



# City of Tarpon Springs, Florida

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

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

**REGULAR SESSION  
AGENDA  
MONDAY, AUGUST 3, 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. #26.39 Pawloski - Certificate Of Appropriateness For Monument Sign - 427 E. Tarpon Ave
- b. #26.57 Locatelli - Certificate Of Appropriateness For Construction Of Single Story Garage - 116 N Pinellas Ave
- c. #26.62 Tea Housh - Certificate Of Appropriateness For Solar Shingle Install - 118 E Orange St
- d. #26.64 Spiegel - Certificate Of Appropriateness For Install Of Signage On Building - 325 E Lemon St
- e. #26.63 Hanks - Certificate Of Appropriateness For Construction Of New Home And Accessory Dwelling Unit - 226 N Grosse Ave

**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**  
**AUGUST 3, 2026**  
**STAFF REPORT, July 11, 2026**

**Application No. / Project Title:** 26.39 / Pawloski  
**Staff:** Caroline Lanford, AICP CTP, FRA-RA  
Principal Planner  
**Applicant / Owner:** Melissa Pawloski, Applicant / 9200 49TH STREET LLC, Owner  
**Property Size:** 14,797 square feet |  $\cong$  0.33 acres  
**Current Zoning:** SAP Special Area Plan, T4a Residential + Retail/Office  
**Character District:** Downtown Gateway  
**Location / Parcel ID:** 427 E Tarpon Avenue / 12-27-15-90000-000-0180  
**Architectural Type/District Status:** Craftsman / Contributing

**BACKGROUND SUMMARY:**

Florida Master Site File (FMSF) 8PI11891 notes this circa 1910 two-story residence features a steep roof pitch and wide eaves with exposed rafter tails, typical of the Craftsman style. The building has had some alterations, such as unsympathetic window replacement and enclosure of the east side porch. However, the majority of architectural details and the overall historic massing have been retained, preserving the structure's historical significance.

The applicant is seeking a Certificate of Appropriateness to construct a monument sign on the subject property.

**PRELIMINARY STAFF RECOMMENDATION:**

Staff recommends **approval** for project, with the following condition:

1. The Certificate of Appropriateness 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 DRGM, especially 1, 5, and 86. The DRGM can be accessed at the following link:  
<https://www.ctsfl.us/DocumentCenter/View/639/Historic-District-Design-Review-Guidelines-Manual-PDF?bidId=>

**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:** The height and width of the proposed sign (71.5" wide by 84" high, totaling 41.7 sq ft) is consistent with adjacent contributing structures.

***(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.

***(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:** The proposed sign would slightly alter the historic streetscape and change the relationship between open space and the street. The proposed sign conforms to standards and is similar to signs at other properties in the immediate vicinity.

***(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:** Not applicable.

***(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.

***(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.



***(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:** Not applicable.

***(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.

***(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:

***(9) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

***(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 proposed sign complies with relevant sections of the code and the Comprehensive Plan.

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

**ANALYSIS:** No known 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. FMSF 8PI11891
3. Application and supporting materials

# **PAWLOSKI APPLICATION #26.39**

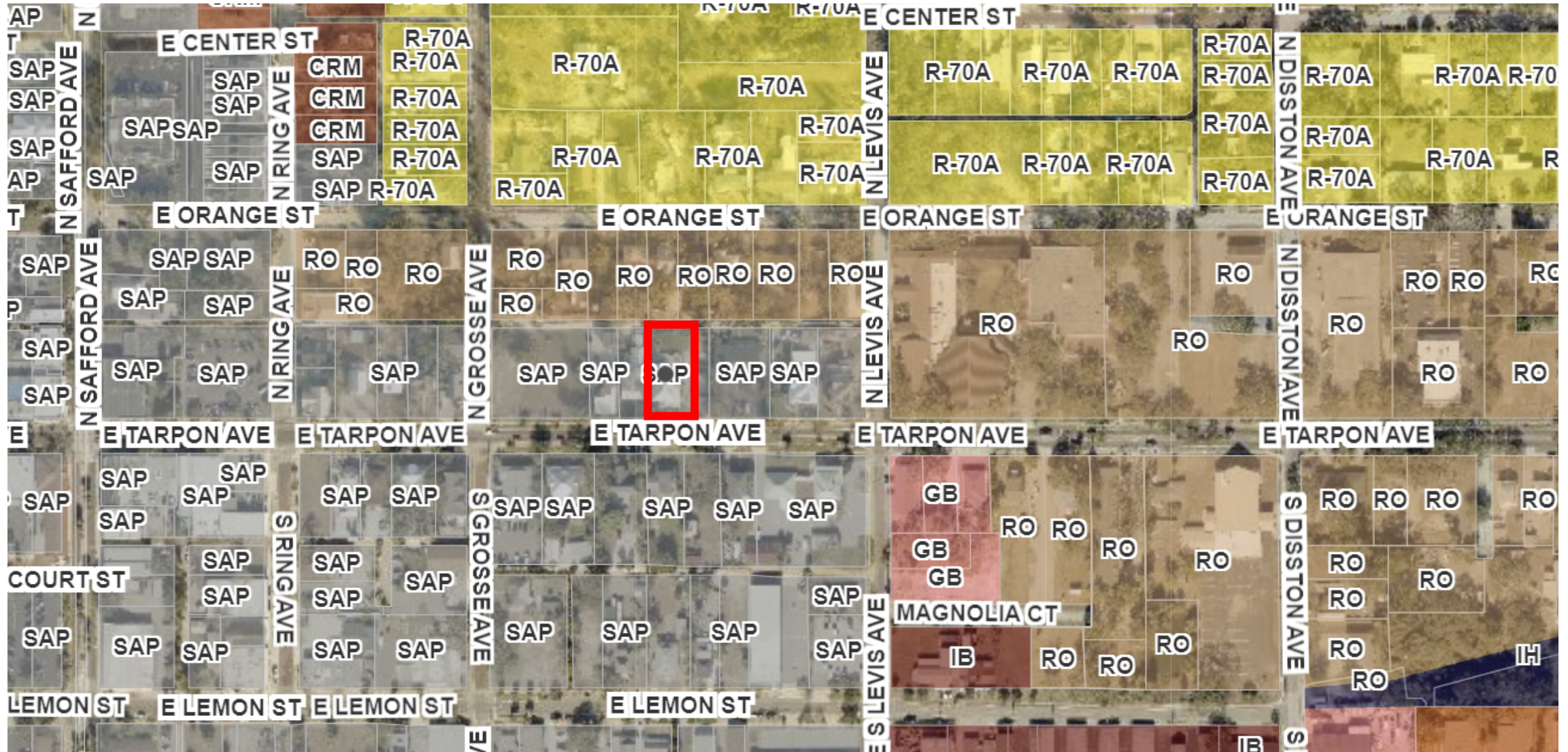
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Heritage Preservation Board, August 3, 2026

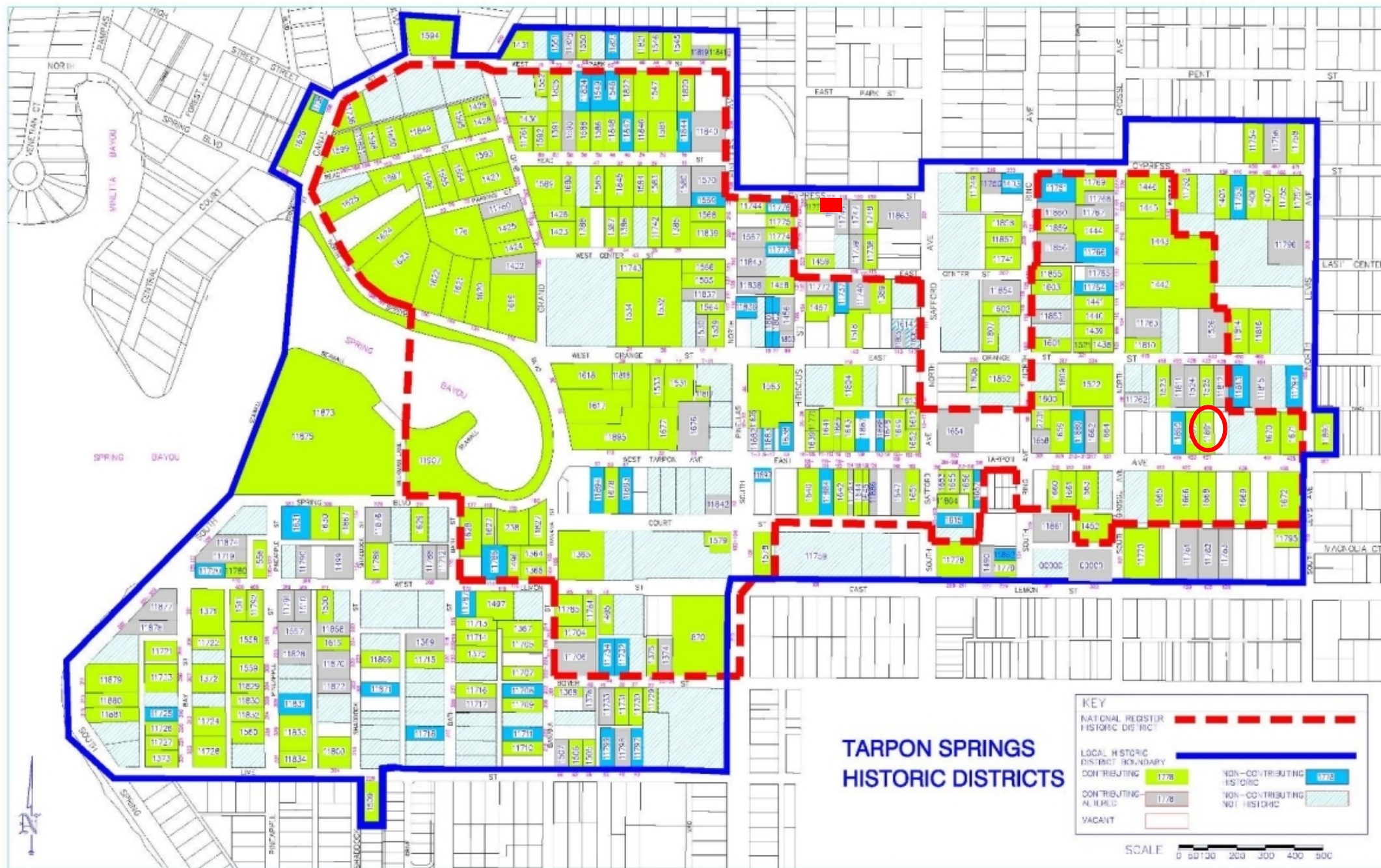




# LOCATION AND LAND USE CONTEXT







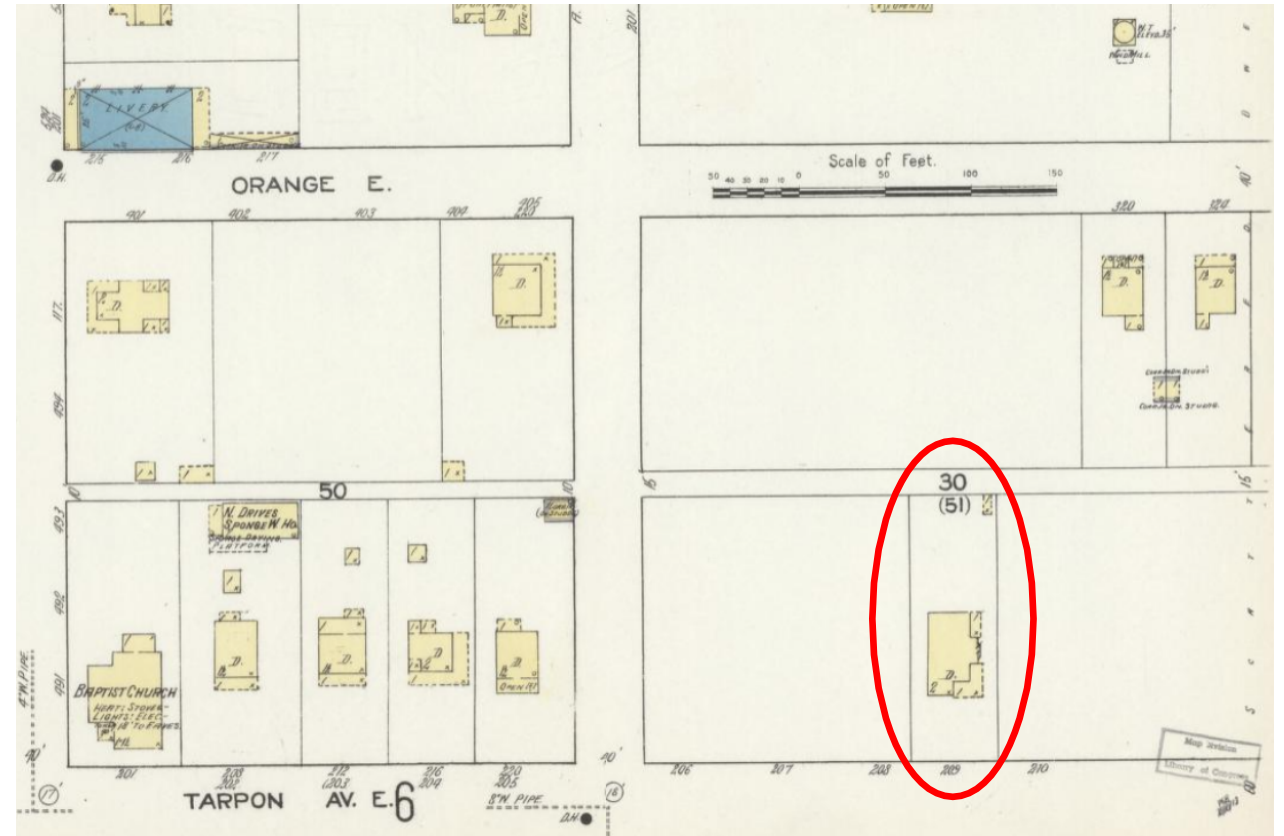
# PROPERTY INFORMATION

- Lot Size: 14,797 square feet
- Current Zoning: T4a Residential + Retail/Office
- Location / Parcel ID: 427 E Tarpon Ave/ 2-27-15-90000-000-0180
- Architectural Type/Style: Craftsman
- District Status: Contributing
- Florida Master Site File: 8PI1441
- Owner / Applicant: Melissa Pawloski, Applicant / 9200 49TH STREET LLC, Owner

# REQUEST

Certificate of Appropriateness to:

- Construct a monument sign



**1919 SANBORN**



# 427 E TARPON AVE – FLORIDA MASTER SITE FILE





# 427 E TARPON AVE – TARPON AVENUE FAÇADE





# 427 E TARPON AVE – TARPON AVENUE FAÇADE





# 427 E TARPON AVE – EAST CONTEXT





# 427 E TARPON AVE – TARPON AVE SIGN LOCATION









# 427 E TARPON AVE – PROPOSED PROJECT

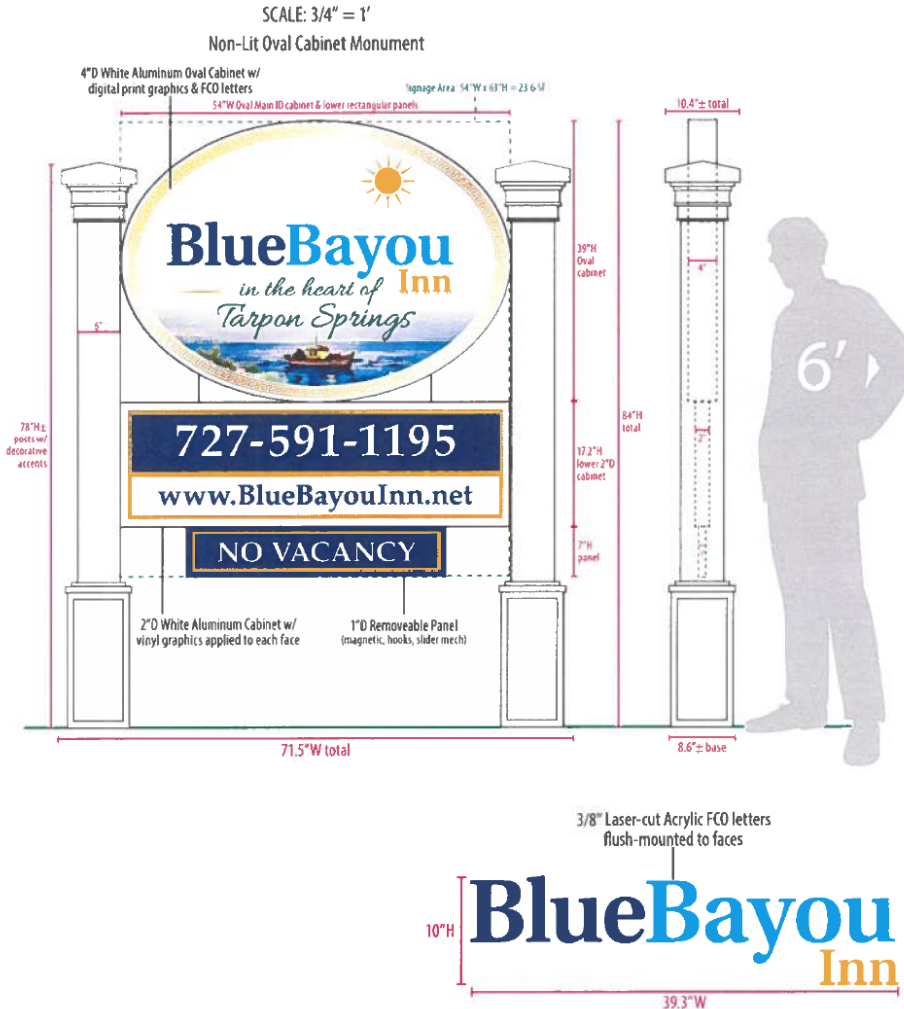
## SIGNAGE DESIGN SHEET

Blue Bayou Inn - Double-Sided, Non-Illuminated Monument

### DESCRIPTION:

- 54"W x 39"H x 4"D Double-sided, non-illuminated Aluminum fabricated Oval shaped Main ID cabinet w/ typical Internal aluminum frame, painted white w/ digital print graphics applied - additional supports to connect with lower cabinet as needed, painted white with stucco finish on side edges only
- BLUE BAYOU INN: 39.3"W x 10"H x 3/8"D Acrylic laser-cut FCO letters mounted flush to each face
- 54"W x 17.2"H x 2"D White Aluminum fabricated cabinet w/ vinyl lettering and graphics applied to each face, painted white with stucco finish on side edges only
- (2x) 36"W x 7"H x 1"D removeable panel(s) with "Vacancy" and "No Vacancy" graphics applied - magnetic, hook or slider mechanics TBD\*
- (2x) 6"W x 78"H x 6"D Aluminum posts w/ decorative accents on each side of Main ID cabinet, housing support poles, painted white with stucco finish
- Auger footer installation and steel pipe supports per engineering recommendations TBD\*

Client mock-up:



OVERALL  
DIMENSIONS  
71.5" WIDE BY  
84" HIGH =  
41.7 SQ FT

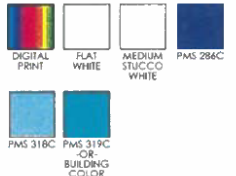
**SIGNSource**  
YOUR COMPLETE SIGN SOLUTION

**Blue Bayou Inn**

Approved By:  
Date:

Project:  
Blue Bayou Inn  
427 E. Tarpon Avenue  
Tarpon Springs, FL 34689

Colors:



Font(s): **Contralto Demi Bold**

City of Tarpon Springs Sign Code:  
1 SF per Foot of Linear Frontage  
Max 10'H, 10' setback from  
sidewalk, 15' driveway site triangle  
LF: 35' = 35 SF Allowed

Actual Signage Area:  
54"W x 63"H = 23.6 SF

Note: Before finalizing your sign package, it is important to thoroughly review it for any errors or discrepancies. This includes checking for misspelled words, ensuring the design concepts are accurate, and verifying that all necessary information is included on the signs. It is also essential to confirm that the colors and fonts align with your preferences. Please note that Signsource cannot be held responsible for any misspellings, incorrect design concepts, inaccurate information, or discrepancies related to colors and fonts once the package has been approved by the client and production finalized. In the event that any signs require fabrication once more, a change order will be submitted for the necessary adjustments.

Client Rep: Gayle Rask  
email: gayle@signsourcefla.com

All ideas, designs, arrangements, and plans indicated by these drawings are property of Sign Source and/or Complete Sign Solutions and are created for rendering, example and approval use only. The designs, and plans are not to be used nor disclosed to any person, designer, or sign company for any purpose without the written consent by Sign Source / Complete Sign Solutions. Contractors shall verify and be responsible for all dimensions and conditions of the job. All shop details and deviations from the shown dimensions and conditions must be approved by Sign Source/ Complete Sign Solution before proceeding with fabrication. All written dimensions shall take precedence over scaled dimensions.

Sign Source  
2045 Lawson Road  
Clearwater, FL 33763  
727.734.3555 Office  
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Rene@signsourcefla.com







# STANDARDS FOR REVIEW – CERTIFICATE OF APPROPRIATENESS

- 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 LAND DEVELOPMENT CODE

§ 186.04 - Signs Within the Historic Preservation District.

(A) The historic preservation board has the authority within the Historic Preservation District to permit up to a maximum of twice the amount of:

(1) Sign area or height as allowed in § 187.02-Nonconforming Uses in Residential Zones.

(2) § 189.00-On-Site Signs in Nonresidential Areas.

(B) Such review will utilize the Certificate of Approval process as detailed in Article VII. In addition, the Historic Preservation Board must review all signs which are illuminated from the interior through such process.

PER § 189.02 ALLOWANCE IS 45 TOTAL SQ FT



# STANDARDS FOR REVIEW – ADHERENCE TO LAND DEVELOPMENT CODE

§ 189.01 - Freestanding Signs, Permit Required.

(A) All pole mounted signs shall have a minimum vertical clearance of four feet measured from grade. Pole mounted signs which do not have a minimum vertical clearance of eight feet shall be considered a ground mounted/monument sign for the purposes of calculating setbacks.

(B) Projection over or into a right-of-way shall be prohibited for all freestanding signs.

(C) One freestanding on-site advertising sign shall be permitted per parcel.

(D) The maximum sign height shall be ten feet within the Historic Preservation District and 20 feet in all other nonresidential zones.

(E) For pylon signs, multi-ylon signs, monument signs, monolith signs and pole signs with cladding an increase in height of up to 25% may be authorized by use of the following creative sign provisions. (1) The sign is a substantial aesthetic improvement to the site and has a positive visual impact on the surrounding area.

(2) The sign is of unique design and exhibits a high degree of thoughtfulness, imagination, and inventiveness.



# STANDARDS FOR REVIEW – ADHERENCE TO LAND DEVELOPMENT CODE

§ 189.01 - Freestanding Signs, Permit Required. (Continued)

(F) The maximum allowable sign height for all other free-standing sign types shall be 20 feet.

(G) The minimum required setback for an unclad pole mounted sign shall be five feet from the adjoining street right-of-way line and ten feet from the side property line.

(H) The minimum required setback for a pylon sign, multi-pylon sign, monument sign, monolith sign and pole sign with cladding shall be as follows:

(1) Outside the required visibility triangle;

(2) Ten feet from the adjoining street right-of-way line; and

(3) Fifteen feet from the side property line.

(I) The minimum clearance from primary power lines as required by the National Electric Safety Code shall be maintained.

# STANDARDS FOR REVIEW – ADHERENCE TO LAND DEVELOPMENT CODE

§ 189.02 - Freestanding Sign Area.

(A) Allowable square feet.

PER § 189.02 ALLOWANCE IS 45 TOTAL SQ FT

|                                             | Parcel Occupancy                                                                                                   | Minimum <sup>2</sup> (Ft <sup>2</sup> ) | Maximum <sup>3</sup> (Ft <sup>2</sup> )                            |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------------|
| Historic Preservation District <sup>1</sup> | Single                                                                                                             | 16                                      | .25 per l.f. of street frontage or 1 per l.f. of building frontage |
|                                             | Multiple                                                                                                           | 25                                      | same                                                               |
| Other Non-residential Zones                 | Single                                                                                                             | 32                                      | .5 per l.f. of street frontage or 2 per l.f. of building frontage  |
|                                             | Multiple                                                                                                           | 50                                      | same                                                               |
|                                             | <sup>1</sup> Nonresidential zones within the Historic Preservation District                                        |                                         |                                                                    |
|                                             | <sup>2</sup> Sign area (in square feet) per sign face                                                              |                                         |                                                                    |
|                                             | <sup>3</sup> Sign area (in square feet) per sign face for each lineal foot of street frontage or building frontage |                                         |                                                                    |

(B) The maximum allowable sign area for a freestanding sign shall be as follows:

- (1) One hundred square feet per sign face for a single occupancy parcel.
- (2) One hundred fifty square feet per sign face for a multiple occupancy parcel.

(C) The maximum free-standing sign area may be increased by 25% through the use of creative sign provisions in [Section 189.01](#) (E). This increase may not be applied to an unclad pole sign type.

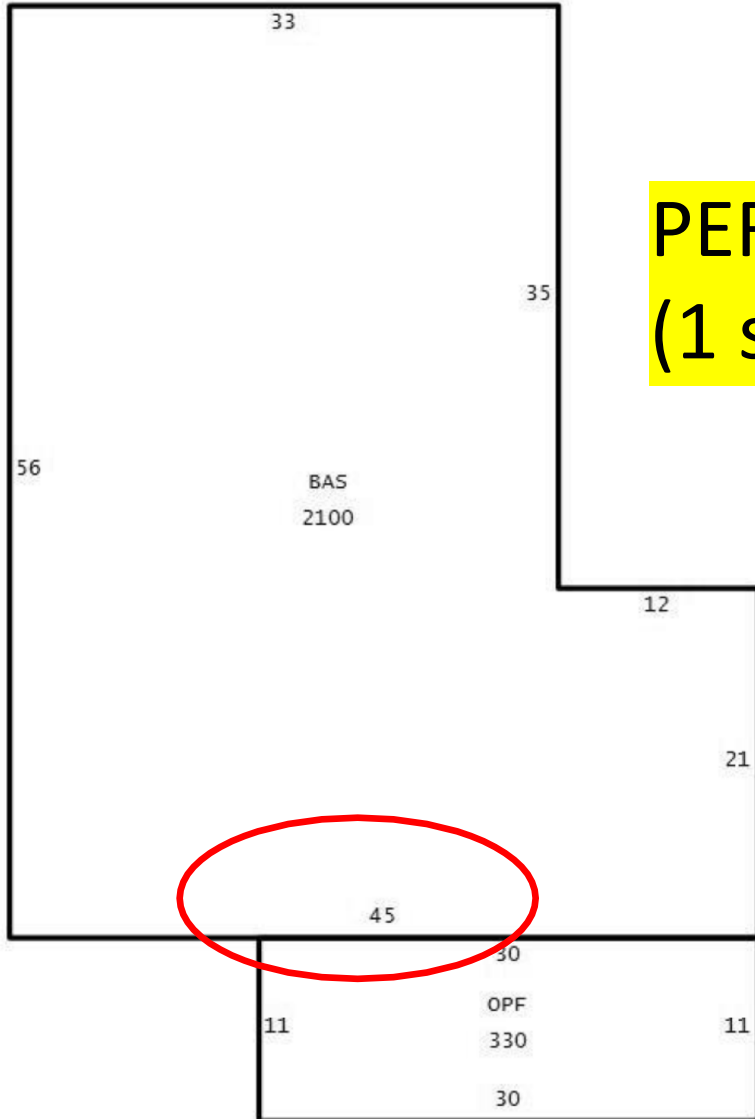
(D) For parcels with in excess of 50,000 square feet of gross floor area a ground mounted sign not exceeding 24 square feet of area per sign face which only includes the identification of the use or complex shall be permitted on the side street for parcels located on a corner. Additional sign area may not be combined with [§189.06](#) (A) 1.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-20, passed 5-17-94; Am. Ord. 2020-06, passed 6-9-20; Am. Ord. 2020-39, passed 3-9-21)



# STANDARDS FOR REVIEW – ADHERENCE TO LAND DEVELOPMENT CODE

PER § 189.02 ALLOWANCE IS 45 TOTAL SQ FT  
(1 sq. ft. per linear foot of building frontage)





## Signs and Awnings

Construction of signs is subject to the City's sign code. Each sign will be reviewed for location, total sign area, and aesthetic style or look of the sign. Monument signs, must have a solid base that is complementary to the streetscape, and the base should be masonry or stucco.

