\_\_\_\_  
 (Date)