### Guideline 85. Preserve Historic Signs

- Historic signs, such as those constructed directly into an architectural detail of the structure, should be maintained and should be restored if necessary.
- Restore or recreate historic signs where sufficient documentation exists if the restored or recreated sign would be in compliance with Tarpon Springs ordinances.

### Guideline 86. Sign Placement

On most commercial buildings, a continuous brick ledge or corbelling is used to separate the second floor and above from the entry-level storefront below. This space is ideal for sign placement, as it was often created for this purpose. In some instances, newer buildings contain areas above the highest windows for signage.

- New signage shall be located on the flat, unadorned parts of a façade, such as the horizontal band between the storefront and second floor, or on windows, awning flaps, fascia, and frieze, or other areas where signs have been historically placed on the building.
- Decorative neon light banding is prohibited; however, neon lettering is permitted pursuant to sign regulations.
- Signs should be mounted to historic masonry buildings through the mortar joints rather than through masonry units wherever possible.

It is generally not appropriate to:

- obscure or hide significant historic features or details with signs.  
This includes windows, cornices, and architectural trim

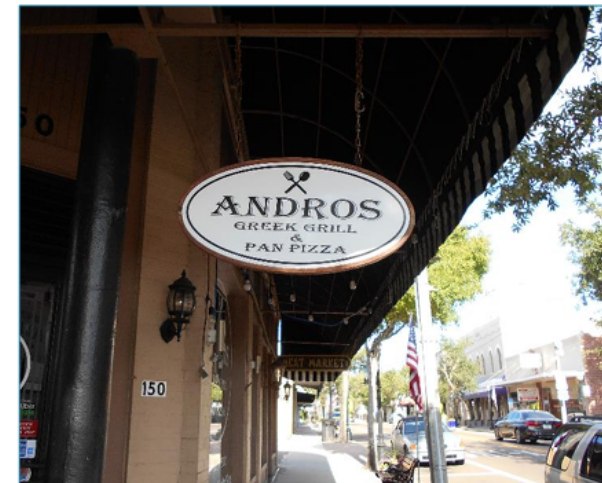


Figure 131: Signs in the Tarpon Springs Historic District.



# PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of the project, with the following condition:

1. 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 # 8PI11891

Recorder # 32

Recorder Date 1/26/09

Original ☒Update ☐

Site Name 427 E Tarpon Avenue Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Spanish-American War National Register Category Building

### LOCATION and IDENTIFICATION

Address 427 E Tarpon Avenue

Vicinity of N side of Tarpon Ave in between Levis St. and Grosse Ave

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

### MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327999 Northing 3114679 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

### HISTORY

Architect/Builder Unknown Construction Date 1910 Circa ☒Alterations ☒ Date c.1970 Type/Location aluminum siding, some windows replaced, c.1930 east side of porch enclosedAdditions ☐ Date Type/LocationMoved ☐ Original Location

Use Original Private residence Use Present Commercial

### DESCRIPTION

Style Craftsman Exterior Plan Rectangular Interior Plan Unknown Stories 2

Structural System Wood frame Exterior Fabric Aluminum; Stucco

Foundation Piers Foundation Materials Poured concrete Foundation Infill N/A

No. of Porches 1 Locations/Features SE corner, hipped roof, wraps 2 sides with oversized battered pier supports, pebble texture

Main Entrance (stylistic details): French door under main porch

Outbldgs. ☐ Number Nature/Location (Describe below)

Roof Type Hip Roofing Materials Metal tiles

Secondary Structures ☐ Comments Not applicable LocationChimneys ☒ Number 1 Orientation N/A Location N/A Material Not applicableWood Windows ☒ Type DHS Light # 1/1, 6/6Metal Windows ☒ Type Sliding Light #

Exterior Ornament rafter tails, wood surrounds

Condition Good Surroundings Commercial

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

This structure features a steep roof pitch and wide eaves with exposed rafter tails.

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

## Summary of Significance

This resource is an example of residential 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<br>____/____/____                                                                                                                                                                       | KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no                                                                                      |                      | Date         | ____/____/____ |
| DELIST DATE<br>____/____/____                                                                                                                                                                   | 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

**Location of Negatives** Janus Research **Negative Numbers** Roll 2885, #58, 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







Location of 8PI11891

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](mailto:planning@ctsfl.us)

### INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit in addition the [General Planning and Zoning Application](#). Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

#### Project Name\*

Monument Sign

#### Project Location\*

427 E Tarpon Ave 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 type="checkbox"/> Roof                       |
| <input type="checkbox"/> Driveway         | <input checked="" 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\*

1912

#### Architectural Style\*

Craftsman

#### Porches\*

☒ Yes

☐ No



| Original Use* | Present Use* | Proposed Use* |
|---------------|--------------|---------------|
| Residential   | Hotel/Motel  | Hotel/Motel   |

| Roof Type* | Roof Material* | Exterior Siding Material* |
|------------|----------------|---------------------------|
| Gable      | Metal          | Wood                      |

#### Previous Additions or Modifications\*

Fence

#### Description of Proposed Work\*

We would like to add a monument sign in the front of the Inn located out in front by Tarpon Ave.

#### For Relocation or Demolition

none

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 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\*

|                  |          |
|------------------|----------|
| Melissa Pawloski | 5/8/2026 |
|------------------|----------|

### 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).

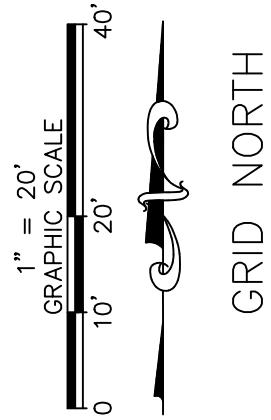


SECTION 12 – TOWNSHIP 27 SOUTH – RANGE 15 EAST  
PINELLAS COUNTY – FLORIDA

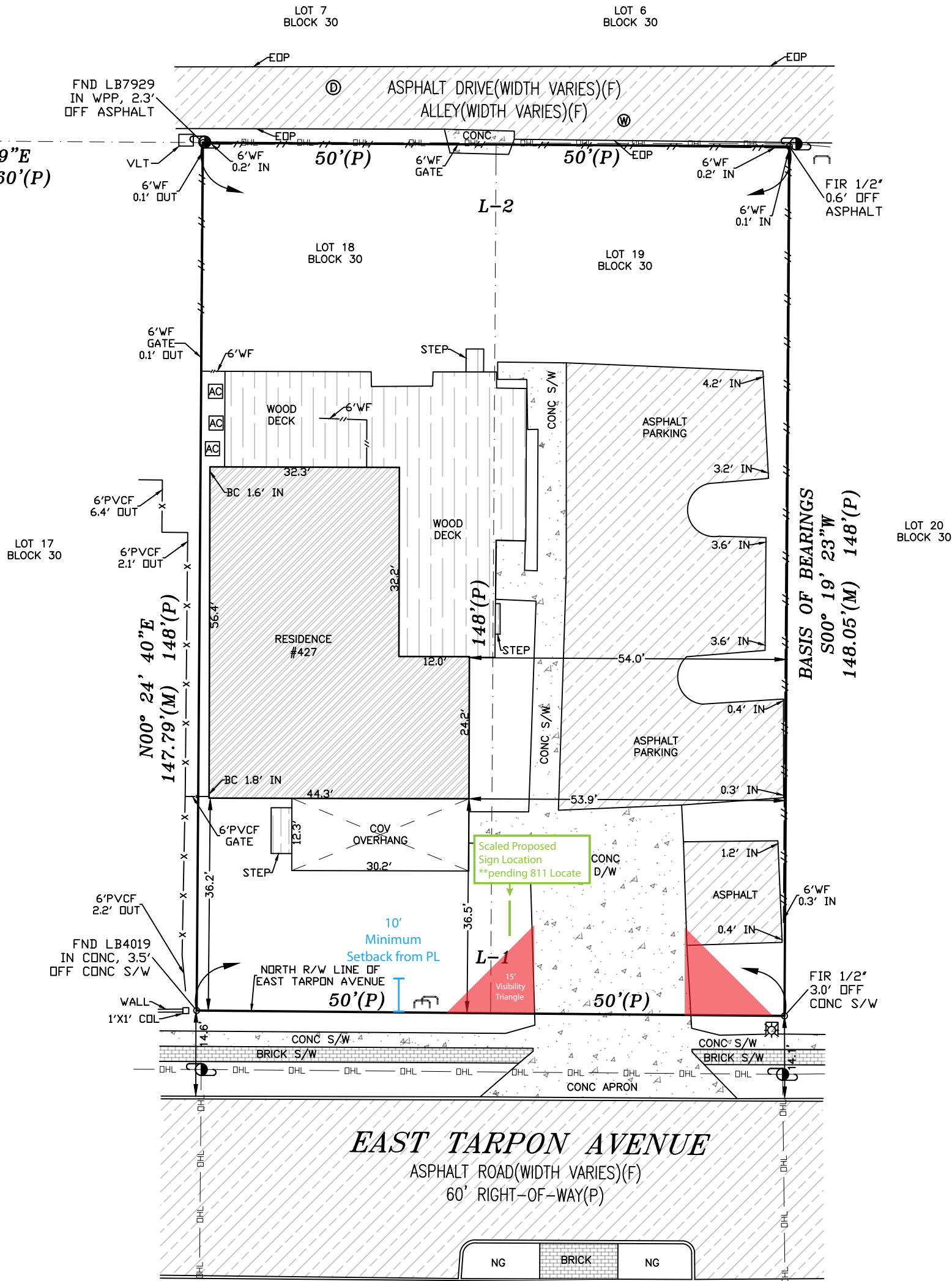
BOUNDARY SURVEY

ADDRESS:  
427 EAST TARPON AVENUE  
TARPON SPRINGS, FLORIDA 34689

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE EAST BOUNDARY LINE  
OF LOT 19, BLOCK 30, HAVING A GRID BEARING OF S00° 19' 23"W THE GRID  
BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE  
SYSTEM, NORTH AMERICAN DATUM, 1983 ADJUSTED 2013 (FLORIDA WEST ZONE)



| Legend of Symbols & Abbreviations |                            |                                           |
|-----------------------------------|----------------------------|-------------------------------------------|
|                                   | AIR CONDITIONER            | (C) GENERAL: CALCULATED                   |
|                                   | BACKFLOW PREVENTER         | (F) FIELD                                 |
|                                   | TEMPORARY BENCHMARK        | (L) LEGAL DESCRIPTION                     |
|                                   | BOLLARD                    | (M) MEASURED                              |
|                                   | CENTER LINE                | (P) PLAT                                  |
|                                   | CLEANOUT                   | ASP ASPHALT                               |
|                                   | COVERED AREA               | BC BUILDING CORNER                        |
|                                   | DRAINAGE MANHOLE           | BWF BARBED-WIRE FENCE                     |
|                                   | ELECTRIC BOX               | CB CHORD BEARING                          |
|                                   | FIRE DEPARTMENT CONNECTION | CCR CERTIFIED CORNER RECORD               |
|                                   | FIRE HYDRANT               | COL COLUMN                                |
|                                   | GAS PUMP                   | CONC CONCRETE                             |
|                                   | GAS VALVE                  | CLF CHAIN LINK FENCE                      |
|                                   | GUY ANCHOR                 | COV COVERED                               |
|                                   | GRATE INLET                | D/W DRIVEWAY                              |
|                                   | HANDICAP PARKING           | EOP EDGE OF PAVEMENT                      |
|                                   | LID (METAL)                | EOW EDGE OF WATER                         |
|                                   | LIGHT POLE                 | EL ELEVATION                              |
|                                   | MITERED END SECTION        | EM ELECTRIC METER                         |
|                                   | MONITORING WELL            | FCG F-TYPE CURB & GUTTER                  |
|                                   | PAINT MARK                 | FCIP FOUND CAPPED IRON PIPE               |
|                                   | RECLAIMED WATER METER      | FCM FOUND CAPPED IRON ROD                 |
|                                   | RECLAIMED WATER VALVE      | FCN FOUND CONCRETE MONUMENT               |
|                                   | SEWER VALVE                | FDOT FLORIDA DEPARTMENT OF TRANSPORTATION |
|                                   | SANITARY MANHOLE           | FFE FINISHED FLOOR ELEVATION              |
|                                   | SIGN                       | FIP FOUND IRON PIPE                       |
|                                   | SPOT ELEVATION             | FIR FOUND IRON ROD                        |
|                                   | STREET LIGHT BOX           | FND FOUND NAIL & DISC                     |
|                                   | TELEPHONE BOX              | FPP FOUND (FINCHED) IRON PIPE             |
|                                   | TRAFFIC SIGNAL BOX         | FRRS FOUND RAILROAD SPIKE                 |
|                                   | TRANSFORMER                | FX FOUND X-CUT IN CONCRETE                |
|                                   | UTILITY POLE               | GFEE GARAGE FINISHED FLOOR ELEVATION      |
|                                   | UTILITY RISER              | ILG ILLIGIBLE                             |
|                                   | VERIZON BOX                | LL LICENSED BUSINESS                      |
|                                   | WATER METER                | MES MITERED END SECTION                   |
|                                   | WATER VALVE                | NCTS NO CORNER FOUND OR SET               |
|                                   | WELL                       | O/A OVERALL                               |
|                                   | YARD DRAIN                 | OHL OVERHEAD UTILITY LINE                 |
|                                   | YARD LIGHT                 | ORB OFFICIAL RECORDS BOOK                 |
|                                   | NOT TO SCALE               | PA PROPERTY APPRAISER                     |
|                                   |                            | PB PLAT BOOK                              |
|                                   |                            | PC POINT OF CURVATURE                     |
|                                   |                            | PCC PERMANENT CONTROL POINT               |
|                                   |                            | PG PAGE                                   |
|                                   |                            | PLS PROFESSIONAL LAND SURVEYOR            |
|                                   |                            | POB POINT OF BEGINNING                    |
|                                   |                            | POC POINT OF COMMENCEMENT                 |
|                                   |                            | PRM PERMANENT REFERENCE MONUMENT          |
|                                   |                            | PSM PROFESSIONAL SURVEYOR AND MAPPER      |
|                                   |                            | PVCF VINYL FENCE                          |
|                                   |                            | RLS REGISTERED LAND SURVEYOR              |
|                                   |                            | R/W RIGHT-OF-WAY                          |
|                                   |                            | SCIR SET CAPPED IRON ROD (1/2" LB 8207)   |
|                                   |                            | S.F. SQUARE FEET                          |
|                                   |                            | SND SET NAIL & DISK (LB 8207)             |
|                                   |                            | SKM SIDEWALK                              |
|                                   |                            | TBM TEMPORARY BENCHMARK                   |
|                                   |                            | TOS TOP OF BANK                           |
|                                   |                            | TOS TOE OF SLOPE                          |
|                                   |                            | TYP TYPICAL                               |
|                                   |                            | VLV VALVE                                 |
|                                   |                            | WC WITNESS CORNER                         |
|                                   |                            | WF WOOD FENCE                             |
|                                   |                            | INV UNDERGROUND PIPES:                    |
|                                   |                            | CMP PIPE INVERT                           |
|                                   |                            | CPP CORRUGATED METAL PIPE                 |
|                                   |                            | DIP DUCTILE IRON PIPE                     |
|                                   |                            | ERCP ELLIPTICAL REINFORCED CONCRETE PIPE  |
|                                   |                            | HDPE HIGH DENSITY POLYETHYLENE PIPE       |
|                                   |                            | PVC POLYVINYL CHLORIDE PIPE               |
|                                   |                            | RCP REINFORCED CONCRETE PIPE              |



LINE DATA:  
L-1: N 89°28'29" W 100.08'(M) 100'(P)  
L-2: S 89°37'27" E 99.89'(M) 100'(P)

- NOTES:
- THE BOUNDARY SURVEY AS SHOWN HEREON, WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING, LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.
  - THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - THIS BOUNDARY SURVEY DOES NOT DEPICT OWNERSHIP. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO ESTABLISH THE PERIMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS BOUNDARY SURVEY AND IS NOT TO ESTABLISH OWNERSHIP.
  - BOUNDARY SURVEYS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
  - NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  - THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.
  - OWNERSHIP OF FENCES WERE NOT VERIFIED AT TIME OF SURVEY.
  - ALL MEASUREMENTS ARE IN FEET AND TENTHS, UNLESS OTHERWISE NOTED.
  - MEAN HIGH WATER LINE WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ABUTTING BODIES OF WATER)

LEGAL DESCRIPTION:  
(ORB 22278, PG 2439)

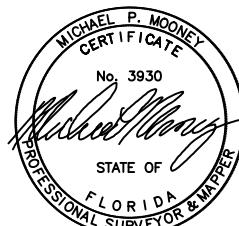
LOT 18 AND 19, A RE-SUBDIVISION OF ALL OF BLK. 30 TARPON SPRINGS, FLA., ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 68, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

FLOOD ZONE INFORMATION

SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE(S) "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY 120259 PANEL NUMBER 12103C0019H, EFFECTIVE 8/24/2021

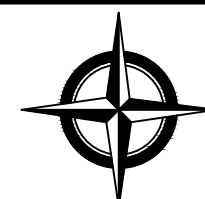
THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

MICHAEL P. MOONEY DATE 4/7/2023  
PROFESSIONAL SURVEYOR & MAPPER #3930  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR & MAPPER.



CERTIFIED TO:

MELISSA PAWLOWSKI



TERMINUS  
SURVEYING  
LLC.

2752 JASON STREET  
TAMPA, FLORIDA 33619

(813) 681-4481  
www.TerminusSurveying.com  
FrontDesk@TeamTerminus.com

COPYRIGHT 2023 BY TERMINUS SURVEYING, LLC CERTIFICATE OF AUTHORIZATION: LB #8207

JOB INFORMATION:

CREW CHIEF: BB  
FIELD DATE: 4/6/2023  
FIELD BOOK: E1 PAGE:115  
DRAFTER: AMB  
DRAWING DATE: 4/7/2023  
CHECKED BY: JSM

JOB#  
230335

REVISIONS

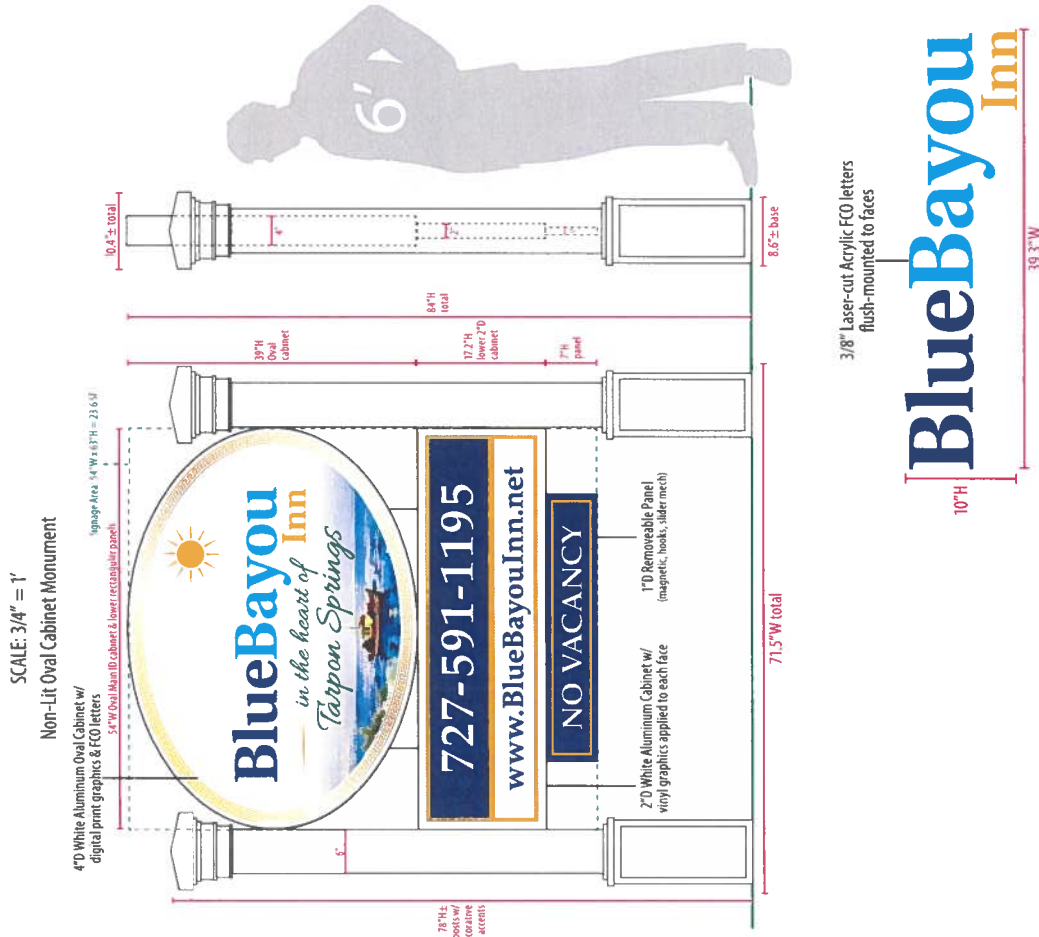
# SIGNAGE DESIGN SHEET

## Blue Bayou Inn - Double-Sided, Non-Illuminated Monument

### DESCRIPTION:

- 54"W x 39"H x 4"D Double-sided, non-illuminated Aluminum fabricated Oval shaped Main ID cabinet w/ typical internal aluminum frame, painted white w/ digital print graphics applied - additional supports to connect w/ lower cabinet as needed, painted white with stucco finish on side edges only
- BLUE BAYOU INN: 39.3"W x 10"H x 3/8"D Acrylic laser-cut FCO letters mounted flush to each face
- 54"W x 172"H x 2"D White Aluminum fabricated cabinet w/ vinyl lettering and graphics applied to each face, painted white with stucco finish on side edges only
- (2x) 36"W x 7"H x 1"D removable panel(s) with "Vacancy" and "No Vacancy" graphics applied - magnetic, hook or slider mechanics TBD\*
- (2x) 6"W x 78"H x 6"D Aluminum posts w/ decorative accents on each side of Main ID cabinet, housing support poles, painted white with stucco finish
- Auger footer installation and steel pipe supports per engineering recommendations TBD\*

Client mock-up:



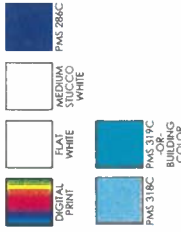
**SIGNSource**  
YOUR COMPLETE SIGN SOLUTION

**Blue Bayou Inn**

Approved By:  
Date:

Project:  
Blue Bayou Inn  
427 E. Tarpon Avenue  
Tarpon Springs, FL 34689

Colors:



Font(s): **Contralto Demi Bold**

City of Tarpon Springs Sign Code:  
1 SF per Foot of Linear Frontage  
Max 10'H, 10' setback from sidewalk, 15' driveway site triangle  
LF: 35' = 35 SF Allowed

Actual Signage Area:  
54"W x 63"H = 23.6 SF

Note: Before finalizing your sign package, it is important to thoroughly review it for any errors or discrepancies. This includes checking for misspelled words, ensuring the design concepts are accurate, and verifying that all necessary information is included on the signs. It is also essential to confirm that the colors and fonts align with your preferences. Please note that Signsource cannot be held responsible for any misspellings, incorrect design concepts, inaccurate information, or discrepancies related to colors and fonts once the package has been approved by the client and production finalized. In the event that any signs require fabrication once more, a change order will be submitted for the necessary adjustments.

Client Rep: Gayle Rask  
email: gayle@signsourcefla.com

All ideas, designs, arrangements, and plans indicated by these drawings are property of Sign Source and are created for rendering example and approval use only. The designs, and plans are not to be used nor disclosed to any person, designer, or sign company for any purpose without the written consent by Sign Source / Complete Sign Solutions. Contractors shall verify and be responsible for all dimensions and conditions of the job. All shop details and deviations from the shown dimensions and conditions must be approved by Sign Source / Complete Sign Solution before proceeding with fabrication. All written dimensions shall take precedence over scaled dimensions.

Sign Source  
2045 Lawson Road  
Clearwater, FL 33763  
727-736-3555 Office  
www.SIGNSOURCEFLA.com  
Rene@signsourcefla.com

REVISIONS PAGE

.....

| Date     | Description of Revisions                                                        | Artist | Location                                                                                          | Peer Review |
|----------|---------------------------------------------------------------------------------|--------|---------------------------------------------------------------------------------------------------|-------------|
| 02-05-26 | 3 initial Monument design concepts, 2 non-illuminated & 1 with LED illumination | MT     | "Z:\Data\Blue Bayou Inn - Tarpon\Monument\Designs\Blue Bayou Monument Concepts PROOF 02-05-26.ai" |             |
| 02-06-26 | non-lit circle cabinet design added                                             | MT     | "Z:\Data\Blue Bayou Inn - Tarpon\Monument\Designs\Blue Bayou Monument Concepts PROOF 02-06-26.ai" |             |
| 03-11-26 | new design based on client mock-up                                              | MT     | "Z:\Data\Blue Bayou Inn - Tarpon\Monument\Designs\Blue Bayou Monument Concepts PROOF 03-11-26.ai" |             |
| 07-07-26 | stucco texture added in description & add'l measurements in side view           | MT     | "Z:\Data\Blue Bayou Inn - Tarpon\Monument\Designs\Blue Bayou Monument Concepts PROOF 07-07-26.ai" |             |
|          |                                                                                 |        |                                                                                                   |             |



YOUR COMPLETE SIGN SOLUTION

Project:  
Blue Bayou Inn  
427 E. Tarpon Avenue  
Tarpon Springs, FL 34689

Additional Notes:

Client Rep: Gayle Rask  
email: [gayle@signsourcecella.com](mailto:gayle@signsourcecella.com)

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Sign Source 727-736-3555 Office  
2045 Lawson Road www.SIGNSOURCEFLA.com  
Clearwater, FL 33763 Rene@signsourcecella.com





**CITY OF TARPON SPRINGS**  
**HERITAGE PRESERVATION BOARD**  
**August 3, 2026**

**STAFF REPORT, July 22, 2026**

**Application No. / Project Title:** 26.57 / Locatelli  
**Staff:** Caroline Lanford, AICP CTP  
Principal Planner  
**Applicant / Owner:** Anna Lise Locatelli, Owner  
**Property Size:** 5,249 square feet |  $\cong$  0.12 acres  
**Current Zoning:** SAP Special Area Plan, T5d Transect  
**Character District:** Downtown  
**Location / Parcel ID:** 116 N Pinellas Avenue / 12-27-15-60228-000-0130  
**Architectural Type/District Status:** Frame Vernacular / Non-Contributing Historic

**BACKGROUND SUMMARY:**

Florida Master Site File (FMSF) 8PI1118 notes this circa 1926 Frame Vernacular structure has had a series of unsympathetic alterations and additions that has diminished its architectural integrity to the degree that it no longer conveys historical significance.

The applicant is seeking a Certificate of Appropriateness to construct a single-story detached garage (16' x 38') with carriage style door and gable roof at a non-contributing historic structure.

**PRELIMINARY STAFF RECOMMENDATION:**

Staff recommends **approval** for the project including the following conditions:

1. A shingle roof will be used.
2. The Certificate of Appropriateness 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 DRGM, especially 5, 19, 21, 30, 33, 34, 35, 36, 37, and 39. 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:** The height and width of the proposed new detached garage is consistent with garages at contributing structures located throughout the district. The proposed garage would be consistent with the character and architectural style found throughout the immediate neighborhood and the district. The proposed detached garage is 608 square feet total, and the primary structure is 1,396 square feet. The lot is 5,249 square feet in total area. If the proposed structure is approved, the total lot coverage would be 2,004 square feet, approximately 38%, well below the 70% lot coverage allowed in the T5d Transect.

***(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:** Specifications and product sheets for windows and doors were not provided. The illustration provided has windows and doors in similar proportions to garages throughout the district.

***(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:** The proposed new garage would alter the historic streetscape and change the relationship between open space and the public right-of-way. The proposed setbacks for the property conform to district standards and are similar to other properties in the 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:** No specifications or product sheets were provided for roof materials, but shingles were shown in the provided illustration. It is recommended that if the HPB approves the proposed project, approval be conditioned by the use of shingles.

***(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:** The size and mass of the proposed structure is compatible with detached garages contributing structures in the district and neighboring structures in the vicinity. A front gable roof design is consistent with the original architecture of the historic structure.

***(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.

***(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:** Not applicable.

***(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.

***(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:

- (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.***
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

The HPB should satisfy themselves that the proposed project would not significantly adversely impact the historic character and longevity of the district to meet the intent of the Secretary's standards.

***(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 proposed project conforms with the Land Development Code and is generally consistent with the Comprehensive Plan.

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

**ANALYSIS:** No known 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. FMSF 8PI11753
3. Application and supporting materials

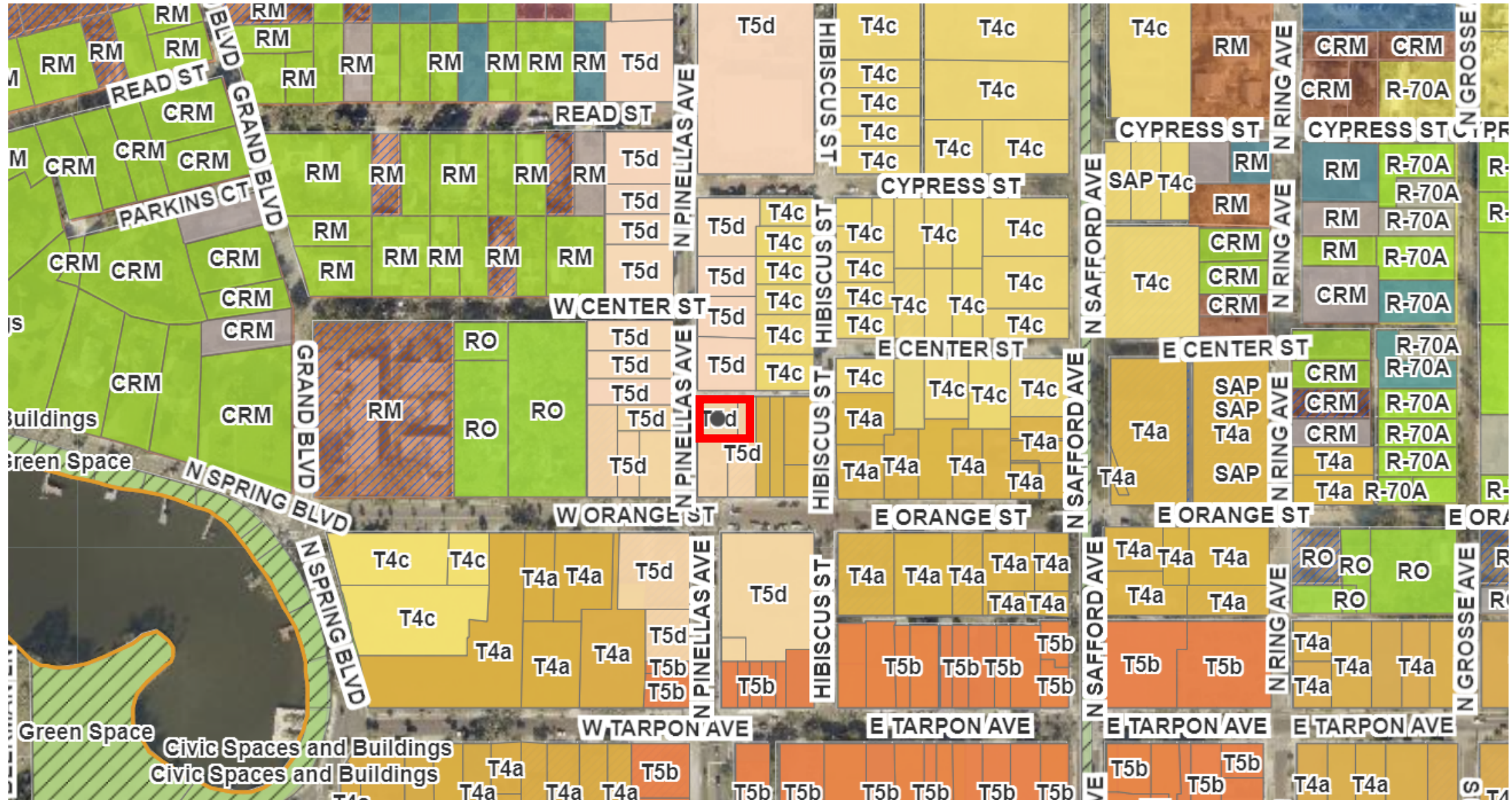
# **LOCATELLI APPLICATION #26.57**

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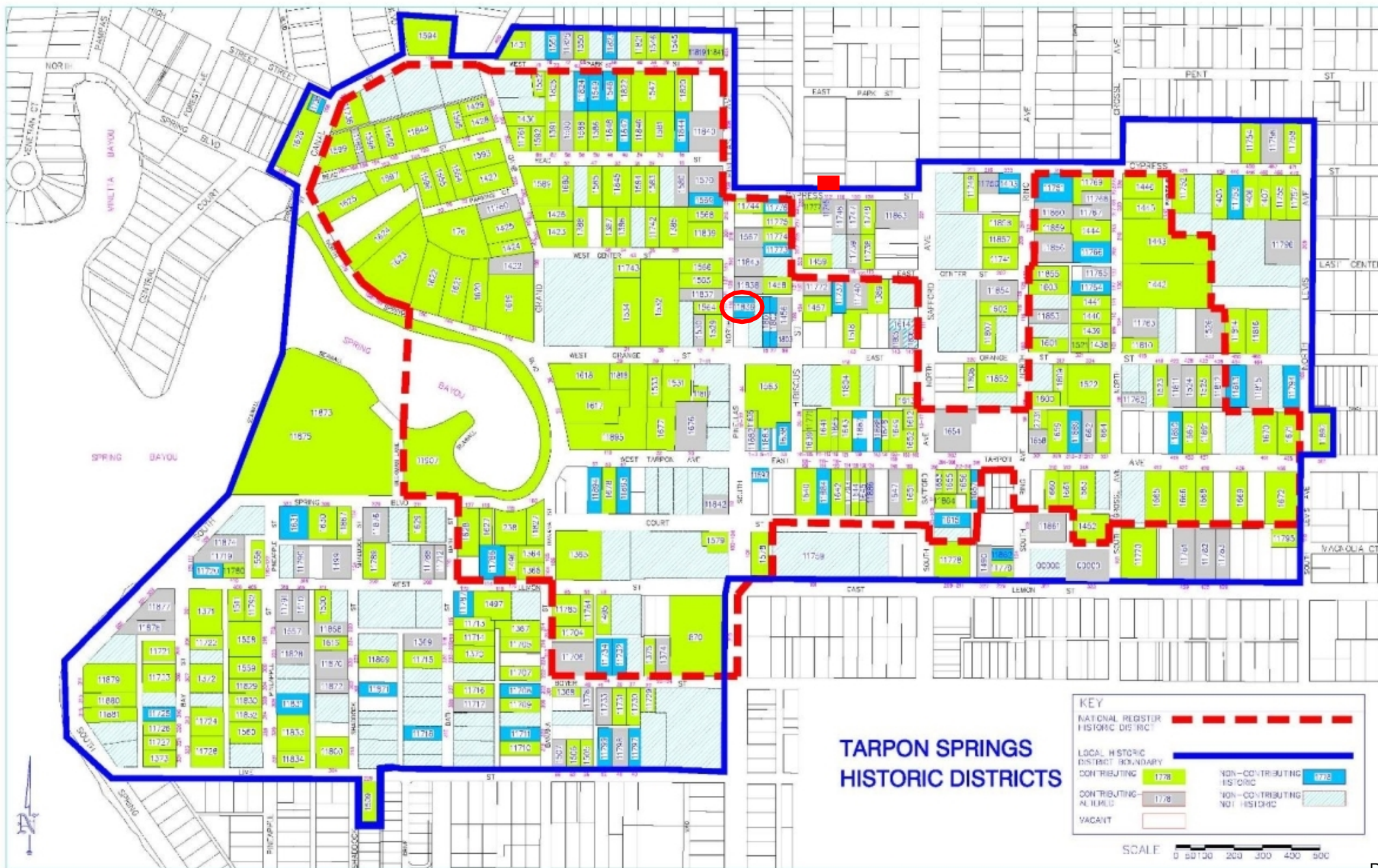
Heritage Preservation Board, August 3, 2026



# LOCATION AND LAND USE CONTEXT









# PROPERTY INFORMATION

- Lot Size: 5,249 square feet |  $\cong$  0.12 acres
- Current Zoning: SAP Special Area Plan, T5d Transect
- Character District: Downtown
- Location / Parcel ID: 116 N Pinellas Avenue / 12-27-15-60228-000-0130
- Architectural Type/Style: Frame Vernacular
- District Status: Non-Contributing Historic
- Florida Master Site File: 8PI1441
- Owner / Applicant: Anna Lise Locatelli

# REQUEST

Certificate of Appropriateness to:

- Construct a new single-story detached garage at a non-contributing historic property

**1926 SANBORN**





# 116 N PINELLAS AVE – FLORIDA MASTER SITE FILE



# 116 N PINELLAS AVE





# 116 N PINELLAS AVE – SOUTH CONTEXT





# 116 N PINELLAS AVE





# 116 N PINELLAS AVE – NORTH CONTEXT



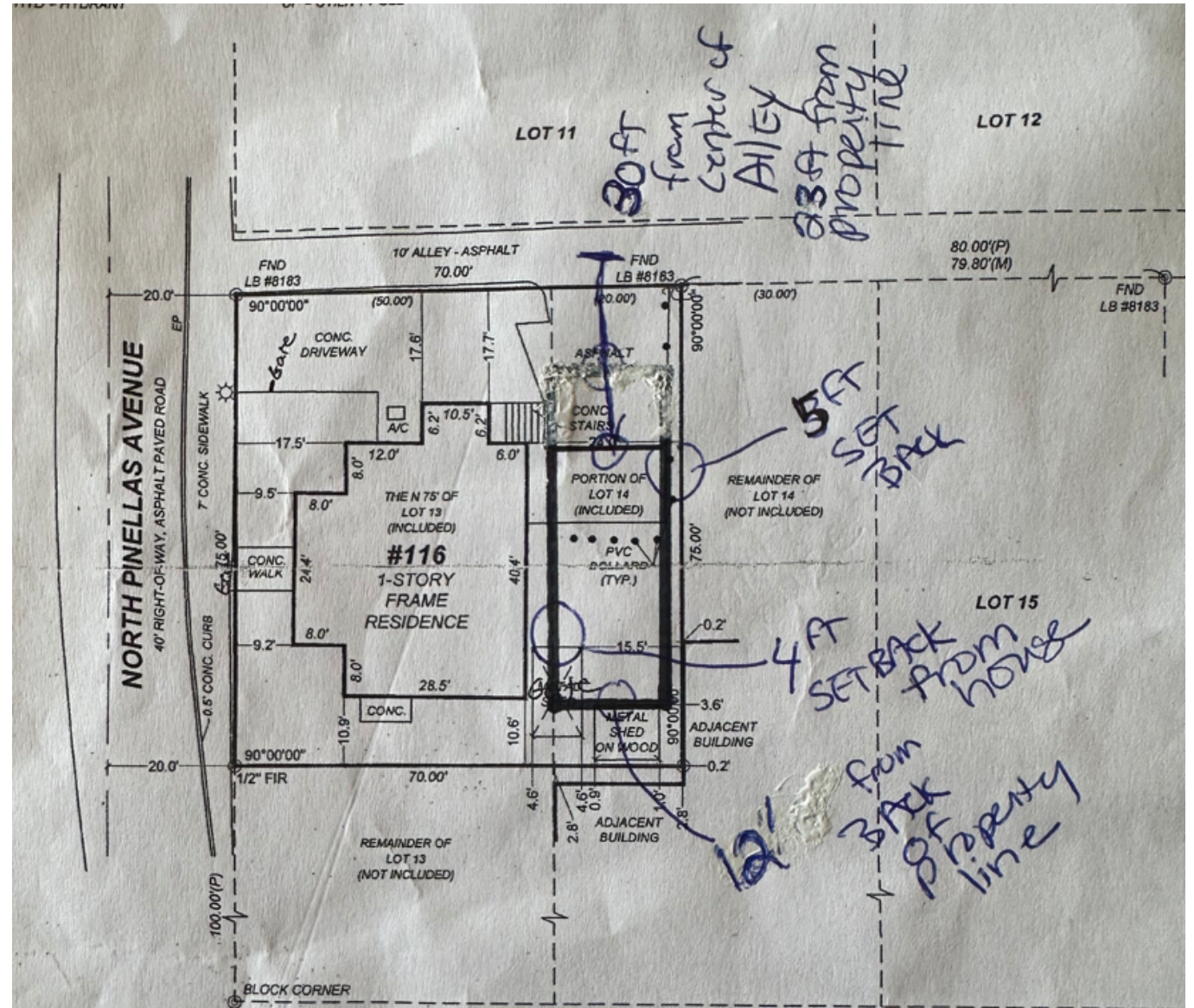


# PROPOSED PROJECT





# PROPOSED PROJECT LOCATION







# STANDARDS FOR REVIEW – CERTIFICATE OF APPROPRIATENESS

- 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.

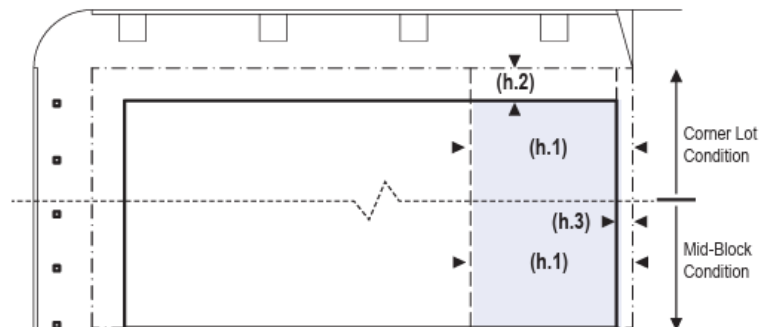




# STANDARDS FOR REVIEW – ADHERENCE TO LAND DEVELOPMENT CODE

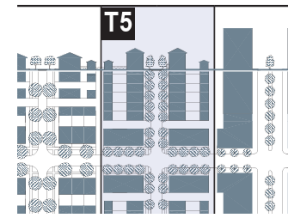
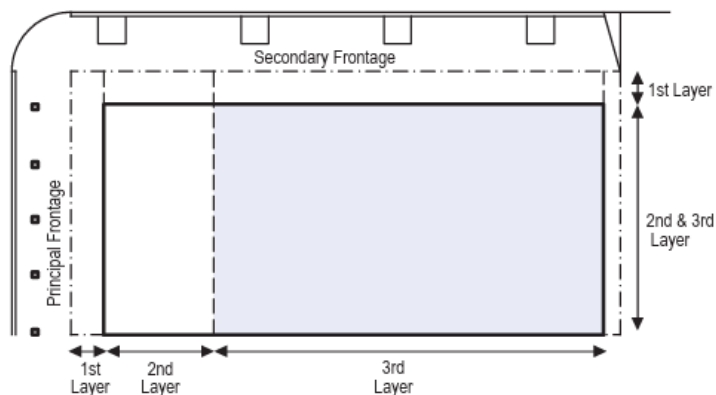
## SETBACKS - OUTBUILDING

- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



## PARKING PLACEMENT

- Uncovered parking spaces may be provided within the second and third Layers.
- Covered parking shall be provided within the third Layer.
- Trash containers shall be stored within the third Layer.



## BUILDING FUNCTION

|             |             |
|-------------|-------------|
| Residential | limited use |
| Lodging     | open use    |
| Office      | open use    |
| Retail      | open use    |
| Industrial  | n/a         |
| Civic       | open use    |

## BUILDING HEIGHT

|                    |                            |
|--------------------|----------------------------|
| Principal Building | 3 stories max <sup>1</sup> |
| Outbuilding        | 2 stories max              |

## LOT OCCUPATION

|              |         |
|--------------|---------|
| Lot Width    | n/a     |
| Lot Coverage | 70% max |

## BUILDING PLACEMENT

|           |           |
|-----------|-----------|
| Edgeyard  | permitted |
| Sideyard  | permitted |
| Rearyard  | permitted |
| Courtyard | permitted |

## SETBACKS - PRINCIPAL BUILDING

|                               |                                     |
|-------------------------------|-------------------------------------|
| (g.1) Front Setback Primary   | 5 ft. min / 10 ft. max <sup>2</sup> |
| (g.2) Front Setback Secondary | 5 ft. max                           |
| (g.3) Side Setback            | n/a                                 |
| (g.4) Rear Setback            | 5 ft. min <sup>3</sup>              |
| Frontage Buildout             | 70% min                             |

## SETBACKS - OUTBUILDING

|                     |                                       |
|---------------------|---------------------------------------|
| (h.1) Front Setback | 40 ft. max <sup>4</sup>               |
| (h.2) Side Setback  | 0 ft. min + bldg setback <sup>4</sup> |
| (h.3) Rear Setback  | 5 ft. min <sup>5</sup>                |

## PRIVATE FRONTAGES

|                    |             |
|--------------------|-------------|
| Common Lawn        | n/a         |
| Porch & Fence      | n/a         |
| Terrace or L.C.    | recommended |
| Forecourt          | recommended |
| Scoop              | recommended |
| Shopfront & Awning | recommended |
| Gallery / Arcade   | recommended |
| Parking            | n/a         |

## PARKING PROVISIONS

See Table 4E(i) & Table 4E(ii)

## LOCAL HISTORIC DISTRICT

See Map 5D

<sup>1</sup> for special hotel/inn height allowances allowed by 'conditional use', refer to applicable Character District standards in the Special Area Plan (Ordinance 2010-26)

<sup>2</sup> sidewalk/gallery/arcade easement

<sup>3</sup> or 12 ft. from center line of alley

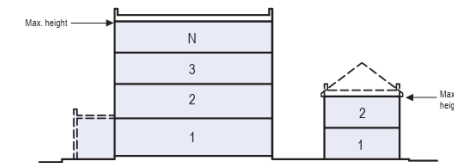
<sup>4</sup> from rear property line

<sup>5</sup> applies only to secondary street frontage

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

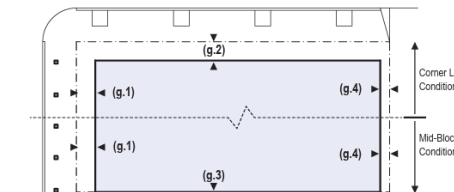
## BUILDING HEIGHT

- Building height shall be measured in number of Stories, excluding Attics and raised basements.
- Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
- Height shall be measured to the eave or roof deck.



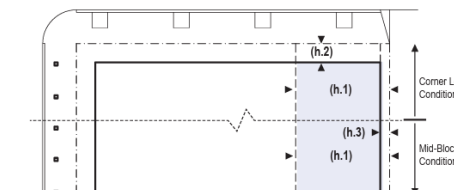
## SETBACKS - PRINCIPAL BLDG

- The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.



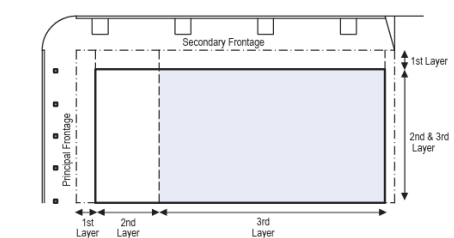
## SETBACKS - OUTBUILDING

- The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



## PARKING PLACEMENT

- Uncovered parking spaces may be provided within the second and third Layers.
- Covered parking shall be provided within the third Layer.
- Trash containers shall be stored within the third Layer.



# DESIGN GUIDELINES REVIEW MANUAL

## 4.9 Universal Guidelines for Garages and Outbuildings

### Guideline 21. Locating New Garages and Outbuildings

- a. New garages and outbuildings should be located in the rear yard or the side yard closest to the rear yard.
- b. New garages and outbuildings shall be designed to reflect the architectural style of the primary building and will maintain a scale consistent with the primary building.
- c. New garages and outbuildings that are permitted to be located along the public right-of-way or within the public view shall be designed in the same architectural style as the principal building.

### Guideline 22. Maintain and Preserve Historic Outbuildings

- a. Repair or replacement of garages and porte-cochères shall match the original.
- b. Preserve the building's overall form and style. Avoid altering the shape, form, height, materials, and architectural elements.
- c. Preserve, maintain, and repair as necessary distinctive features and characteristics such as wood cladding and trim, ornaments, original windows, and other character-defining details.
- d. Restore missing or altered features based on pictorial evidence, or in keeping with buildings of the same type, style, and period. If no evidence or precedent exists, create a design that is complementary to the existing primary building that does not convey a false sense of history by utilizing arbitrary stylistic details not associated with the subject property's style.

### Guideline 23. Modifying Existing Outbuildings

- a. Enlargement of the existing outbuildings shall be compatible with the scale and architecture of the building and maintain the architectural features of the original building, such as maintaining the recessed openings created by the garage doors.
- b. Enlargement of the existing outbuildings shall be compatible with both street and alley environments of the neighborhood. Also, [see Guideline 33](#): New Garage or Outbuilding Construction.



Figure 89: 316 W. Lemon Street and its appropriate outbuilding.



# DESIGN GUIDELINES REVIEW MANUAL

## Guideline 33. New Garage or Outbuilding Construction

- a. The new garage shall be compatible with the primary building in terms of scale, massing, and style.
- b. The scale of the new garage shall also be compatible with both the street and alley environments of the historic district.
- c. Use appropriate carriage style doors and hardware in keeping with the architectural style.
- d. Pre-fabricated, non-permanent sheds are permitted in the rear of the property. They should be small in scale and congruous with the style of the primary building, including materials.

It is generally not appropriate to:

- use vinyl applied detailing on garage doors

# PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of the proposed project. If the HPB approves the project, the following conditions are recommended:

1. A shingle roof will be used.
2. 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 # 8PI11836

Recorder # 156

Recorder Date 2/16/09

Original ☒Update ☐

Site Name 116 N Pinellas Avenue Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Boom Times National Register Category Building

### LOCATION and IDENTIFICATION

Address 116 N Pinellas Avenue

Vicinity of E side of Pinellas between Orange and Cypress

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

### MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327511 Northing 3114798 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

### HISTORY

Architect/Builder Unknown Construction Date 1926 Circa ☒Alterations ☒ Date c.1980 Type/Location siding; c.1960 windows replaced, porch enclosedAdditions ☒ Date Unknown Type/Location north side, shed roof, one story, wood frameMoved ☐ Original Location

Use Original Private residence Use Present Private residence

### DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Interior Plan Unknown Stories 1

Structural System Wood frame Exterior Fabric Vinyl

Foundation Piers Foundation Materials Brick Foundation Infill Brick lattice

No. of Porches 1 Locations/Features original, 2/3 width, separate front gable porch, now enclosed, south side entry portico with shed roof overhang

Main Entrance (stylistic details): entry centered in front gable with fabric awning

Outbldgs. ☐ Number Nature/Location (Describe below)

Roof Type Cross-gabled Roofing Materials Composition shingles

Secondary Structures ☐ Comments Not applicable LocationChimneys ☒ Number 1 Orientation West Location Slope/Interior Material AluminumWood Windows ☐ Type Light #Metal Windows ☒ Type SHS Light # 1/1, 2/2

Exterior Ornament cornerboards, vents (gable end louveres- metal), shutters (faux metal)

Condition Good Surroundings Residential, Commercial

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

This altered cross gabled residence features a nautical rope and piling site fence.

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

## Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Boom Times-era. However, this building has had substantial unsympathetic alterations that diminish its overall architectural integrity and it no longer conveys its historic significance. Therefore, this resource is considered non-contributing to the NRHP or Local Historic District.

| DHR USE ONLY                                                                                                                                          |                                                                                                                                                                     | OFFICIAL EVALUATIONS                      |  | DHR USE ONLY |                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|--|--------------|----------------|
| NR DATE<br>____/____/____                                                                                                                             | KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no                                                                                      |                                           |  | Date         | ____/____/____ |
| DELIST DATE<br>____/____/____                                                                                                                         | 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

**Location of Negatives** Janus Research **Negative Numbers** Roll 2885, #37, Facing SE

## 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





Location of 8PI11836

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](mailto:planning@ctsfl.us)

### INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit in addition the [General Planning and Zoning Application](#). Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

#### Project Name\*

Garage Build

#### Project Location\*

116 N Pinellas Ave

#### 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 type="checkbox"/> Roof                       |
| <input type="checkbox"/> Driveway                    | <input type="checkbox"/> Signs                      |
| <input checked="" 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

12-27-15-60228-000-0130

#### 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\*

1926

#### Architectural Style\*

Craftsman

#### Porches\*

☐ Yes

☒ No

| Original Use* | Present Use* | Proposed Use*        |
|---------------|--------------|----------------------|
| Residential   | Mixed use    | Mixed use and garage |

| Roof Type* | Roof Material* | Exterior Siding Material* |
|------------|----------------|---------------------------|
| Gable      | Shingle        | Vinyl Siding              |

**Previous Additions or Modifications\***

Unknown

**Description of Proposed Work\***

Build a one-story garage to be located behind the house

**For Relocation or Demolition**

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 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*    |
|-----------------------|----------|
| Anna Lise Locatelli   | 6/8/2026 |



### 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).



16' x 38' one story garage  
with carriage style door  
and front gable roof and  
architectural shingles.  
Same height as house.





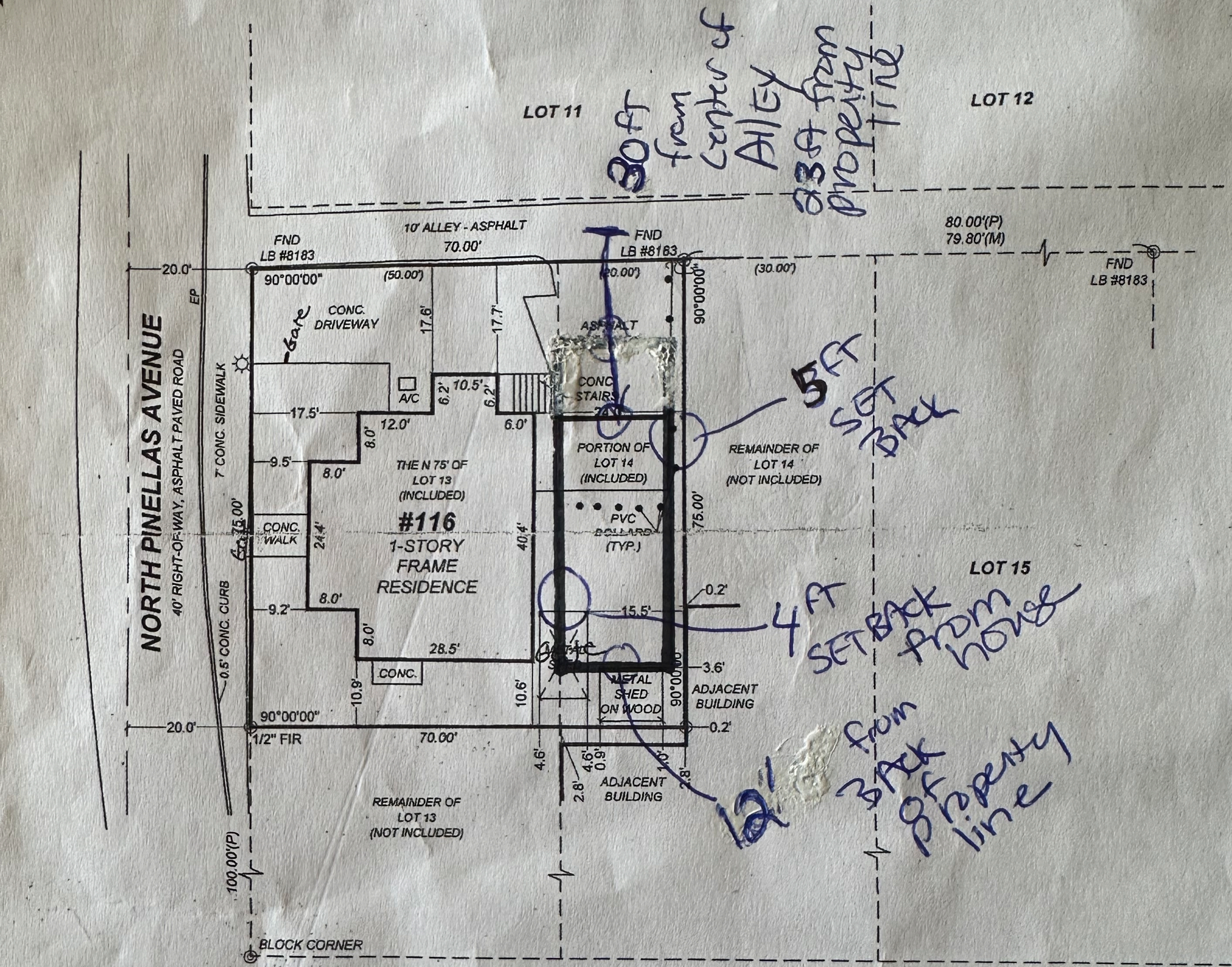


CONC = CONCRETE  
DI = DRAINAGE INLET  
EL = ELEVATION  
EP = EDGE OF PAVEMENT  
F.F. = FINISHED FLOOR ELEVATION  
FCIR = FOUND CAPPED IRON ROD  
FCM = FOUND CONCRETE MONUMENT  
FIR = FOUND IRON ROD  
FOEP = FOUND OPEN END PIPE  
GAR. EL. = GARAGE ELEVATION  
HYD = HYDRANT

P.B. = PLAT BOOK  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.PIPE = PINCHED PIPE  
PG. = PAGE  
PP = POWER POLE  
R = RADIUS  
RW = RIGHT OF WAY  
S.F. = SQUARE FEET  
SCIR = SET 1/2" IRON ROD #5545  
UP = UTILITY POLE

FOUND CONC MONUMENT  
GREASE TRAP  
LIGHTPOLE  
GAS VALVE  
WATER VALVE (POTABLE)  
WATER VALVE (NON-POTABLE)  
SANITARY VALVE  
VALVE  
TELEPHONE PEDESTAL  
ELECTRIC PEDESTAL

UTILITY POLE  
ELECTRIC TRANSFORMER  
VALVE (BACKFLOW)  
SINGLE SUPPORT SIGN  
MULTI SUPPORT SIGN  
PROPERTY LINE  
CENTER LINE  
DELTA  
COLUMN



**REMARKS:**  
ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.  
THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
THE ANGLES SHOWN HEREON ARE BASED ON RECORD PLAT INFORMATION.  
CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT  
TENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, &OR (C) COMPILED  
DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.  
DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.  
THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY  
EXISTED 02/23/2025. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR  
OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES  
BEYOND THAT DATE.  
THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR  
IMPROVEMENTS HEREAFTER ERECTED.

**LEGAL DESCRIPTION:**  
SEC 12, TWP 27S, RGE 15E

THE NORTH 75 FEET OF LOT 13 AND THE THE NORTH 75 FEET OF THE WEST 20 FEET OF LOT 14,  
NOBLIT SUBDIVISION, OF THE WEST 200 FEET OF LOTS 2 AND 5, BLOCK 63, OF THE TOWN OF  
TARPON SPRINGS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3,  
PAGE 27, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS  
COUNTY WAS FORMERLY A PART.

**PARCEL NO:** 12-27-15-60228-000-0130

**SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD**

**CERTIFIED PARTIES:**  
Anna Lise Locatelli  
Gateway Capital Mortgage, Inc.  
First American Title Insurance Company  
Tropical Title Insurance, LLC

**CERTIFICATION:**  
G TO THE F.I.R.M. MAP,  
Y PANEL NUMBER:  
9/H DATED: 08/24/2021 THIS  
APPEARS TO BE IN  
E "X".

**MOHAMMAD B. FAR**  
3152 LITTLE ROAD #333,  
TRINITY, FLORIDA 34655  
PHONE: (727) 375-1740 FAX: (727) 375-1741  
E-MAIL: MOHAMMADBFAR@AOL.COM

This certifies that a survey of this legal described hereon was made under  
my supervision and that the survey complies with the Standard and Practice set forth by  
the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17 F.A.C.,  
pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true  
and accurate representation thereof to the best of my knowledge and belief,  
Subject to notes and notations hereon. NOT VALID UNLESS SIGNED, DATED AND  
STAMPED WITH MY EMBOSSED SEAL FOR REFERENCE ONLY.







**CITY OF TARPON SPRINGS**  
**HERITAGE PRESERVATION BOARD**  
**August 3, 2026**

**STAFF REPORT, JULY 27, 2026**

**Application No. / Project Title:** 26.62 / Tea House  
**Staff:** Caroline Lanford, AICP CTP  
Principal Planner  
**Applicant / Owner:** Matthew Housh  
**Property Size:** 14,250 square feet  
**Current Zoning:** T4a Residential + Retail/Office  
**Current Land Use:** Community Redevelopment District  
**Location / Parcel ID:** 118 East Orange Street / 12-27-15-64998-000-0050

**Architectural Type/District Status:** Masonry Vernacular / Contributing

**BACKGROUND SUMMARY:**

The applicant is seeking an amendment to Certificate of Appropriateness 25-64 to use solar shingles for a portion of contributing outbuilding roof at the subject contributing property.

The principal building is a contributing two-story masonry vernacular building constructed in approximately 1925 with a shed-roof, single-story, 1960s addition on the rear. The outbuilding is a contributing cottage constructed in about 1950. The Florida Master Site File (FMSF) form for this property (FMSF 8PI11804) lists the principal building as a masonry vernacular structure originally built as a residence. The Design Review Guidelines Manual (DRGM) notes this as a masonry vernacular structure with both Greek Revival and French Creole style elements added (See Figure 32). The building has most recently been known as the “Oxford Tea House.”

**PRELIMINARY STAFF RECOMMENDATION:**

Staff recommends **approval** of the project as presented by the applicant with the following conditions:

1. The Certificate of Appropriateness 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 (Board) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially Guideline 46. 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 APPROPRIATENESS**

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 Appropriateness, 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:** Not applicable to this project.

***(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 area proposed for the use of solar shingles will visually differ from the rest of the shingle roof. This aesthetic variation, on an outbuilding that is not visible from the public right-of-way, is not considered 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:** Not applicable to this project.

***(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 applicant 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 project generally meets the Secretary's standards.

***(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 is in compliance with the Land Development Code and the City's 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 #8PI11804
3. Application and supporting materials



# TEA HOUSH APPLICATION #26.62

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Heritage Preservation Board, August 3, 2026

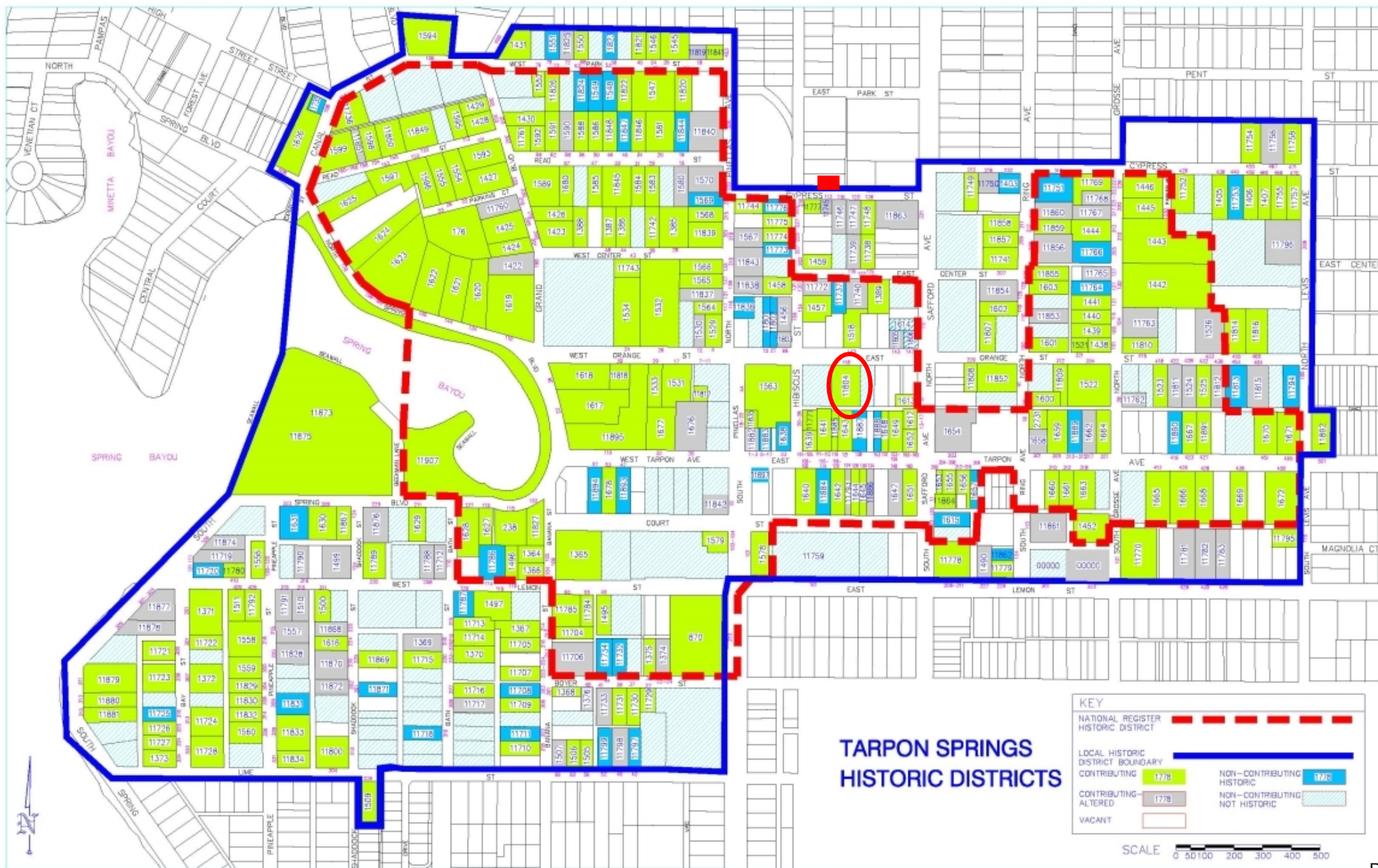




# LOCATION AND CONTEXT









# REQUEST

- Amendment to Certificate of Approval (25-64) for:
  - Use of solar shingles for a portion of contributing outbuilding roof
- Lot Size: 14,250 square feet
- Current Zoning: Special Area Plan – T4a Residential + Retail/Office
- Location / Parcel ID: 12-27-15-64998-000-0050
- Architectural Type/Style: Masonry Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI11804
- Applicant: Matthew Housh

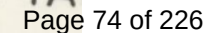


# 118 E ORANGE STREET – FLORIDA MASTER SITE FILE





**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING DEPARTMENT**





# OUTBUILDING – JULY 2025



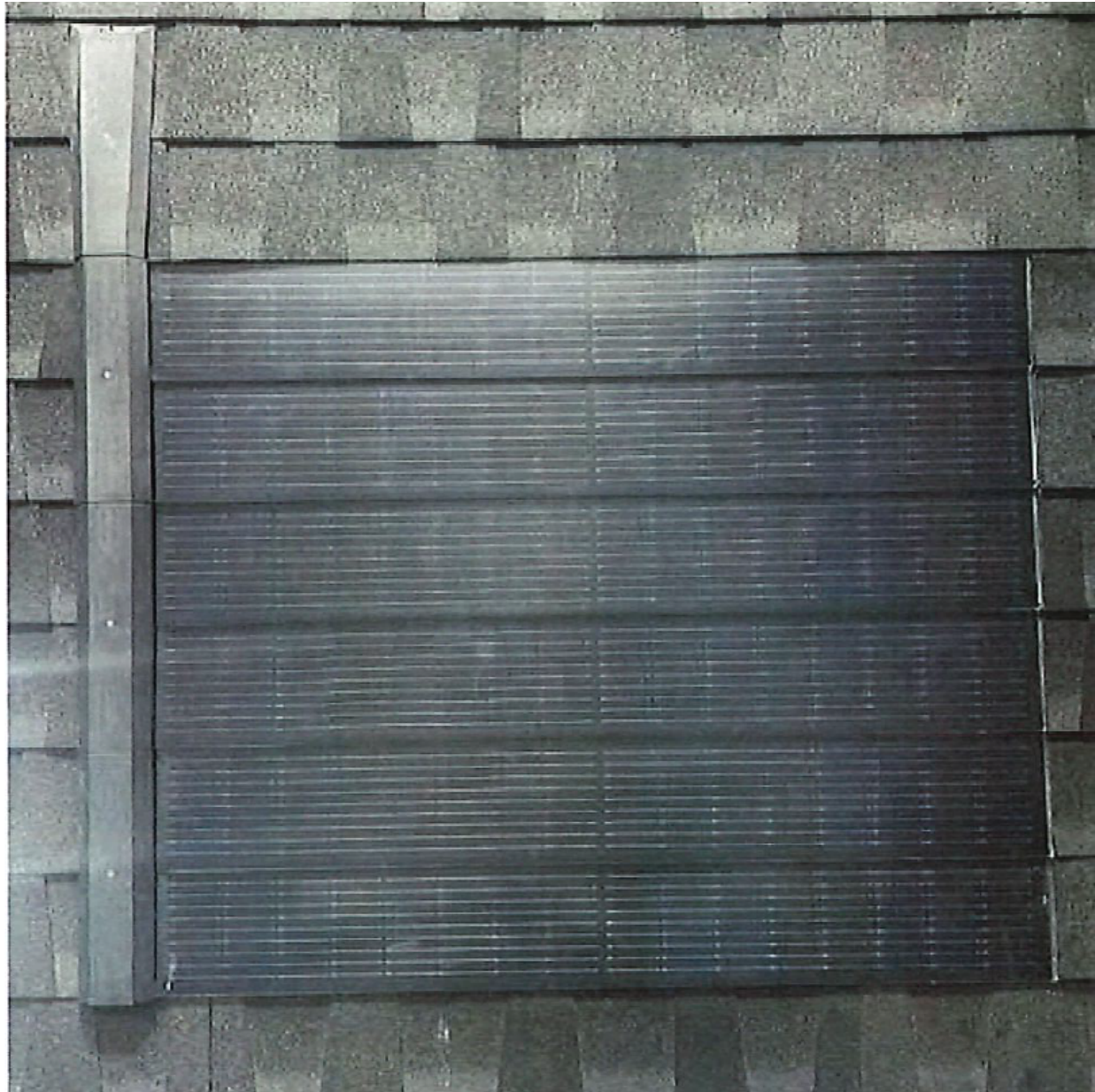


# PHOTOS FROM APPLICANT – OUTBUILDING JULY 2025





# PROPOSED PROJECT







# 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.



# DESIGN GUIDELINES REVIEW MANUAL



## Guideline 46. Solar Panels

- a. If at all possible, solar panels should be installed on a roof side, not visible from the street.
- b. Panels should not be installed in a vertical position where their appearance is most noticeable, but rather on horizontal or sloped surfaces.
- c. When placed on the roof, the solar panels shall not affect the roof façade elevation or roofline.
- d. Solar panels shall be low profile and exposed hardware, frames and piping shall have a matte finish and be of a color similar to the roofing material color.
- e. Consider solar shingles, a shingle that looks and functions like common roofing materials; however, it absorbs sunlight as a source of energy for generating electricity. Solar shingles facing the street will need to be approved by the HPB.
- f. If ground-mounted equipment must be located such that it is visible from the street, proper screening materials such as shrubbery or fencing material should be utilized.

It is generally not appropriate to:

- install solar panels that project above the plane of the roof if it is visible from the public right-of-way
- place a solar panel in view of the public right-of-way
- install solar panels on historic materials or in a manner that will damage historic materials



Figure 101: The house at 305 Grand Boulevard has installed solar panels on a side, not immediately visible from the street.



Figure 102: Historic home with solar shingles. Photo source: <https://www.nps.gov/tps/standards/rehabilitation/guidelines/roofs.htm>





# PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #26-62, with the following recommended condition:

1. 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 # 8PI11804

Recorder # 132

Recorder Date 1/29/09

Original ☒Update ☐

Site Name 118 E Orange Street Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Boom Times National Register Category Building

### LOCATION and IDENTIFICATION

Address 118 E Orange Street

Vicinity of S side of Orange St. in between Safford Ave and Hibiscus St.

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

### MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327630 Northing 3114745 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

### HISTORY

Architect/Builder Unknown Construction Date 1925 Circa ☒Alterations ☒ Date 2008 Type/Location windows blocked inAdditions ☒ Date c.1960 Type/Location rear 2 story shed roof with 1 story behind (appear to have been built simultaneously)Moved ☐ Original Location

Use Original Private residence Use Present Vacant

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Interior Plan Unknown Stories 2

Structural System Brick Exterior Fabric Weatherboard; Brick

Foundation Continuous Foundation Materials Brick Foundation Infill N/A

No. of Porches 1 Locations/Features full width, 2 story, integral, ornate cast iron supports and railings, concrete deck on first floor, wood deck on second

Main Entrance (stylistic details): center entry with fluted pilasters under main porch

Outbldgs. ☒ Number 1 Nature/Location (Describe below)  
rear "L-shaped" cottage, 1 story, concrete block, c.1950 (contributing)

Roof Type Gable Roofing Materials Composition shingles

Secondary Structures ☐ Comments Not applicable LocationChimneys ☐ Number 0 Orientation N/A Location N/A Material Not applicableWood Windows ☐ Type Light #Metal Windows ☒ Type Awning Light # 5

Exterior Ornament vents, concrete sills, large wood louver in gable end

Condition Fair Surroundings Commercial

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

This structure features ornate colonial door surrounds on the first and second level as well as an open, metal, spiral stair at the west end of the porch. The property also has a concrete block retaining wall along the front and a tall concrete block wall with a diamond pattern along the sides and rear.

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

## Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Boom Times-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<br>____/____/____                                                                                                                                                                       | KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no                                                                                      |                      | Date         | ____/____/____ |
| DELIST DATE<br>____/____/____                                                                                                                                                                   | 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

**Location of Negatives** Janus Research **Negative Numbers** Roll 2885, #272, 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





SKETCH MAP







Location of 8PI11804

USGS Quadrangle: Tarpon Springs (1973 PR 1987)



**ATTACHMENT TO CERTIFICATE OF APPROVAL APPLICATION**

**Property Address:** 118 E. Orange Street, Tarpon Springs, FL

**Property Name:** The Tea House

**Request:** Roof Amendment – Rear Kitchen Roof Section

To the Heritage Preservation Board,

Please accept this letter as supplemental documentation for the Certificate of Approval application for the property located at **118 E. Orange Street, Tarpon Springs, Florida**, commonly known as **The Tea House**.

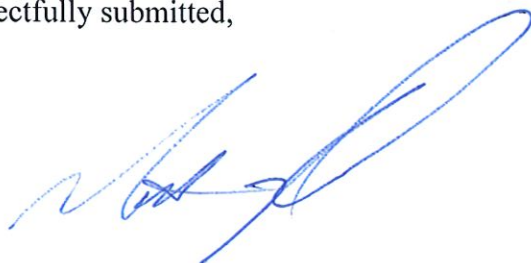
This application is being submitted as an amendment to previously approved roofing work. The scope of this request is limited to one remaining section of roof located at the rear of the structure above the kitchen area, which was not completed during the original roofing project.

The applicant is requesting approval to complete this remaining roof section using the **GAF Energy Timberline Solar Shingles**, an integrated solar roofing system that combines roofing materials with solar energy technology in a low-profile design.

This submission is intended to ensure full compliance with all applicable historic preservation requirements and approval procedures prior to installation. Because the property is located within the historic district, we respectfully request review of this proposed amendment and confirmation of any additional requirements, approvals, or supporting documentation needed to proceed.

Product specifications and additional information regarding the proposed roofing system may be reviewed at:  
[GAF Energy Website](#)

Respectfully submitted,



**Matthew Housh**

Applicant / Property Representative



**CITY OF TARPON SPRINGS, FLORIDA**  
**Heritage Preservation Board**  
**Application for Certificate of Approval**

Return to:  
 Planning & Zoning Department  
 324 E. Pine Street  
 Tarpon Springs, FL 34689  
 (727) 942-5611

(Please type or print clearly)

**Property Owner(s)**

|                                  |                  |                                  |  |
|----------------------------------|------------------|----------------------------------|--|
| Name<br>ARC Investments XII, LLC |                  | Email<br>mhoush@arrysroofing.com |  |
| Address<br>401 E Spruce Street   |                  |                                  |  |
| City<br>Tarpon Springs           | State<br>Florida | Zip<br>34689                     |  |
| Phone<br>727-423-1232            | Fax              | Cellular<br>727-423-1232         |  |

**Applicant**

|                                 |                  |                                  |  |
|---------------------------------|------------------|----------------------------------|--|
| Name<br>Matthew Housh           |                  | Email<br>mhoush@arrysroofing.com |  |
| Address<br>401 E. Spruce Street |                  |                                  |  |
| City<br>Tarpon Springs          | State<br>Florida | Zip<br>34689                     |  |
| Phone<br>727-423-1232           | Fax              | Cellular<br>727-423-1232         |  |

**Agent (if applicable)**

|         |       |          |  |
|---------|-------|----------|--|
| Name    |       | Email    |  |
| Address |       |          |  |
| City    | State | Zip      |  |
| Phone   | Fax   | Cellular |  |

**General Information**

|                                                           |                                                                                                                                       |                   |                 |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| Property Location or Address<br>118 E Orange Street       |                                                                                                                                       |                   |                 |
| Legal Description (attach additional sheets as necessary) |                                                                                                                                       |                   |                 |
| Tax Parcel Number(s)<br><b>12-27-15-64998-000-0050</b>    | <b>Current Designations of Property</b><br><table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table> | Land Use Category | Zoning District |
| Land Use Category                                         | Zoning District                                                                                                                       |                   |                 |
| Current Use of Property<br>NA                             | Contributing Structure? <input type="checkbox"/> YES <input type="checkbox"/> NO                                                      |                   |                 |

**Type of Proposed Activity:** [please check all that apply]

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

**\* If Relocation, please indicate new location:**

|                                                           |                                                                                                                                       |                   |                 |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| New Property Location or Address                          |                                                                                                                                       |                   |                 |
| Legal Description (attach additional sheets as necessary) |                                                                                                                                       |                   |                 |
| Tax Parcel Number(s)                                      | <b>Current Designations of Property</b><br><table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table> | Land Use Category | Zoning District |
| Land Use Category                                         | Zoning District                                                                                                                       |                   |                 |



**CITY OF TARPON SPRINGS, FLORIDA**  
**Heritage Preservation Board**  
**Application for Certificate of Approval**

**General Building Information**

|                                           |                                  |                                                                              |
|-------------------------------------------|----------------------------------|------------------------------------------------------------------------------|
| Year Built<br>1925                        | Architectural Style<br>victorian | Porches? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Original Use<br>home                      | Present Use<br>NA                | Proposed Use<br>Event Space                                                  |
| Roof Type & Material<br>Shingle composite |                                  | Exterior Siding Material<br>Concrete Block                                   |

**Previous Additions or Modifications:** [please describe and include dates]

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**Description of Proposed Work:**

Preparing to finish rear of building roof. We are exploring using integrated solar roofing system , specifically GAF Energy Timberline Solar Shingle system ( Photo attached for reference).

*See attached.*

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

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**Requirements for Submission:**

Please submit those items which have been checked by City staff:

- ☐ Completed original application with digital copies of all application documents
- ☐ \$50.00 application fee plus advertisement costs which will be invoiced upon calculation by Staff
- ☐ \$50.00 application fee for signs only
- ☐ Property survey, signed and sealed by a professional land surveyor
- ☐ Architectural floor plans and elevations (10 copies)
- ☐ Site Plan for new construction (10 copies)
- ☐ Landscaping plan (10 copies)
- ☐ Details of exterior modifications



CITY OF TARPON SPRINGS, FLORIDA  
Heritage Preservation Board  
Application for Certificate of Approval

**AFFIDAVIT**

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Michael G. Little is (are) duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearing(s) involving this petition.

I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

|                       |                                                           |
|-----------------------|-----------------------------------------------------------|
| Date: <u>7/1/2026</u> | Title Holder/Property Owner: <u>Michael G. Little TRE</u> |
| Date: _____           | Title Holder/Property Owner: _____                        |
| Date: _____           | Title Holder/Property Owner: _____                        |
| Date: _____           | Title Holder/Property Owner: _____                        |

STATE OF FLORIDA           )  
COUNTY OF PINELLAS    )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of July, A.D., 2026  
by Michael G. Little TRE, who is personally known to me or who has produced  
\_\_\_\_\_ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Stamp: \_\_\_\_\_

Gabrielle Renner  
GABRIELLE RENNER





**CITY OF TARPON SPRINGS, FLORIDA**  
**Heritage Preservation Board**  
**Application for Certificate of Approval**

In reviewing an application for a Certificate of Approval, the Board shall consider the following Standards for Review:

*(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 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.*

*(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 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.*

*(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.*

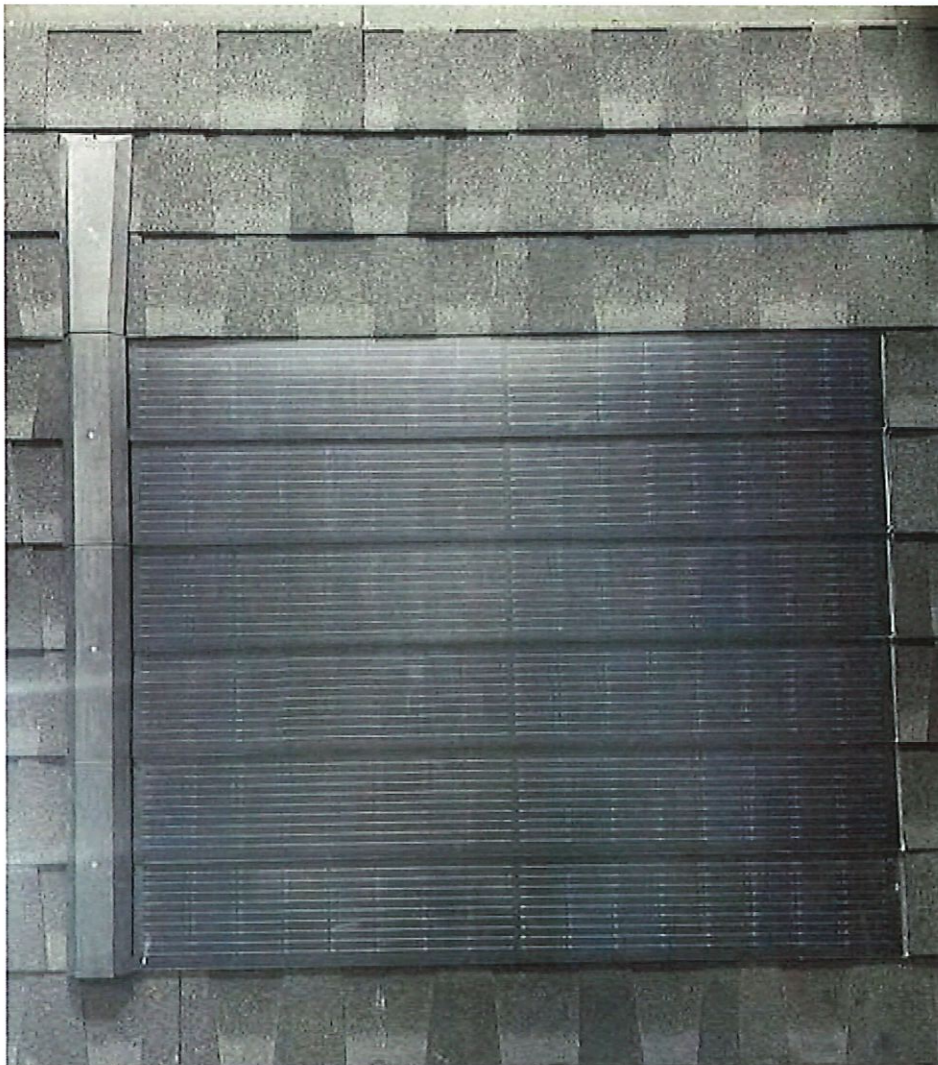
*(8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes 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 meet 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.*







FLORIDA DEPARTMENT OF  
**Business & Professional Regulation**



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**Product Approval**  
USER: Public User

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

OFFICE OF THE  
SECRETARY

| FL #                                                                   | FL10124-R36                                                                                                                                                                                                                                                                                                                                                                                    |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------------|------------|------|------------|------|------------|------|------------|------|---------|------|---------|------|
| Application Type                                                       | Revision                                                                                                                                                                                                                                                                                                                                                                                       |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Code Version                                                           | 2023                                                                                                                                                                                                                                                                                                                                                                                           |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Application Status                                                     | Approved                                                                                                                                                                                                                                                                                                                                                                                       |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Comments                                                               |                                                                                                                                                                                                                                                                                                                                                                                                |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Archived                                                               | <input type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                       |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Product Manufacturer                                                   | GAF                                                                                                                                                                                                                                                                                                                                                                                            |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Address/Phone/Email                                                    | 1 Campus Drive<br>Parisppany, NJ 07054<br>(800) 766-3411<br>mstieh@gaf.com                                                                                                                                                                                                                                                                                                                     |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Authorized Signature                                                   | Michael Stieh<br>michael.stieh@gaf.com                                                                                                                                                                                                                                                                                                                                                         |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Technical Representative                                               | William Broussard                                                                                                                                                                                                                                                                                                                                                                              |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Address/Phone/Email                                                    | 1 Campus Drive<br>Parsippany, NJ 07054<br>(800) 766-3411<br>TechnicalQuestionsGAF@gaf.com                                                                                                                                                                                                                                                                                                      |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Quality Assurance Representative                                       |                                                                                                                                                                                                                                                                                                                                                                                                |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Address/Phone/Email                                                    |                                                                                                                                                                                                                                                                                                                                                                                                |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Category                                                               | Roofing                                                                                                                                                                                                                                                                                                                                                                                        |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Subcategory                                                            | Asphalt Shingles                                                                                                                                                                                                                                                                                                                                                                               |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Compliance Method                                                      | Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer<br><input type="checkbox"/> Evaluation Report - Hardcopy Received                                                                                                                                                                                                                            |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Florida Engineer or Architect Name who developed the Evaluation Report | Robert Nieminen                                                                                                                                                                                                                                                                                                                                                                                |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Florida License                                                        | PE-59166                                                                                                                                                                                                                                                                                                                                                                                       |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Quality Assurance Entity                                               | UL LLC                                                                                                                                                                                                                                                                                                                                                                                         |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Quality Assurance Contract Expiration Date                             | 12/16/2025                                                                                                                                                                                                                                                                                                                                                                                     |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Validated By                                                           | John W. Knezevich, PE<br><input type="checkbox"/> Validation Checklist - Hardcopy Received                                                                                                                                                                                                                                                                                                     |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Certificate of Independence                                            | <a href="#">FL10124_R36_COI_2024_07_COI_NIEMINEN.pdf</a>                                                                                                                                                                                                                                                                                                                                       |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Referenced Standard and Year (of Standard)                             | <table border="0"> <thead> <tr> <th><u>Standard</u></th> <th><u>Year</u></th> </tr> </thead> <tbody> <tr> <td>ASTM D1970</td> <td>2017</td> </tr> <tr> <td>ASTM D3161</td> <td>2016</td> </tr> <tr> <td>ASTM D3462</td> <td>2016</td> </tr> <tr> <td>ASTM D7158</td> <td>2019</td> </tr> <tr> <td>TAS 100</td> <td>2023</td> </tr> <tr> <td>TAS 107</td> <td>2020</td> </tr> </tbody> </table> | <u>Standard</u> | <u>Year</u> | ASTM D1970 | 2017 | ASTM D3161 | 2016 | ASTM D3462 | 2016 | ASTM D7158 | 2019 | TAS 100 | 2023 | TAS 107 | 2020 |
| <u>Standard</u>                                                        | <u>Year</u>                                                                                                                                                                                                                                                                                                                                                                                    |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| ASTM D1970                                                             | 2017                                                                                                                                                                                                                                                                                                                                                                                           |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| ASTM D3161                                                             | 2016                                                                                                                                                                                                                                                                                                                                                                                           |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| ASTM D3462                                                             | 2016                                                                                                                                                                                                                                                                                                                                                                                           |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| ASTM D7158                                                             | 2019                                                                                                                                                                                                                                                                                                                                                                                           |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| TAS 100                                                                | 2023                                                                                                                                                                                                                                                                                                                                                                                           |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| TAS 107                                                                | 2020                                                                                                                                                                                                                                                                                                                                                                                           |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |
| Equivalence of Product Standards Certified By                          |                                                                                                                                                                                                                                                                                                                                                                                                |                 |             |            |      |            |      |            |      |            |      |         |      |         |      |



## Sections from the Code

Product Approval Method

Method 1 Option D

Date Submitted

01/31/2025

Date Validated

02/06/2025

Date Pending FBC Approval

02/10/2025

Date Approved

04/15/2025

## Summary of Products

| FL #                                                                                                                                                                                                                                           | Model, Number or Name                | Description                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 10124.1                                                                                                                                                                                                                                        | GAF Asphalt Roof Shingles (HVHZ)     | Fiberglass reinforced, laminated asphalt shingles for use in FBC HVHZ jurisdictions.                                                                                                                                                                                                                                                                                                                 |
| <b>Limits of Use</b><br><b>Approved for use in HVHZ:</b> Yes<br><b>Approved for use outside HVHZ:</b> No<br><b>Impact Resistant:</b> N/A<br><b>Design Pressure:</b> N/A<br><b>Other:</b> Refer to PEER-GAF-002.B, Section 5 for Limits of Use. |                                      | <b>Installation Instructions</b><br><a href="#">FL10124 R36 II 2025 01 16 FINAL PEER-GAF-002.B SHINGLES HVHZ FL10124-R36.pdf</a><br>Verified By: Robert Nieminen PE-59166<br>Created by Independent Third Party: Yes<br><b>Evaluation Reports</b><br><a href="#">FL10124 R36 AE 2025 01 16 FINAL PEER-GAF-002.B SHINGLES HVHZ FL10124-R36.pdf</a><br>Created by Independent Third Party: Yes         |
| 10124.2                                                                                                                                                                                                                                        | GAF Asphalt Roof Shingles (NON-HVHZ) | Fiberglass reinforced 3-tab, laminated, 5-tab and hip/ridge asphalt shingles for use in FBC non-HVHZ jurisdictions.                                                                                                                                                                                                                                                                                  |
| <b>Limits of Use</b><br><b>Approved for use in HVHZ:</b> No<br><b>Approved for use outside HVHZ:</b> Yes<br><b>Impact Resistant:</b> N/A<br><b>Design Pressure:</b> N/A<br><b>Other:</b> Refer to PEER-GAF-002.A, Section 5 for Limits of Use. |                                      | <b>Installation Instructions</b><br><a href="#">FL10124 R36 II 2025 01 16 FINAL PEER-GAF-002.A SHINGLES NON-HVHZ FL10124-R36.pdf</a><br>Verified By: Robert Nieminen PE-59166<br>Created by Independent Third Party: Yes<br><b>Evaluation Reports</b><br><a href="#">FL10124 R36 AE 2025 01 16 FINAL PEER-GAF-002.A SHINGLES NON-HVHZ FL10124-R36.pdf</a><br>Created by Independent Third Party: Yes |

Back

Next

Contact Us :: [2601 Blair Stone Road, Tallahassee FL 32399](#) Phone: 850-487-1824

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## Product Approval Accepts:



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353 Christian Street, Unit #13  
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**P.E. EVALUATION REPORT (PEER)**

GAF

1 Campus Drive  
Parsippany, NJ 07054  
(800) 766-3411

PEER-GAF-002.A.R38

FL10124-R36 (NON-HVHZ)

Date of Issuance: 01/03/2008

Revision 38: 01/16/2025

**SCOPE:**

This P.E. Evaluation Report (henceforth 'PEER') is issued under **F.A.C. Rule 61G20-3** and the applicable rules and regulations governing the use of construction materials in the State of Florida. The documentation submitted has been reviewed by Robert Nieminen, P.E. for use of the product under the Florida Building Code. The product described herein has been evaluated for compliance with the **8<sup>th</sup> Edition (2023) Florida Building Code** sections noted herein.

**DESCRIPTION: GAF Asphalt Roof Shingles (NON-HVHZ)**

**LABELING:** Labeling shall be in accordance with the requirements of the Accredited Quality Assurance Agency noted herein and **FBC 1507.2.7.1 / R905.2.6.1**

**CONTINUED COMPLIANCE:** This PEER is valid until such time as the named product(s) changes, the referenced Quality Assurance or production facility location(s) changes, or Code provisions that relate to the product(s) change. Acceptance of our PEERs by the named client constitutes agreement to notify NEMO ETC, LLC of any changes to the product(s), the Quality Assurance or the production facility location(s). NEMO ETC, LLC requires a complete review of its PEER relative to updated Code requirements with each Code Cycle.

**ADVERTISEMENT:** "NEMO P.E. Evaluated" may be displayed in advertising literature. If any portion of the PEER is displayed, then it shall be done in its entirety.

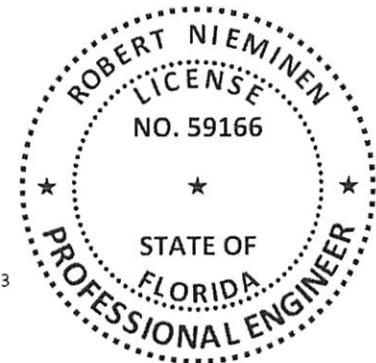
**INSPECTION:** Upon request, a copy of this entire PEER shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This PEER consists of pages 1 through 8.

Prepared by:

Digitally signed by  
Robert Nieminen  
Date: 2025.01.16  
'16:26:19 -05'00

This item has been digitally signed and sealed by Robert Nieminen, P.E.  
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.  
Robert Nieminen, Florida P.E. 59166, FBC ANE1983  
NEMO ETC, LLC, Florida CA #32455



**CERTIFICATION OF INDEPENDENCE:**

1. NEMO ETC, LLC does not have, nor does it intend to acquire or will it acquire, a financial interest in any company manufacturing or distributing products it evaluates.
2. NEMO ETC, LLC is not owned, operated or controlled by any company manufacturing or distributing products it evaluates.
3. Robert Nieminen, P.E. does not have nor will acquire, a financial interest in any company manufacturing or distributing products for which the PEERs are being issued.
4. Robert Nieminen, P.E. does not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
5. This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this PEER, or previous versions thereof, is/was used for permitting or design guidance unless retained specifically for that purpose.

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## ROOFING SYSTEMS EVALUATION:

**1. SCOPE:****Product Category:** Roofing**Sub-Category:** Asphalt Shingles**Product Approval Method:** Method 1, Option D – Codified Material, Evaluation by Engineer**Compliance Statement:** GAF Asphalt Roof Shingles, as produced by GAF, have demonstrated compliance with the following sections of the 8<sup>th</sup> Edition (2023) Florida Building Code through testing in accordance with the following Standards. Compliance is subject to the [Installation Requirements](#) and [Limitations of Use](#) set forth herein.**2. STANDARDS:**

| SECTION                                     | PROPERTY          | STANDARD   |
|---------------------------------------------|-------------------|------------|
| 1507.1.1, 1507.2.9.2 / R905.1.1, R905.2.8.2 | Material standard | ASTM D1970 |
| 1507.2.5, R905.2.4                          | Material standard | ASTM D3462 |
| 1507.2.7.1, R905.2.6.1                      | Wind Resistance   | ASTM D3161 |
| 1507.2.7.1, R905.2.6.1                      | Wind Resistance   | ASTM D7158 |
| 1507.2.7.1, R905.2.6.1                      | Wind Resistance   | TAS 107    |

**3. REFERENCES:**

| ENTITY              | EXAMINATION              | REFERENCE          | DATE       |
|---------------------|--------------------------|--------------------|------------|
| NEMO (TST6049)      | ASTM D1970               | 4j-GAF-22-SSUDL-02 | 08/08/2022 |
| PRI (TST 5878)      | ASTM D3462               | GAF-897-02-01      | 11/08/2018 |
| PRI (TST 5878)      | ASTM D3462               | GAF-898-02-01      | 11/08/2018 |
| PRI (TST 5878)      | ASTM D3462               | GAF-899-02-01      | 11/15/2018 |
| PRI (TST 5878)      | ASTM D3462 (IN-MV)       | 376T0133           | 02/05/2021 |
| PRI (TST 5878)      | ASTM D3462 (CA-S)        | 376T0135           | 02/05/2021 |
| PRI (TST 5878)      | ASTM D3462 (IN-MV)       | 376T0163           | 04/20/2021 |
| PRI (TST 5878)      | ASTM D3462 (IN-MV)       | 376T0293           | 03/22/2022 |
| PRI (TST 5878)      | ASTM D1970 (OK)          | 1047T0067          | 09/16/2024 |
| UL (TST 1740)       | ASTM D3462               | 93NK6295           | 11/29/1993 |
| UL (TST 1740)       | TAS 107                  | 94NK9632           | 03/29/2000 |
| UL (TST 1740)       | ASTM D3161               | 04NK30546          | 03/10/2005 |
| UL (TST 1740)       | ASTM D3462, D3161        | 04NK22009          | 05/06/2005 |
| UL (TST 1740)       | ASTM D3161, D3462        | 06CA35251          | 10/18/2006 |
| UL (TST 1740)       | ASTM D3462               | 06CA31603          | 12/01/2006 |
| UL (TST 1740)       | ASTM D3161, D3462        | 06CA41095          | 12/27/2006 |
| UL (TST 1740)       | ASTM D3161               | 06CA31611          | 04/04/2007 |
| UL (TST 1740)       | ASTM D3161               | 06CA61148          | 04/09/2007 |
| UL (TST 1740)       | ASTM D3161, D3462        | 07CA31742          | 11/08/2007 |
| UL (TST 1740)       | ASTM D3161, D7158, D3462 | 08CA06100          | 03/13/2008 |
| UL (TST 1740)       | ASTM D3161, D3462        | 09CA10592          | 03/26/2009 |
| UL (TST 1740)       | ASTM D3161, D3462        | 09CA06856          | 05/15/2009 |
| UL (TST 1740)       | ASTM D3161, D7158, D3462 | 09CA27281          | 08/27/2009 |
| UL (TST 1740)       | ASTM D3161, D7158, D3462 | 10CA35554          | 03/05/2010 |
| UL (TST 1740)       | ASTM D3161, D7158, D3462 | 10CA13686          | 05/15/2010 |
| UL (TST 1740)       | ASTM D3462               | 10CA11953          | 10/29/2010 |
| UL (TST 1740)       | ASTM D3161, D7158, D3462 | 10CA53934          | 03/31/2011 |
| UL (TST 1740)       | ASTM D3161, D7158, D3462 | 11CA48924          | 10/22/2011 |
| UL (TST 1740)       | ASTM D3161, D7158, D3462 | 11CA47919          | 12/03/2011 |
| UL (TST 1740)       | ASTM D3161, D7158, D3462 | 11CA48725          | 12/09/2011 |
| UL, LLC. (TST 9628) | ASTM D3462               | 12CA34891          | 10/12/2012 |
| UL, LLC. (TST 9628) | ASTM D3161               | 12CA38083          | 02/26/2013 |
| UL, LLC. (TST 9628) | ASTM D3161, D7158, D3462 | 4786875675         | 07/27/2015 |
| UL, LLC. (TST 9628) | ASTM D3161, D7158, D3462 | 4787434542         | 05/17/2016 |
| UL, LLC. (TST 9628) | ASTM D3161, D7158, D3462 | 4788717529         | 09/09/2016 |





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| ENTITY              | EXAMINATION                    | REFERENCE            | DATE       |
|---------------------|--------------------------------|----------------------|------------|
| UL, LLC. (TST 9628) | ASTM D3161, D7158, D3462       | 4788198026           | 11/28/2017 |
| UL, LLC. (TST 9628) | ASTM D3161                     | 4788698165           | 11/09/2018 |
| UL, LLC. (TST 9628) | ASTM D3161                     | 4788669132           | 12/13/2018 |
| UL, LLC. (TST 9628) | ASTM D3161                     | 4788891098           | 02/14/2019 |
| UL, LLC. (TST 9628) | ASTM D3161, D7158, D3462       | 4788932264           | 08/16/2019 |
| UL, LLC. (TST 9628) | ASTM D3161, D7158, D3462       | 4789115488           | 10/03/2019 |
| UL, LLC. (TST 9628) | ASTM D3161, D3462              | 4788959558           | 10/17/2019 |
| UL, LLC. (TST 9628) | ASTM D3161, D7158, D3462       | 4786508528           | 11/01/2019 |
| UL, LLC. (TST 9628) | ASTM D3161                     | 4789132672           | 10/27/2020 |
| UL, LLC. (TST 9628) | ASTM D3161                     | 4789732437           | 04/15/2021 |
| UL, LLC. (TST 9628) | ASTM D3462                     | 4790002635           | 01/26/2022 |
| UL, LLC. (TST 9628) | ASTM D3161, D7158, D3462       | 4788198026           | 05/23/2022 |
| UL, LLC. (TST 9628) | ASTM D3161, D7158, D3462       | 4790488380           | 08/22/2022 |
| UL, LLC. (TST 9628) | ASTM D3161, D7158, D3462       | 4790111695           | 08/30/2022 |
| UL, LLC. (TST 9628) | ASTM D3462 per M-D PFR 20-0605 | 4791469625           | 12/04/2024 |
| UL, LLC. (QUA 9625) | Quality Control                | Service Confirmation | 12/06/2022 |
| UL, LLC. (QUA 9625) | Quality Control                | Florida BCIS         | Current    |

#### 4. PRODUCT DESCRIPTION:

| TABLE 1: ASPHALT SHINGLE COMPONENTS |                                                |                                                                                                                                                                                                                     |                                |                                   |
|-------------------------------------|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------|
| TYPE                                | PRODUCT                                        | DESCRIPTION                                                                                                                                                                                                         | MATERIAL STANDARD              | PLANT(S)                          |
| ACCESSORY STARTER STRIPS            | Pro-Start® Starter Strip Shingles              | starter strips for asphalt roof shingles                                                                                                                                                                            | ASTM D3462                     | CA-S, IN-MV                       |
|                                     | Pro-Start® Starter Strip Shingles              | starter strips for asphalt roof shingles                                                                                                                                                                            | ASTM D3462 per M-D PFR 20-0605 | TX-D                              |
|                                     | QuickStart® Peel & Stick Starter Roll          | mineral-surfaced, fiberglass-reinforced, self-adhering SBS modified bitumen starter strip, nominal 9-inch x 33 ft roll, for use with asphalt shingles with exposure of 6-inch or less                               | ASTM D1970                     | CA-S                              |
|                                     | QUIX Starter Roll                              | self-adhering starter roll with an adhesive surface                                                                                                                                                                 | ASTM D1970                     | OK                                |
|                                     | StarterMatch® Starter Strip Shingles           | color-coordinated starter strips for use with Grand Canyon® and Grand Sequoia® series asphalt shingles. StarterMatch® are installed as the second starter for Grand Canyon® and Grand Sequoia® series installations | ASTM D3462                     | CA-F                              |
|                                     | WeatherBlocker™ Premium Starter Strip Shingles | starter strips for asphalt roof shingles                                                                                                                                                                            | ASTM D3462                     | IN-MV                             |
| ASPHALT SHINGLES                    | Marquis WeatherMax®                            | fiberglass reinforced 3-tab asphalt roof shingles                                                                                                                                                                   | ASTM D3462                     | IN-MV                             |
|                                     | Royal Sovereign®                               |                                                                                                                                                                                                                     |                                | AL, CA-F, FL, GA, IN-MV, PA, TX-D |
|                                     | Camelot® II                                    | fiberglass reinforced, laminated asphalt roof shingles                                                                                                                                                              | ASTM D3462                     | IN-MV                             |
|                                     | Fortitude®                                     |                                                                                                                                                                                                                     |                                | PA                                |
|                                     | Glenwood®                                      |                                                                                                                                                                                                                     |                                | IN-MV                             |
|                                     | Grand Canyon®                                  |                                                                                                                                                                                                                     |                                | CA-F, IN-MV                       |
|                                     | Grand Sequoia®                                 |                                                                                                                                                                                                                     |                                | CA-F, IN-MV                       |
|                                     | Grand Sequoia® AS                              |                                                                                                                                                                                                                     |                                | CA-F                              |
|                                     | Timberline® AH                                 |                                                                                                                                                                                                                     |                                | AL, CA-F, IN-MC, PA               |
|                                     | Timberline® AS II                              |                                                                                                                                                                                                                     |                                | CA-F, CA-S, TX-E                  |





TABLE 1 (CONTINUED): ASPHALT SHINGLE COMPONENTS

| TYPE                 | PRODUCT                                                          | DESCRIPTION                                                | MATERIAL STANDARD | PLANT(S)                                          |
|----------------------|------------------------------------------------------------------|------------------------------------------------------------|-------------------|---------------------------------------------------|
| ASPHALT SHINGLES     | Timberline® CS                                                   | fiberglass reinforced, laminated asphalt roof shingles     | ASTM D3462        | CA-F                                              |
|                      | Timberline HD®                                                   |                                                            |                   | AL, CA-S, CA-F, FL, IN-MC, MD, MN, PA, TX-D, TX-E |
|                      | Timberline® Solar HD                                             |                                                            |                   | CA-F, CA-S, IN-MV                                 |
|                      | Timberline HDZ®                                                  |                                                            |                   | AL, CA-F, CA-S, FL, IN-MC, MD, MN, PA, TX-D, TX-E |
|                      | Timberline® UHDZ™                                                |                                                            |                   | AL, CA-S, IN-MC, PA                               |
|                      | Timberline® Solar HDZ®                                           |                                                            |                   | IN-MV                                             |
|                      | Timberline® NS                                                   |                                                            |                   | AL, CA-S, FL, IN-MC, MD, MN, PA, TX-D, TX-E       |
|                      | Timberline Ultra HD®                                             |                                                            |                   | AL, CA-S, IN-MC, MN, PA, TX-E                     |
|                      | Timberline® UHD                                                  |                                                            |                   | AL, CA-S, IN-MC, MN, PA, TX-E                     |
|                      | Woodland®                                                        |                                                            |                   | IN-MV                                             |
|                      | Slateline™                                                       | fiberglass reinforced 5-tab asphalt roof shingle           | ASTM D3462        | IN-MV                                             |
| HIP & RIDGE SHINGLES | Seal-A-Ridge® AS ArmorShield® SBS-Modified IR Ridge Cap Shingles | fiberglass reinforced, hip and ridge asphalt roof shingles | ASTM D3462        | GA                                                |
|                      | Seal-A-Ridge® Ridge Cap Shingles                                 |                                                            |                   | GA, IN-MV                                         |
|                      | Timbertex® Premium Ridge Cap Shingles                            |                                                            |                   | IN-MV                                             |

**5. LIMITATIONS:**

- 5.1 This is a building code evaluation. Neither NEMO ETC, LLC nor Robert Nieminen, P.E. are, in any way, the Designer of Record for any project on which this PEER, or previous versions thereof, is/was used for permitting or design guidance. PEERs are not to be construed as representing any attributes not specifically listed, nor are PEERs to be construed as an endorsement of the subject, or a recommendation for its use. There is no warranty by NEMO ETC, LLC or Robert Nieminen, P.E., express or implied, as to any finding or other matter in this PEER, or as to any product covered by the PEER.
- 5.2 This PEER is not for use in FBC High Velocity Hurricane Zone jurisdictions, as defined in FBC Chapter 2 (Broward and Miami-Dade Counties).
- 5.3 This PEER pertains to above-deck roof components. Roof decks and structural members shall be in accordance with FBC requirements to the satisfaction of the Authority Having Jurisdiction.
- 5.4 This PEER does not include evaluation of fire classification. Refer to **FBC 1505** for requirements and limitations regarding roof assembly fire classification. Refer to **FBC 2603** for requirements and limitations concerning the use of foam plastic insulation.



**5.5 Wind Classification:** Refer to Section 6 for installation requirements to meet wind classifications

| <b>TABLE 2A: WIND CLASSIFICATIONS, ASPHALT SHINGLES</b> |                                           |
|---------------------------------------------------------|-------------------------------------------|
| <b>PRODUCT</b>                                          | <b>FBC TABLE 1507.2.7.1 OR R905.2.6.1</b> |
| Marquis WeatherMax®                                     | ASTM D3161(F) & ASTM D7158(H)             |
| Royal Sovereign®                                        | ASTM D3161(F) & ASTM D7158(H)             |
| Camelot® II                                             | ASTM D3161(F) & ASTM D7158(H)             |
| Fortitude®                                              | ASTM D3161(F) & ASTM D7158(H)             |
| Glenwood®                                               | ASTM D3161(F) & ASTM D7158(H)             |
| Grand Canyon®                                           | ASTM D3161(F) & ASTM D7158(H)             |
| Grand Sequoia®                                          | ASTM D3161(F) & ASTM D7158(H)             |
| Grand Sequoia® AS                                       | ASTM D3161(F) & ASTM D7158(H)             |
| Timberline® AH                                          | ASTM D3161(F) & ASTM D7158(H)             |
| Timberline® AS II                                       | ASTM D3161(F) & ASTM D7158(H)             |
| Timberline® CS                                          | ASTM D3161(F) & ASTM D7158(H)             |
| Timberline HD®                                          | ASTM D3161(F) & ASTM D7158(H)             |
| Timberline® Solar HD                                    | ASTM D3161(F) & ASTM D7158(H)             |
| Timberline HDZ® or Timberline® UHDZ™                    | ASTM D3161(F) & ASTM D7158(H)             |
| Timberline® Solar HDZ®                                  | ASTM D3161(F) & ASTM D7158(H)             |
| Timberline® NS                                          | ASTM D3161(F) & ASTM D7158(H)             |
| Timberline Ultra HD®                                    | ASTM D3161(F) & ASTM D7158(H)             |
| Timberline® UHD                                         | ASTM D3161(F) & ASTM D7158(H)             |
| Woodland®                                               | ASTM D3161(F) & ASTM D7158(H)             |
| Slateline™                                              | ASTM D3161(F) & ASTM D7158(H)             |

**5.5.1 Classification by ASTM D7158:**

ASTM D7158, Class H applies only to **exposure category B or C** and a **building height of 60 feet or less**. Calculations by a qualified design professional are required for conditions outside these limitations. Contact the shingle manufacturer for data specific to each shingle.

| <b>TABLE 2B: WIND CLASSIFICATIONS, STARTER STRIPS AND HIP &amp; RIDGE</b> |                                                                  |                                                       |
|---------------------------------------------------------------------------|------------------------------------------------------------------|-------------------------------------------------------|
| <b>TYPE</b>                                                               | <b>PRODUCT</b>                                                   | <b>FBC TABLE 1507.2.7.1 OR R905.2.6.1</b>             |
| <b>STARTER STRIPS</b>                                                     | Pro-Start® Starter Strip Shingles                                | ASTM D3161, Class F                                   |
|                                                                           | WeatherBlocker™ Premium Starter Strip Shingles                   | ASTM D3161, Class F                                   |
| <b>HIP &amp; RIDGE SHINGLES</b>                                           | Seal-A-Ridge® AS ArmorShield® SBS-Modified IR Ridge Cap Shingles | ASTM D3161, Class F                                   |
|                                                                           | Seal-A-Ridge® Ridge Cap Shingles                                 | ASTM D3161, Class F                                   |
|                                                                           | Timbertex® Premium Ridge Cap Shingles                            | ASTM D3161, Class F (sealant required, See Section 6) |

**5.6** All components in the roof assembly shall have quality assurance audit in accordance with **F.A.C. Rule 61G20-3**. Refer to the Product Approval of the component manufacturer for components that are produced by a Product Manufacturer other than the report holder on Page 1 of this PEER.





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## 6. INSTALLATION:

### 6.1 GENERAL:

- 6.1.1 Roof deck, slope, underlayment and fasteners shall comply with FBC 1507.2 / R905.2 and the shingle manufacturer's minimum requirements.
- 6.1.2 Underlayment shall be acceptable to GAF and shall hold current Florida Statewide Product Approval, or be Locally Approved per **F.A.C. Rule 61G20-3**, per FBC Sections 1507.2.3 or R905.2.3.
- 6.1.3 Fasteners shall be in accordance with manufacturer's published requirements, but not less than FBC 1507.2.6 or R905.2.5. Staples are not permitted.
- 6.1.4 GAF asphalt shingles are acceptable for use in reroof (tear-off) or recover applications, subject to the limitations set forth in FBC Section 1511 or R908 and GAF published installation instructions.

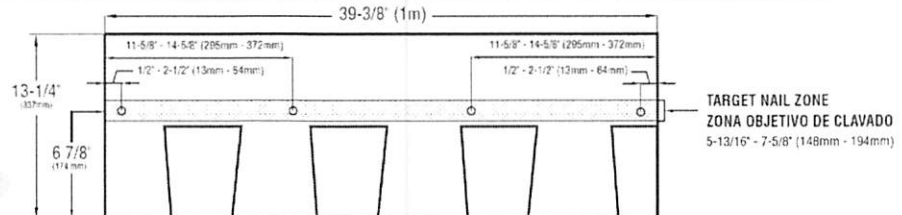
### 6.2 STARTER SHINGLES OR STARTER STRIP:

- 6.2.1 Installation of Pro-Start® Starter Strip Shingles, WeatherBlocker™ Premium Starter Strip Shingles, QuickStart® Peel & Stick Starter Roll and QUIX Starter Roll shall comply with the GAF current published instructions.

### 6.3 ASPHALT SHINGLES:

- 6.3.1 Installation of asphalt shingles shall comply with the GAF current published instructions, using minimum four (4) nails per shingle in accordance with FBC 1507.2.7 or R905.2.6, with the following exceptions:
  - Camelot® II, Grand Canyon®, Grand Sequoia® and Woodland® require minimum five (5) nails per shingle.
  - Slateline™ requires minimum six (6) nails per shingle.
- 6.3.2 The following depict nail-placement locations for GAF shingles designed with a 'target nail zone'. Where the roof slope exceeds 21 units vertical in 12 units horizontal, special methods of fastening are required. Contact the GAF for details.

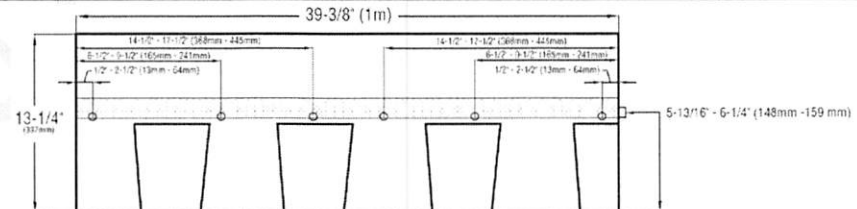
- 6.3.2.1 Fortitude®, Timberline® AH, Timberline® AS II, Timberline® CS, Timberline® HDZ® and Timberline® UHDZ™; slopes 2:12 up to 21:12.



#### STANDARD NAILING PATTERN:

Nail shingles approximately 6 7/8" (174 mm) from bottom of shingle, in nailing area, as shown. Nails must not be exposed. Not for use on Mansard roofs (21:12 slope and above).

- 6.3.2.2 Fortitude®, Timberline® AH, Timberline® AS II, Timberline® CS, Timberline® HDZ® and Timberline® UHDZ™; slopes greater than 21:12



#### ENHANCED NAILING PATTERN:

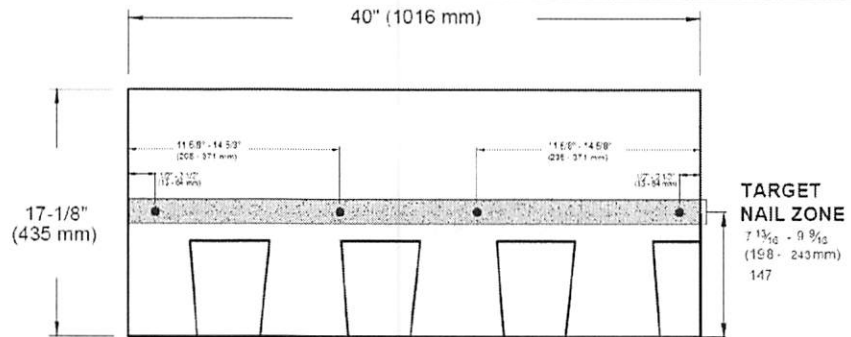
These shingles MUST be nailed a nominal 6" (152 mm) from bottom of shingle, above the cut-outs, as shown. Nails must not be exposed.



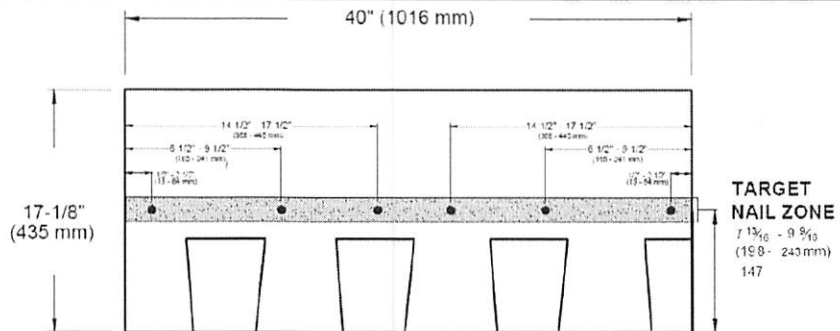


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- 6.3.2.3 Timberline® Solar HDZ®; slopes 2:12 up to 21:12.

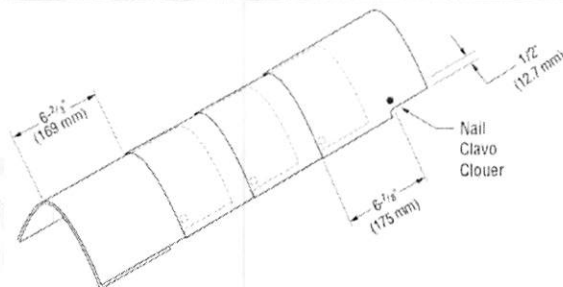


- 6.3.2.4 Timberline® Solar HDZ®; slopes greater than 21:12

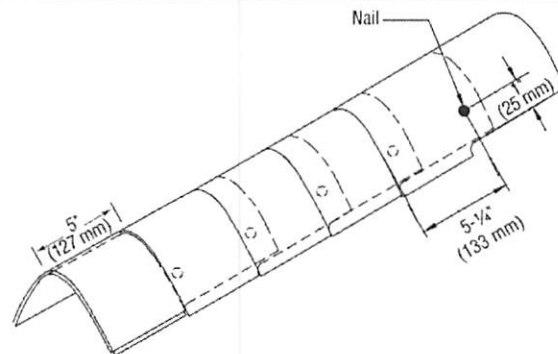


#### 6.4 HIP & RIDGE SHINGLES:

- 6.4.1 Installation of Seal-A-Ridge® Ridge Cap Shingles shall comply with the GAF current published instructions with a minimum two (2) nails, minimum 3/8-inch head diameter located 6-7/8-inch back from the exposed end and 0.5-inch from the edge.



- 6.4.2 Installation of Seal-A-Ridge® AS ArmorShield® SBS-Modified IR Ridge Cap Shingles shall comply with the GAF current published instructions with a minimum two (2) nails, minimum 3/8-inch head diameter, per shingle located 5.25-inch back from the exposed end and 1-inch from the edge.

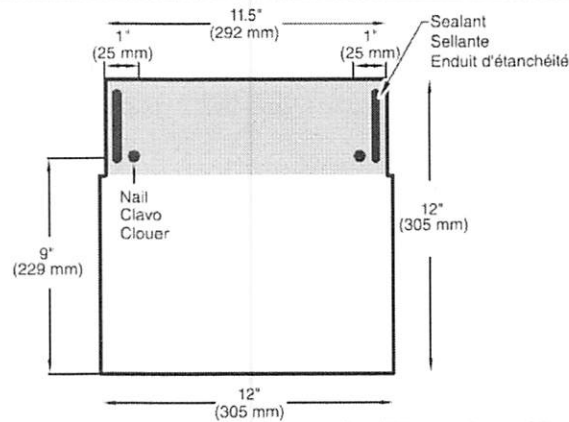






NEMO | etc.®

- 6.4.3 Installation of Timbertex® Premium Ridge Cap Shingles shall comply with GAF current published instructions with a minimum two (2) nails, minimum 3/8-inch head diameter, per shingle and beads of Henkel “Loctite PL Roof & Flashing Polyurethane Sealant”.



**7. BUILDING PERMIT REQUIREMENTS:**

As required by the Building Official or Authority Having Jurisdiction to properly evaluate the installation of this product.

**8. MANUFACTURING PLANTS:**

Contact the named QA entity for manufacturing facilities covered by **F.A.C. Rule 61G20-3** QA requirements. Refer to Section 4 herein for products and production locations having met codified material standards.

**9. QUALITY ASSURANCE ENTITY:**

UL (QUA9625): (360) 817-5512; [bsai.inspections@ul.com](mailto:bsai.inspections@ul.com)

- END OF PEER -



## 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 in addition the [General Planning and Zoning Application](#). Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

**Project Name\***

**Project Location\***

Tea House

118 E Orange Street 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\***

1925

**Architectural Style\***

Victorian

**Porches\***

☒ Yes

☐ No



**Original Use\*****Present Use\*****Proposed Use\***

|             |    |                        |
|-------------|----|------------------------|
| residential | NA | Commercial Event space |
|-------------|----|------------------------|

**Roof Type\*****Roof Material\*****Exterior Siding Material\***

|       |                  |          |
|-------|------------------|----------|
| Gable | Designer Shingle | Concrete |
|-------|------------------|----------|

**Previous Additions or Modifications\*****Description of Proposed Work\***

Roof replacement materials and design approved prior

There is one remaining section of roof in the rear of the building, above the kitchen area, that was never completed. We are now preparing to finish that section and would like to explore using an integrated solar roofing system, specifically the GAF Energy Timberline Solar Shingle system (photo attached for reference).

**For Relocation or Demolition**

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 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\***

|                       |          |
|-----------------------|----------|
| Michael G. Little TRS | 7/1/2026 |
|-----------------------|----------|



### 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).













**CITY OF TARPON SPRINGS**  
**HERITAGE PRESERVATION BOARD**  
**AUGUST 3, 2026**  
**STAFF REPORT, July 24, 2026**

**Application No. / Project Title:** 26.64 / Spiegel  
**Staff:** Caroline Lanford, AICP CTP  
Principal Planner  
**Applicant / Owner:** Benjamin Siegel, agent /DRIFTLINE HOLDINGS LLC owner  
**Property Size:** 18,226 square feet  
**Current Zoning:** T4b Residential + Industrial/Office,  
Downtown Gateway Character District  
**Future Land Use:** Activity Center  
**Location / Parcel ID:** 325 E Lemon Street / 12-27-15-77778-402-0270  
**Architectural Type/District Status:** Masonry Vernacular / Contributing-Altered

**BACKGROUND SUMMARY:**

The applicant is seeking a Certificate of Appropriateness to paint two wall signs and erect one wall sign at the subject contributing-altered property.

Florida Master Site File (FMSF) form 8PI14891 for the subject property notes the brick cornice, interior brick chimney, and asymmetrical fenestration and massing. The asymmetry of the subject structure is a product of its expansion and reuse over its lifetime. The original portion of the structure located on the west side of the extant building was originally the city jail.

**PRELIMINARY STAFF RECOMMENDATION:**

Staff recommends **approval** of the application based on general consistency with the review criteria as stated in this staff report. If the Heritage Preservation Board approves the proposed project, it is recommended that the approval be conditioned as follows:

1. The sign shall be affixed through mortar joints.
2. 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 Guidelines . 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:** The height and width of the proposed signs are consistent with other signs at contributing structures within the district and in the immediate vicinity of the subject property.

***(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:** The proposed signs would alter the streetscape of Lemon Street and Grosse. It is staff's opinion that the alteration will not be 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:** Not applicable to this project.

***(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:** Not applicable to this project.

***(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 standard is applicable to this project:

*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 meets the intent of the Secretary's standards.

***(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 is consistent with the Historic Preservation Element of the Comprehensive Plan and conforms to the requirements of the Land Development 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. No responses were received.





**ATTACHMENTS:**

1. Slide Presentation
2. Florida Master Site File Form #8PI1593
3. Application and supporting materials



# **SPIEGEL APPLICATION #26.64**

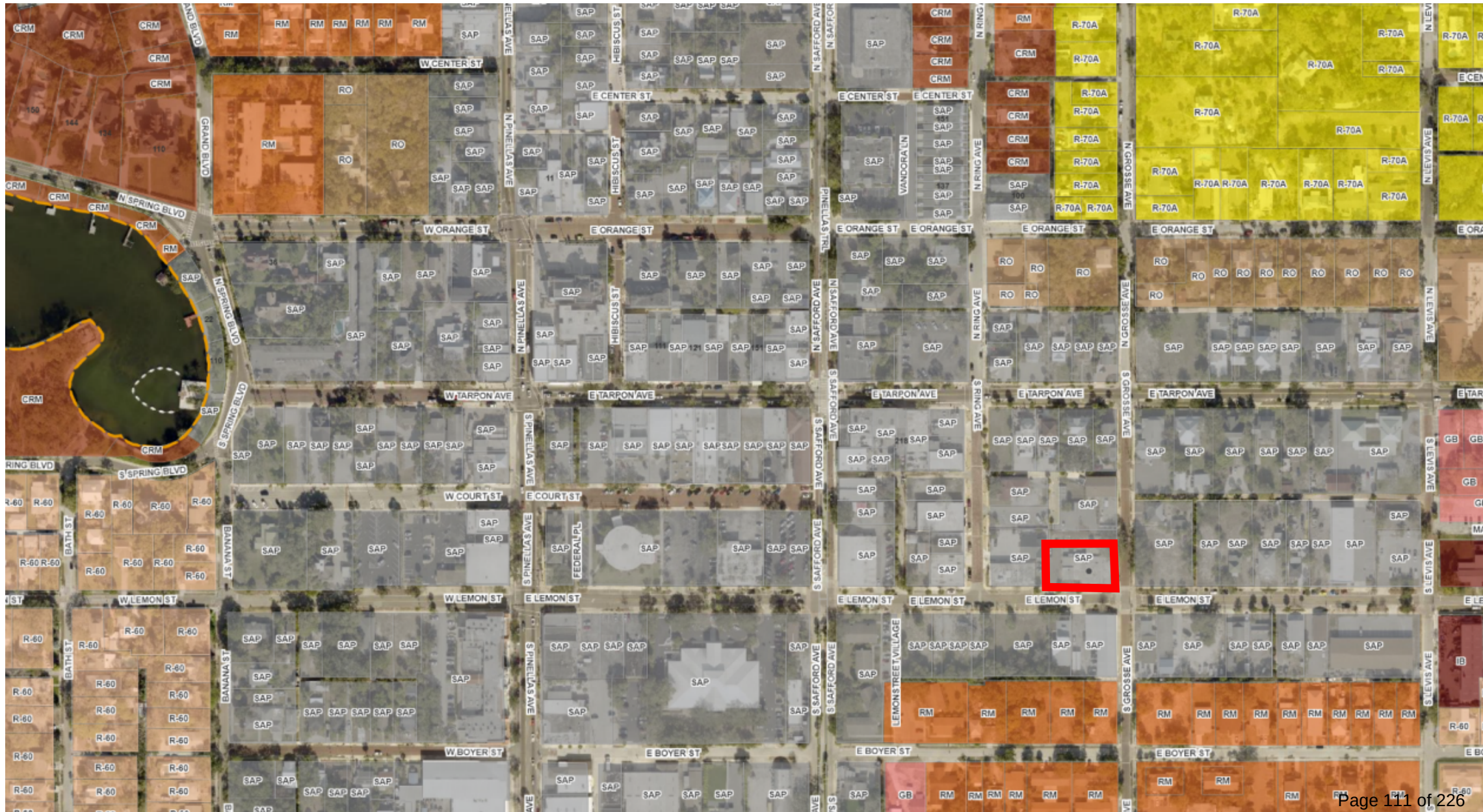
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Heritage Preservation Board, August 3, 2026

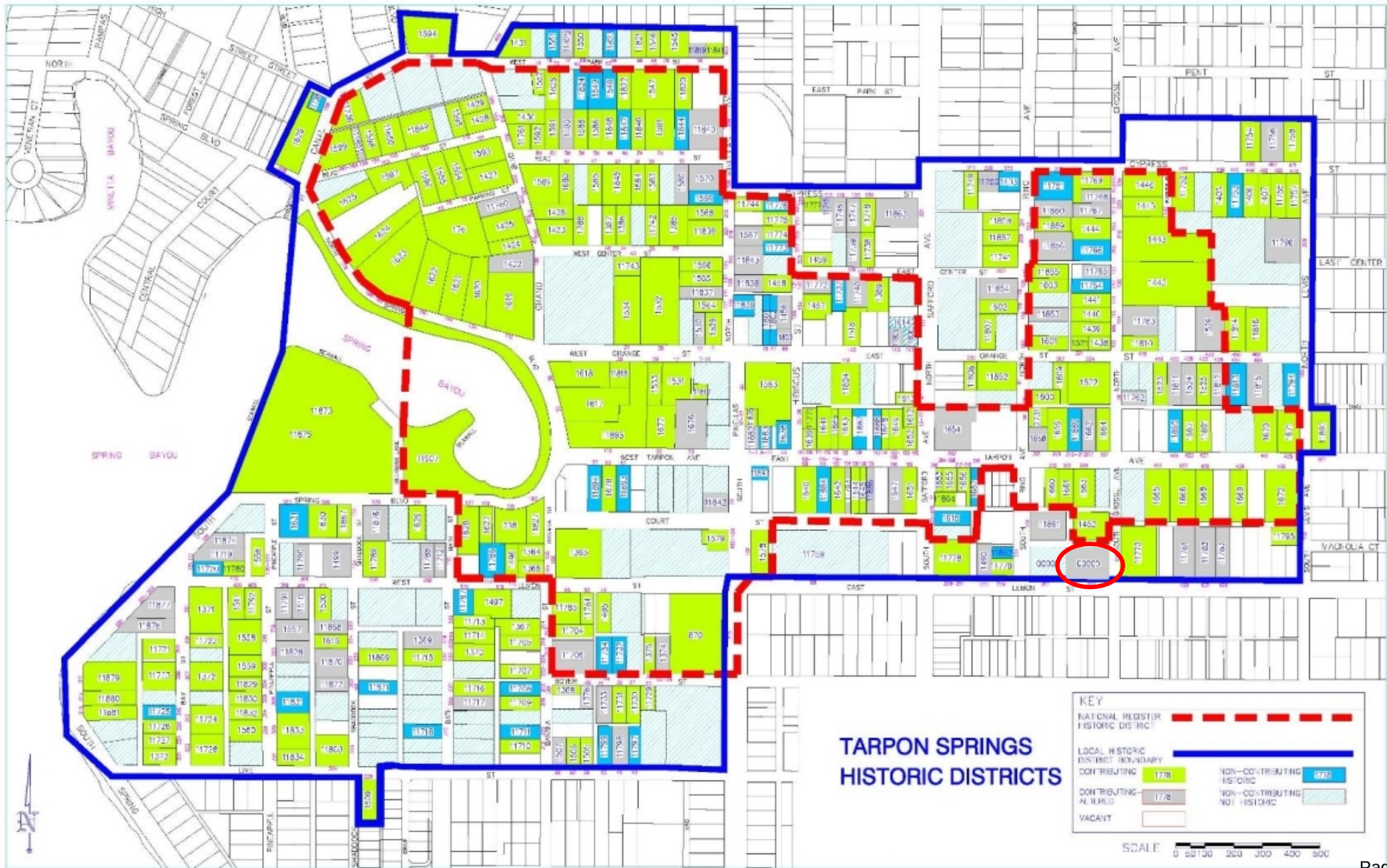




**CITY OF TARPON SPRINGS**  
**PLANNING & ZONING DEPARTMENT**









# PROPERTY INFORMATION

- Lot Size: 18,226 square feet
- Current Zoning: Special Area Plan, T4b Residential + Industrial/Office
- Downtown Gateway Character District
- Location / Parcel ID: 325 E Lemon Street / 12-27-15-77778-402-0270
- Architectural Type/Style: Masonry Vernacular
- District Status: Contributing-Altered
- Florida Master Site File: 8PI14891
- Applicant / Owner: Benjamin Spiegel, agent / Driftline Holdings, LLC, owner



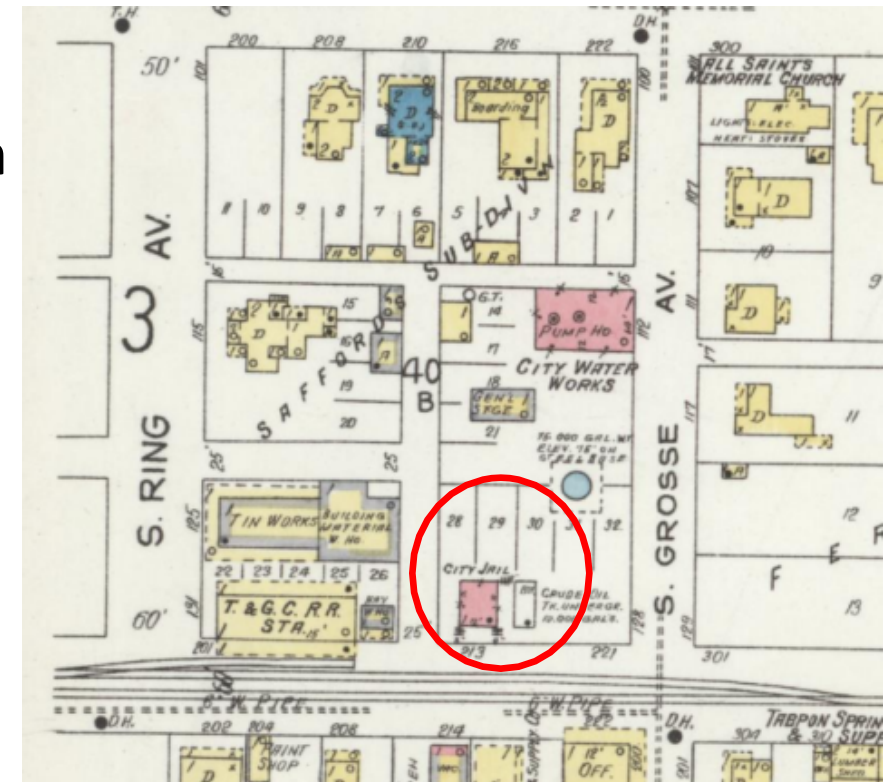


# REQUEST

## Certificate of Approval to:

- Paint two wall signs and erect one wall sign

1926 Sanborn



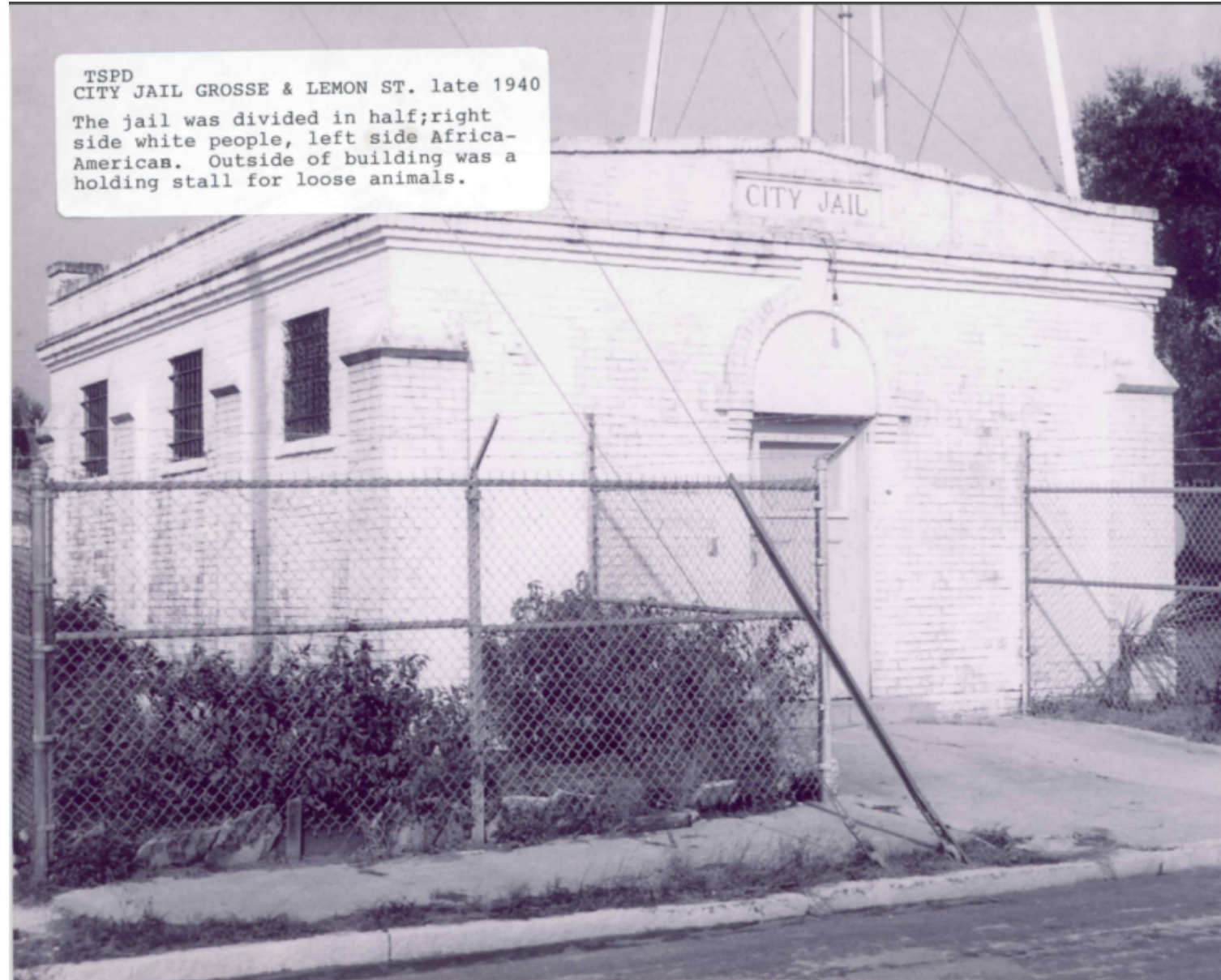


# 325 E LEMON STREET – FLORIDA MASTER SITE FILE





# 325 E LEMON STREET – HISTORICAL PHOTO





# 325 E LEMON STREET – LEMON STREET FAÇADE





# 325 E LEMON STREET – WEST AND SOUTH ELEVATIONS





# 325 E LEMON STREET – SOUTH AND EAST ELEVATIONS





# 325 E LEMON STREET – EAST AND NORTH ELEVATIONS



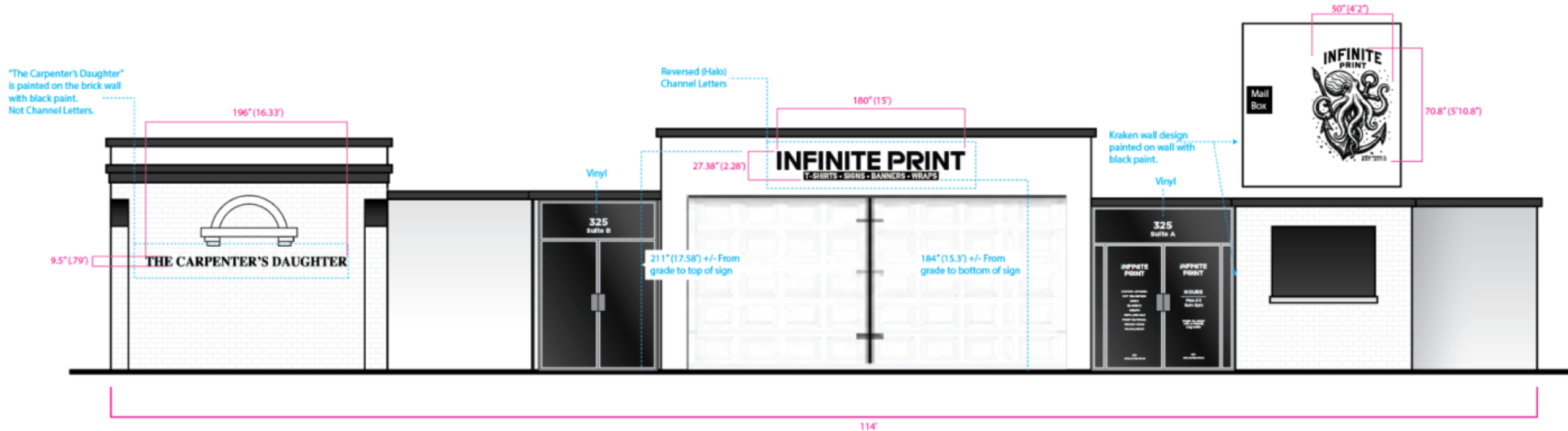


# 325 E LEMON STREET – CONTEXT LOOKING WEST





# 325 E LEMON STREET – PROPOSED PROJECT



Sign 1 = 12.9 feet

Sign 2 = 34.2 feet

Sign 3 = 27.1 feet

Total Requested Sign Area = 74.2 feet



# 325 E LEMON STREET – PROPOSED PROJECT





# 325 E LEMON STREET – PROPOSED PROJECT

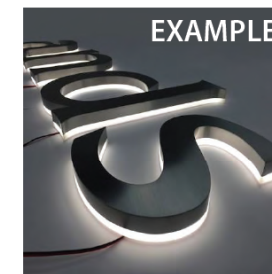
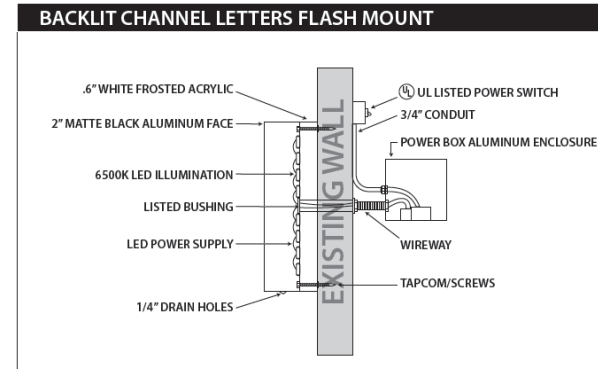
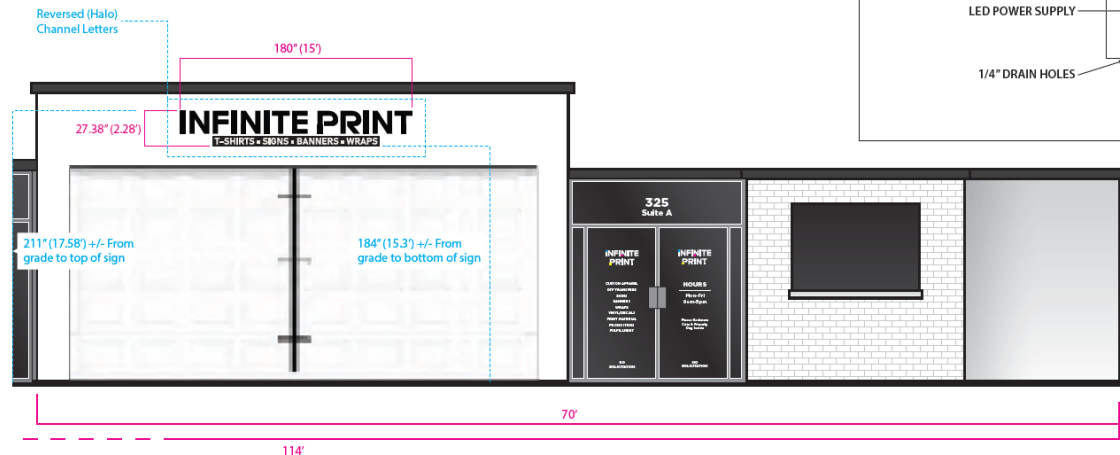
| Item                                                                              | example signs structure                                                                                                                                                                                                                                      | Specification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |    | <p><b>Backlit channel letter sign with solid acrylic for individual letters</b></p> <p><b>Manufacture</b></p> <ul style="list-style-type: none"> <li>•Faces: aluminum painted matte black</li> <li>•Returns: 2inch (5cm) depth aluminum fabricated and painted matte black, drain hole</li> <li>•Backs: exposed 0.6inch(15mm) illuminated frosted acrylic</li> <li>•Illumination: <b>UL listed 12V white 6500k LED</b> with 3 years warranty</li> <li>•Installation: 4inch long thread studs, 10ft black wire, 1:1 installation drawings and <b>UL listed</b> meanwell transformer</li> <li>•bottom line is frontli&amp;backlit push through light box sign: face is aluminum painted matte black and raised 3/8inch white acrylic for all letters; 2inch deep aluminum painted matte black with drain hole, back is exposed 0.6inch(15mm) illuminated frosted acrylic, white 6500K LED inside.</li> <li>•Application: outdoor, UL label</li> </ul> |



# 325 E LEMON STREET – PROPOSED PROJECT

## Storefront Signage: Page 2

Backlit Channel Letter Sign with Solid Acrylic for Individual Letters



|                 |                                                                                                                                                                                                                                                                                                                       |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Customer:       | <b>INFINITE PRINT</b><br>T-Shirts • Signs • Banners • Wraps<br>727-942-2121                                                                                                                                                                                                                                           |
| Name:           | Benjamin Spiegel                                                                                                                                                                                                                                                                                                      |
| Address:        | 325 E. Lemon Street, Suite A<br>Tarpon Springs, FL 34689                                                                                                                                                                                                                                                              |
| Description:    | Channel Letters:<br>2" deep Return Channel Letters Face<br>Aluminum Return painted black<br>with drain holes<br>.6" deep Illuminated Frosted Acrylic<br>Backs<br>No Raceway - Individual Letters Flat<br>mounted to wall<br>Screws/Tapcoms<br>6500K LED for lighting<br>UL Label Power Supply behind<br>interior wall |
| Municipal Code: | .50 per l.f. of building frontage<br>Wall signs may not project beyond<br>the roofline or sidewalls of the<br>establishment<br>Wall signs may not project more<br>than 12 inches<br>Wall signs may project over a street<br>right-of-way                                                                              |
| Code Allowance: | Front Signage:<br>70' linear frontage<br>70 x .5 = 35 sq. ft. allowed.<br>180" x 27.38" = 34.225 sq. ft. using.                                                                                                                                                                                                       |

**INFINITE PRINT**

727-942-2121  
design@infiniteprint.com  
325 E. Lemon Street, Suite A, Tarpon Springs, FL 34698

Designer: Name: Sophia  
Name:  
Name:  
Date: 07-10-26  
Date:  
Date:



# 325 E LEMON STREET – PROPOSED PROJECT





# SIMILAR SIGNAGE AT ADJACENT STRUCTURE







# 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 LAND DEVELOPMENT CODE

§ 189.03 - Wall Mounted Signs in Addition to Freestanding Signs, Permit Required.

- (A) Wall signs shall be permitted for each single occupancy parcel having frontage on a public street.
- (B) Establishments located on more than one street frontage shall be allowed wall signs for each side of the establishment facing a street, but shall not combine such signs for the purpose of placing the combined area on any one wall.
- (C) Establishments located on only one street frontage shall be allowed one wall sign facing a non-residential zone, but shall not combine such signs for the purpose of placing the combined area on any one wall.
- (D) Wall signs shall be permitted for each establishment in a multiple occupancy parcel.
- (E) Allowable Area.

|                                                                                                                                                                                                                                           | Allowable Area <sup>2</sup>       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| Historic Preservation District <sup>1</sup>                                                                                                                                                                                               | .50 per l.f. of building frontage |
| <sup>1</sup> Nonresidential zones in the Historic Preservation District<br><sup>2</sup> Sign area (in square feet) per lineal foot of building frontage facing a street up to a maximum of 150 square feet of aggregate sign surface area |                                   |

**MAXIMUM ALLOWED SQUARE FOOTAGE FOR THE SUBJECT PROPERTY IS 75 FEET**





## Signs and Awnings

Construction of signs is subject to the City's sign code. Each sign will be reviewed for location, total sign area, and aesthetic style or look of the sign. Monument signs, must have a solid base that is complementary to the streetscape, and the base should be masonry or stucco.

### Guideline 85. Preserve Historic Signs

- Historic signs, such as those constructed directly into an architectural detail of the structure, should be maintained and should be restored if necessary.
- Restore or recreate historic signs where sufficient documentation exists if the restored or recreated sign would be in compliance with Tarpon Springs ordinances.

### Guideline 86. Sign Placement

On most commercial buildings, a continuous brick ledge or corbelling is used to separate the second floor and above from the entry-level storefront below. This space is ideal for sign placement, as it was often created for this purpose. In some instances, newer buildings contain areas above the highest windows for signage.

- New signage shall be located on the flat, unadorned parts of a façade, such as the horizontal band between the storefront and second floor, or on windows, awning flaps, fascia, and frieze, or other areas where signs have been historically placed on the building.
- Decorative neon light banding is prohibited; however, neon lettering is permitted pursuant to sign regulations.
- Signs should be mounted to historic masonry buildings through the mortar joints rather than through masonry units wherever possible.

It is generally not appropriate to:

- obscure or hide significant historic features or details with signs. This includes windows, cornices, and architectural trim

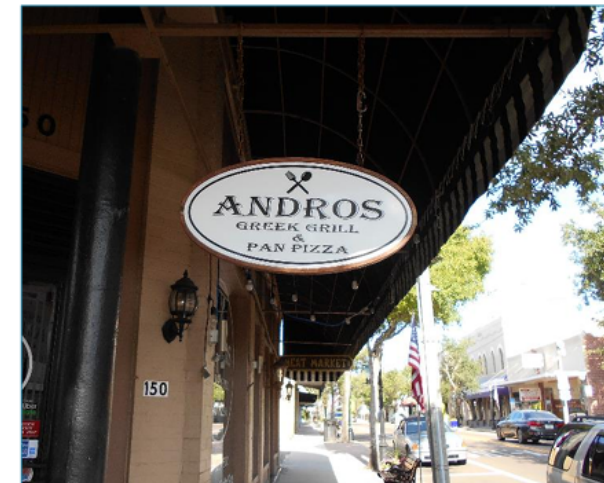


Figure 131: Signs in the Tarpon Springs Historic District.



# PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #26.64. If the HPB approves the project, the following conditions are recommended:

1. The wall sign shall be affixed through mortar joints.
2. 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.



☒ Original  
☐ Update



# HISTORICAL STRUCTURE FORM

## FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **PI14891**  
 Field Date 4/20/2023  
 Form Date 6/12/2023  
 Recorder # \_\_\_\_\_

Shaded Fields represent the minimum acceptable level of documentation.  
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 325 E Lemon Street Multiple Listing (DHR only) \_\_\_\_\_  
 Survey Project Name Union Academy CRS Survey # (DHR only) \_\_\_\_\_  
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object  
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

### LOCATION & MAPPING

Street Number 325 Direction E Street Name Lemon Street Type Street Suffix Direction \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Cross Streets (nearest / between) \_\_\_\_\_  
 USGS 7.5 Map Name TARPON SPRINGS USGS Date 1975 Plat or Other Map \_\_\_\_\_  
 City / Town (within 3 miles) Tarpon Springs In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas  
 Township 27S Range 15E Section 12 ¼ section: ☐ NW ☐ SW ☐ SE ☐ NE Irregular-name: \_\_\_\_\_  
 Tax Parcel # 12-27-15-77778-402-0270 Landgrant \_\_\_\_\_  
 Subdivision Name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_  
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 183 Northing 28  
 Other Coordinates: X: 327882.9315 Y: 3114554.348 Coordinate System & Datum NAD 1984  
 Name of Public Tract (e.g., park) No

### HISTORY

Construction Year: 1963 ☒ approximately ☐ year listed or earlier ☐ year listed or later  
 Original Use Firehouse From (year): 1963 To (year): \_\_\_\_\_  
 Current Use BAR From (year): \_\_\_\_\_ To (year): 2023  
 Other Use \_\_\_\_\_ From (year): \_\_\_\_\_ To (year): \_\_\_\_\_  
 Moves: ☐ yes ☒ no ☐ unknown Date: \_\_\_\_\_ Original address \_\_\_\_\_  
 Alterations: ☒ yes ☐ no ☐ unknown Date: \_\_\_\_\_ Nature Windows infilled  
 Additions: ☒ yes ☐ no ☐ unknown Date: \_\_\_\_\_ Nature Add.s to north and east  
 Architect (last name first): \_\_\_\_\_ Builder (last name first): \_\_\_\_\_  
 Ownership History (especially original owner, dates, profession, etc.)  
 Currently owned by Silverking Brewing Leasing Co. LLC. Acquired from Community Redev Agency of City of Tarpon Springs 2018; unknown prior

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe \_\_\_\_\_

### DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Number of Stories 1  
 Exterior Fabric(s) 1. Brick 2. Stucco 3. Block-concrete  
 Roof Type(s) 1. Built-up 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof Material(s) 1. Built-up 2. \_\_\_\_\_ 3. \_\_\_\_\_  
 Roof secondary strucs. (dormers etc.) 1. \_\_\_\_\_ 2. \_\_\_\_\_

Windows (types, materials, etc.)  
 Glass block, rows of 6; window bays infilled with concrete block; fixed metal frame windows flanking entry

Distinguishing Architectural Features (exterior or interior ornaments)  
 Brick cornice, interior brick chimney, large garage bay, asymmetrical fenestration and massing, brick pilasters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)  
 Paved sidewalk

| DHR USE ONLY                             |                                                                                                                                                                                          | OFFICIAL EVALUATION |       | DHR USE ONLY |       |
|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-------|--------------|-------|
| NR List Date                             | SHPO – Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info                                      | Date                | _____ | Init.        | _____ |
| <input type="checkbox"/> Owner Objection | KEEPER – Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no                                                                                                   | Date                | _____ |              |       |
|                                          | NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see <i>National Register Bulletin</i> 15, p. 2) |                     |       |              |       |



## DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. \_\_\_\_\_ 2. \_\_\_\_\_Structural System(s): 1. Concrete block 2. \_\_\_\_\_ 3. \_\_\_\_\_Foundation Type(s): 1. Slab 2. \_\_\_\_\_Foundation Material(s): 1. Concrete, Generic 2. \_\_\_\_\_

## Main Entrance (stylistic details)

South elevation, in recessed bay, paired glass and metal frame doors w/ transom and sidelights

## Porch Descriptions (types, locations, roof types, etc.)

N/A

Condition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

## Narrative Description of Resource

PI14891 is a 1 story Bar Building with Masonry Vernacular style, constructed in 1963 with an irregular-shaped plan.

Archaeological Remains \_\_\_\_\_ ☐ Check if Archaeological Form Completed

## RESEARCH METHODS (select all that apply)

- |                                                                        |                                           |                                                   |                                                    |
|------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------|----------------------------------------------------|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input type="checkbox"/> building permits         | <input type="checkbox"/> Sanborn maps              |
| <input type="checkbox"/> FL State Archives/photo collection            | <input type="checkbox"/> city directory   | <input type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps                 |
| <input checked="" type="checkbox"/> property appraiser / tax records   | <input type="checkbox"/> newspaper files  | <input type="checkbox"/> neighbor interview       | <input type="checkbox"/> Public Lands Survey (DEP) |
| <input type="checkbox"/> cultural resource survey (CRAS)               | <input type="checkbox"/> historic photos  | <input type="checkbox"/> interior inspection      | <input type="checkbox"/> HABS/HAER record search   |
| <input type="checkbox"/> other methods (describe) _____                |                                           |                                                   |                                                    |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

## OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐ yes ☒ no ☐ insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☒ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

Does not individually meet Criteria A or B; no significant historical associations determined. Not eligible under C; not exemplary for its type or style. Retains integrity to contribute to a district.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
1. \_\_\_\_\_ 3. \_\_\_\_\_ 5. \_\_\_\_\_  
2. \_\_\_\_\_ 4. \_\_\_\_\_ 6. \_\_\_\_\_

## DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- 1) Document type All materials at one location Maintaining organization PaleoWest Archaeology  
Document description Field Notes File or accession #'s Proj. No. 23-0012
- 2) Document type \_\_\_\_\_ Maintaining organization \_\_\_\_\_  
Document description \_\_\_\_\_ File or accession #'s \_\_\_\_\_

## RECORDER INFORMATION

Recorder Name Althea Wunderler-Selby Affiliation PaleoWest Archaeology  
Recorder Contact Information 916 E Park Ave Tallahassee 850-296-3669 awunderlerselby@paleowest.com  
(address / phone / fax / e-mail)

## Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).  
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



















## 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](mailto:planning@ctsfl.us)

### INSTRUCTIONS

Please complete this form fully and **DOWNLOAD (print button)** to submit in addition the [General Planning and Zoning Application](#). Applications must be submitted **DIGITALLY** through the [Planning and Zoning goPost portal](#).

**Project Name\***

Business signage - 325 E Lemon

**Project Location\***

325 East Lemon Street

**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 type="checkbox"/> Roof                       |
| <input type="checkbox"/> Driveway         | <input checked="" 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\***

1909 and 1963

**Architectural Style\***

Old Tarpon Jail and Firehouse.

**Porches\***

☐ Yes

☒ No



| Original Use*  | Present Use* | Proposed Use* |
|----------------|--------------|---------------|
| City property. | Commercial.  | Commercial.   |

| Roof Type* | Roof Material* | Exterior Siding Material* |
|------------|----------------|---------------------------|
| Flat       | TPO.           | Concrete block and brick  |

**Previous Additions or Modifications\***

Building was converted into the fire house around 1963

**Description of Proposed Work\***

I'm proposing putting signage on the building for the current businesses inside. The old tarpon jail will get a painted logo onto the brick. The firehouse side will get reverse halo lettering and a mural painted on the side. There will be no drilling or anything adversely affecting the original brick of the old jail, just a logo painted with black paint.

**For Relocation or Demolition**

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 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\***

|                  |          |
|------------------|----------|
| Benjamin Spiegel | 7/9/2026 |
|------------------|----------|



**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.

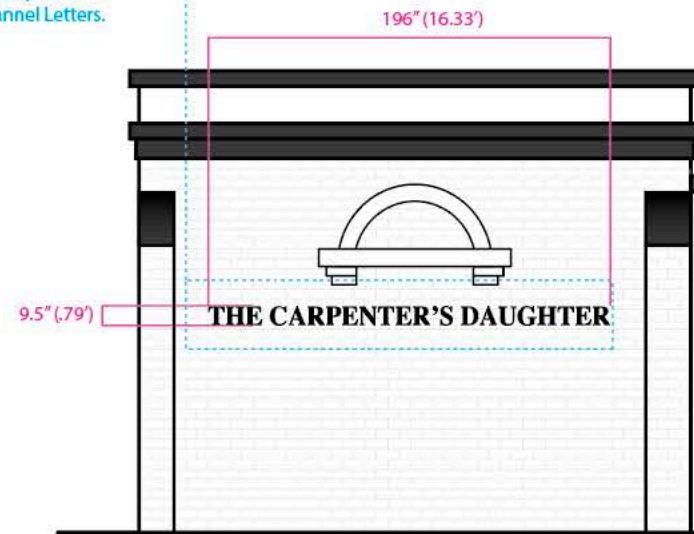
Need help? Give the Planning Department a call at [727-942-5611](tel:727-942-5611).





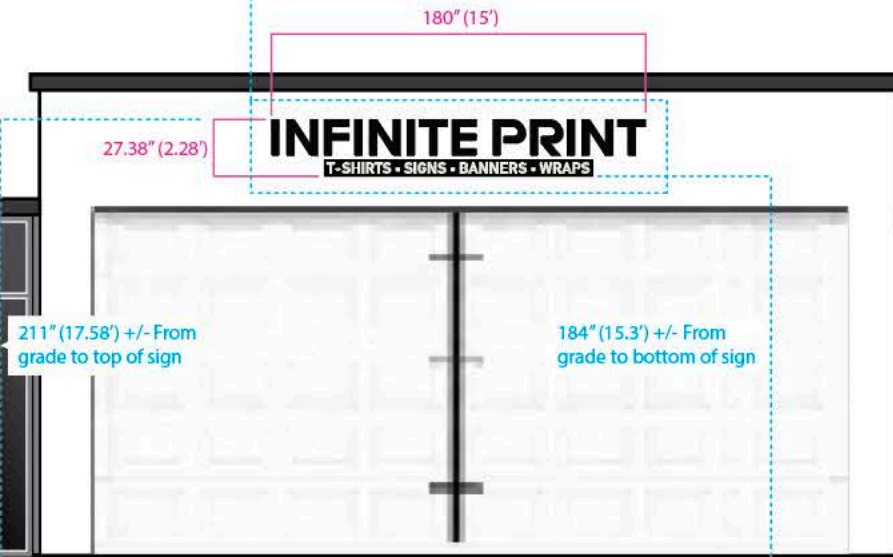


"The Carpenter's Daughter" is painted on the brick wall with black paint. Not Channel Letters.



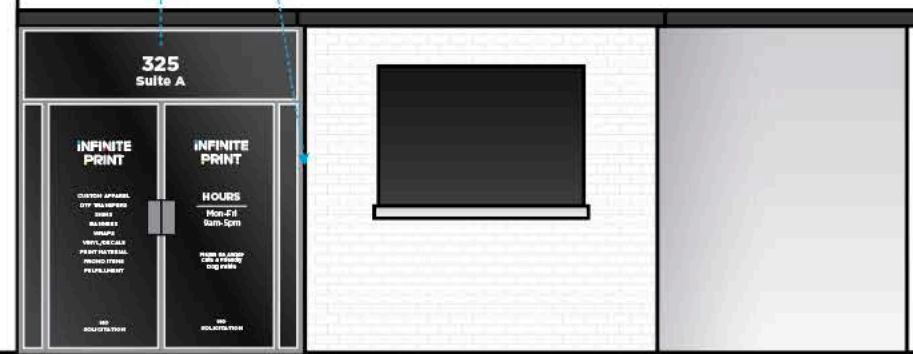
Reversed (Halo) Channel Letters

Vinyl

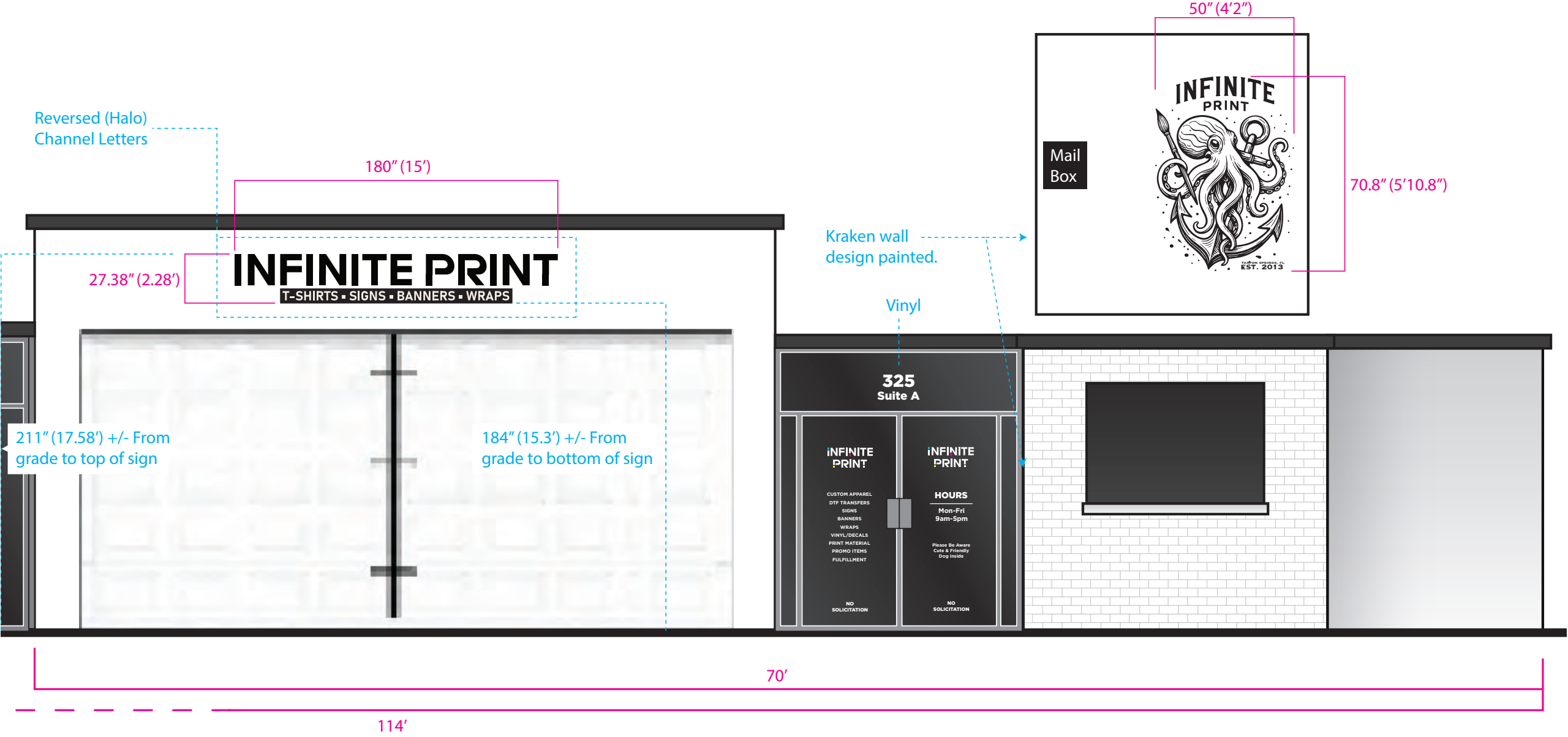


Kraken wall design painted on wall with black paint.

Vinyl





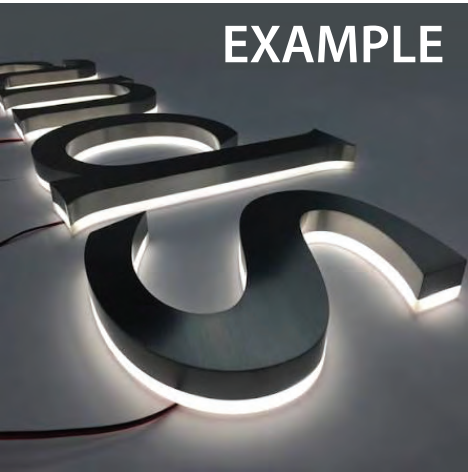
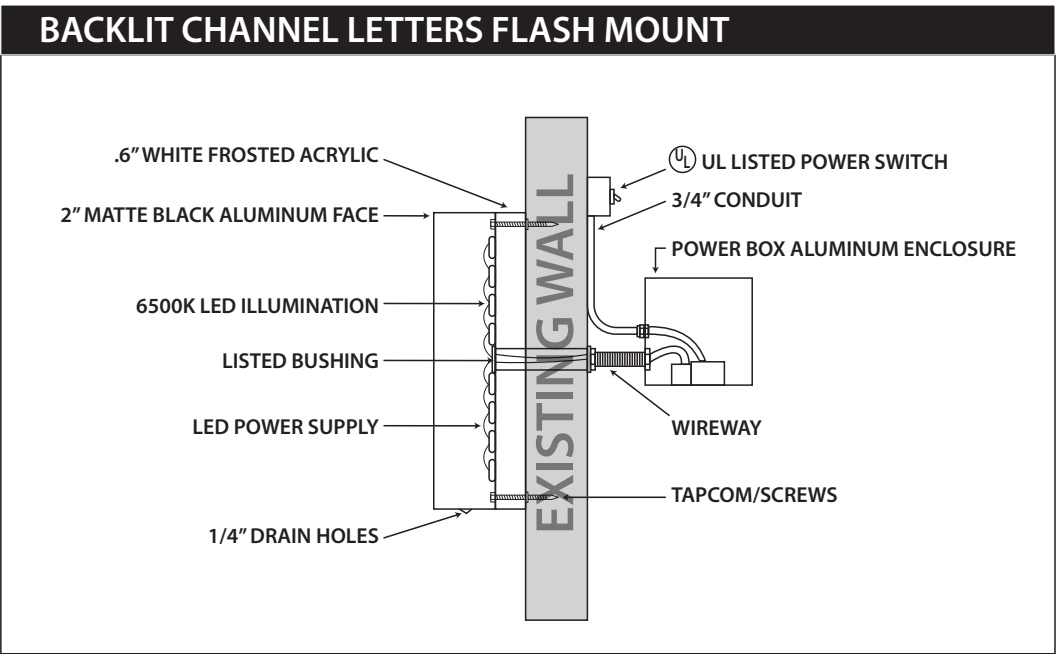
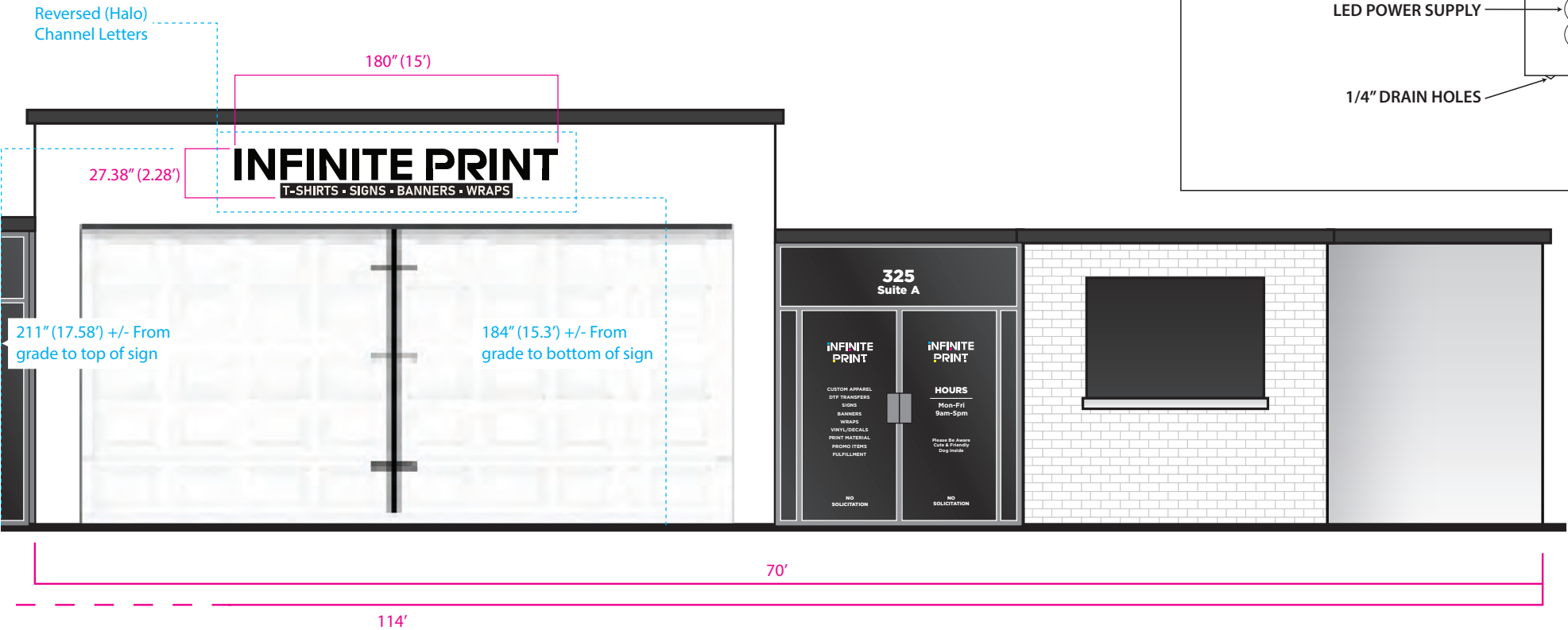


|                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Customer:                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                               |
| T-Shirts • Signs • Banners • Wraps<br>727-942-2121                                                                                                                                                                                                                                                                                                                               |
| Name:                                                                                                                                                                                                                                                                                                                                                                            |
| Benjamin Spiegel                                                                                                                                                                                                                                                                                                                                                                 |
| Address:                                                                                                                                                                                                                                                                                                                                                                         |
| 325 E. Lemon Street, Suite A<br>Tarpon Springs, FL 34689                                                                                                                                                                                                                                                                                                                         |
| Description:                                                                                                                                                                                                                                                                                                                                                                     |
| Channel Letters:<br>2" deep Return Channel Letters Face<br>Aluminum Return painted black<br>with drain holes<br>.6" deep Illuminated Frosted Acrylic<br>Backs<br>No Raceway - Individual Letters Flat<br>mounted to wall<br>Screws/Tapcoms<br>6500K LED for lighting<br>UL Label Power Supply behind<br>interior wall<br><br>Mural on the side Entrance<br>wall painted or vinyl |
| Municipal Code:                                                                                                                                                                                                                                                                                                                                                                  |
| .50 per l.f. of building frontage<br>Wall signs may not project beyond<br>the roofline or sidewalls of the<br>establishment<br>Wall signs may not project more<br>than 12 inches<br>Wall signs may project over a street<br>right-of-way                                                                                                                                         |
| Code Allowance:                                                                                                                                                                                                                                                                                                                                                                  |
| Front Signage:<br>70' linear frontage<br>70 x .5 = 35 sq. ft allowed.<br>180" x 27.38" = 34.225 sq. ft. using.                                                                                                                                                                                                                                                                   |



Storefront Signage: Page 2

Backlit Channel Letter Sign with Solid Acrylic for Individual Letters



Customer:

**INFINITE PRINT**

T-Shirts • Signs • Banners • Wraps

**727-942-2121**

Name:

Benjamin Spiegel

Address:

325 E. Lemon Street, Suite A  
Tarpon Springs, FL 34689

Description:

Channel Letters:  
2" deep Return Channel Letters Face  
Aluminum Return painted black  
with drain holes  
.6" deep Illuminated Frosted Acrylic  
Backs  
No Raceway - Individual Letters Flat  
mounted to wall  
Screws/Tapcoms  
6500K LED for lighting  
UL Label Power Supply behind  
interior wall

Municipal Code:

.50 per l.f. of building frontage  
Wall signs may not project beyond  
the roofline or sidewalls of the  
establishment  
Wall signs may not project more  
than 12 inches  
Wall signs may project over a street  
right-of-way

Code Allowance:

Front Signage:  
70' linear frontage  
70 x .5 = 35 sq. ft allowed.  
180" x 27.38" = 34.225 sq. ft. using.

**INFINITE PRINT**

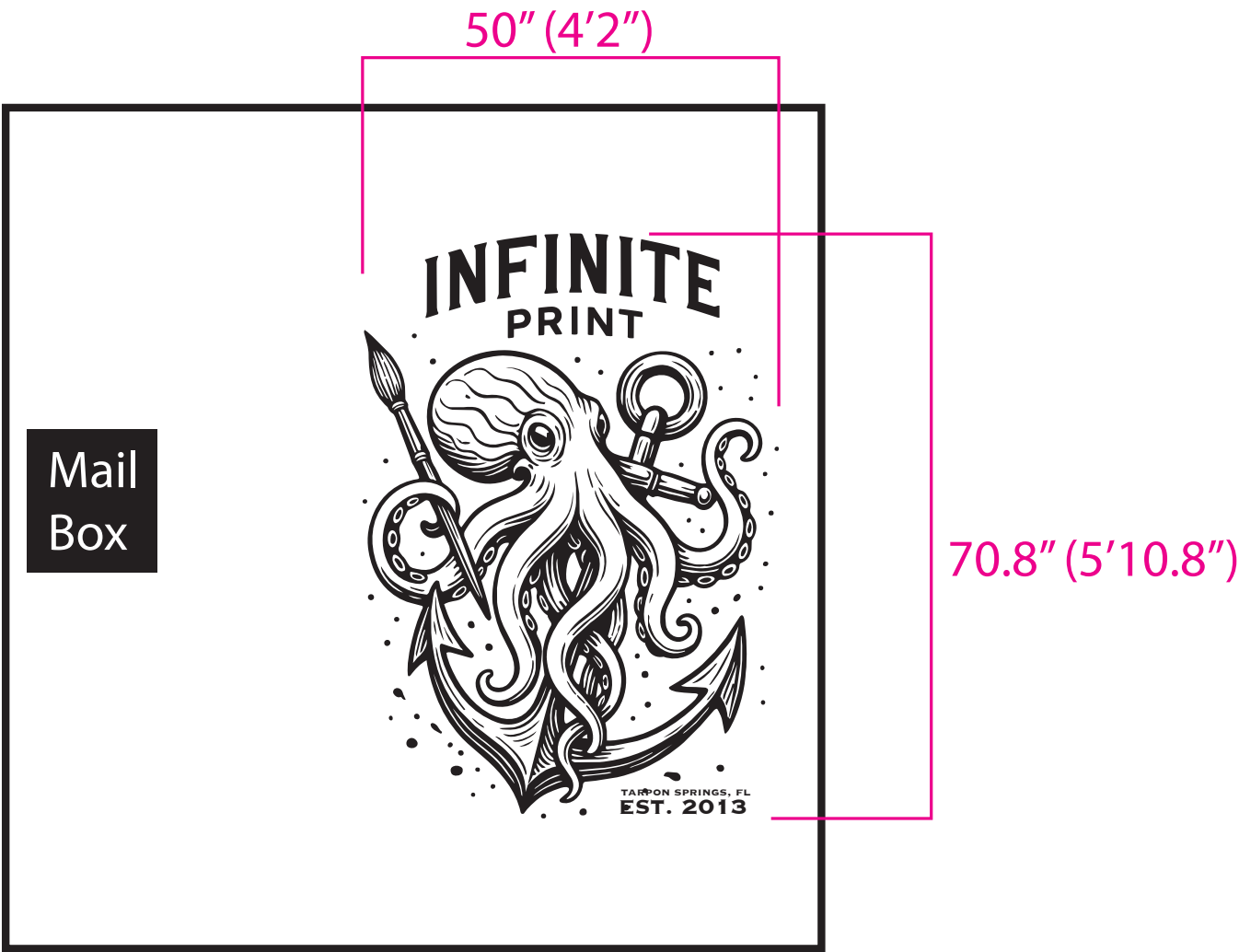
727-942-2121  
design@infiniteprint.com  
325 E. Lemon Street, Suite A, Tarpon Springs, FL 34698

Designer: Name: Sophia  
Name: Date: 07-10-26  
Name: Date:



Storefront Signage: Page 3 - Mural

Mural on Side Entrance Wall



Customer:



T-Shirts • Signs • Banners • Wraps

727-942-2121

Name:

Benjamin Spiegel

Address:

325 E. Lemon Street, Suite A  
Tarpon Springs, FL 34689

Description:

Mural on the side Entrance  
wall painted or vinyl

Municipal Code:

Approval needed by City

Code Allowance:

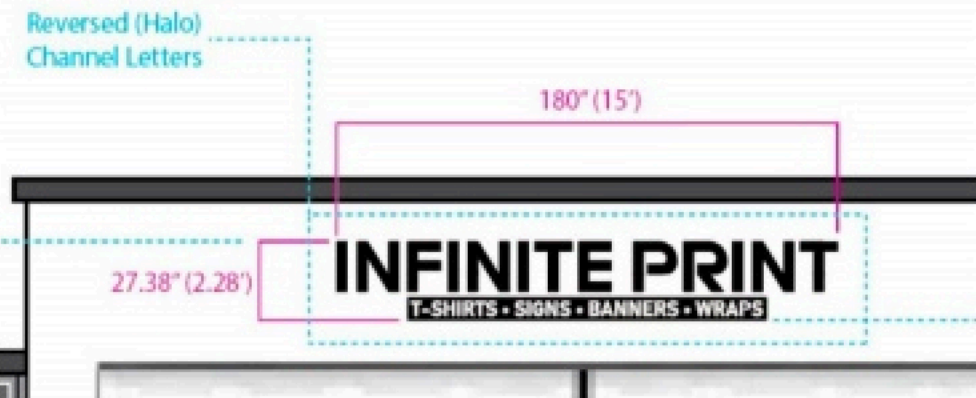
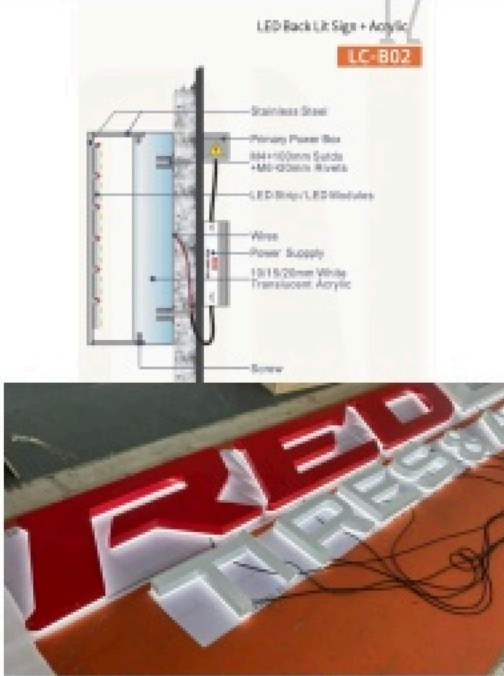
N/A

INFINITE PRINT

727-942-2121  
design@infiniteprint.com  
325 E. Lemon Street, Suite A, Tarpon Springs, FL 34698

Designer: Name: Sophia  
Name: Date: 07-10-26  
Name: Date:



| Item                                                                              | example signs structure                                                             | Specification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <p><b>Backlit channel letter sign with solid acrylic for individual letters</b></p> <p><b>Manufacture</b></p> <ul style="list-style-type: none"> <li>•Faces: aluminum <b>painted matte black</b></li> <li>•Returns: 2inch (5cm) depth aluminum fabricated and <b>painted matte black, drain hole</b></li> <li>•Backs: exposed 0.6inch(15mm) illuminated frosted acrylic</li> <li>•Illumination: <b>UL listed 12V white 6500k LED</b> with 3 years warranty</li> <li>•Installation: 4inch long thread studs, 10ft black wire, 1:1 installation drawings and <b>UL listed</b> meanwell transformer</li> <li>•<b>bottom line is frontli&amp;backlit push through light box sign: face is aluminum painted matte black and raised 3/8inch white acrylic for all letters; 2inch deep aluminum painted matte black with drain hole, back is exposed 0.6inch(15mm) illuminated frosted acrylic, white 6500K LED inside.</b></li> <li>•Application: <b>outdoor, UL label</b></li> </ul> |





**CITY OF TARPON SPRINGS**  
**HERITAGE PRESERVATION BOARD**  
**AUGUST 3, 2026**

**STAFF REPORT, July 27, 2026**

**Application No. / Project Title:** 26.63 / Hanks

**Staff:** Caroline Lanford, AICP CTP  
Principal Planner

**Applicant / Owner:** Daniel Edgell, Architect / Micheal and Patti Hanks, Owners

**Property Size:** 11,901 square feet

**Current Zoning:** R-70A Single Family Residential District

**Future Land Use:** Residential Urban

**Location / Parcel ID:** 226 N Grosse Avenue / 12-27-15-89982-027-0203

**Architectural Type/District Status:** Frame Vernacular / Contributing

**BACKGROUND SUMMARY:**

The applicant is seeking a Certificate of Appropriateness to demolish the contributing structure at the subject property, a circa 1910 residential frame vernacular structure and build a new house of similar style and scale as the existing house. The applicant is also seeking a Certificate of Appropriateness for landscaping, construction of a garage and accessory dwelling unit at the rear of the lot, and a pool in the center of the lot. The applicant previously obtained a conditional Certificate of Appropriateness (25.65) for partial demolition of the structure, with the intention of preserving the historic façade and constructing a new home within the footprint of the contributing structure, along with a new garage and accessory dwelling unit, pool, and landscaping. The applicant has stated that the level of deterioration of the façade has made this approach infeasible and is now seeking a Certificate of Appropriateness for full demolition and approval of plans for construction of a new home, accessory dwelling unit, pool, and landscaping.

Florida Master Site File (FMSF) form 8PI1446 notes the two-story cross-gable residence has a T-shaped plan with a one-story separate hipped roof porch that wraps three sides, one side of which has been enclosed. The steep pitched roof has exposed rafter tails and diamond-shaped cut outs in the fascia board. The gable ends feature staggered pattern wood shingles. A low concrete block site wall surrounds the approximately one-quarter acre corner lot. The structure is an example of Spanish-American War-era vernacular architecture in Tarpon Springs at the time and contributes to the integrity of both the National Register of Historic Places (NRHP) and local historic district.

**PRELIMINARY STAFF RECOMMENDATION:**

Staff recommends **approval** of the application as presented. The HPB should review the analysis presented in this staff report to determine if the proposed demolition and reconstruction is consistent with review standards.

If the project is approved, staff recommends the following conditions:

1. The parameters of DRGM Guideline 41 will be followed and records of the property will be provided to the City.





2. The historic site wall will be preserved.
3. The Certificate of Appropriateness 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 Chapters 4.11 and 4.13. 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>
2. The guidelines state that “the decision to demolish a historic structure is a measure of last resort and shall be based on the demonstration that there is no other feasible alternative.”
3. Guideline 41 provides for actions to be implemented should a demolition be approved. It is recommended that the Heritage Preservation Board (HPB) include these actions as conditions should they render a favorable decision on the demolition.

**REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROPRIATENESS**

This staff report is organized in two parts: the criteria for demolition are analyzed first and an analysis of the proposed new construction follows.

**DEMOLITION ANALYSIS:**

Pursuant to Section 110 - Demolition, (B), “When authorizing a Certificate of Appropriateness for the issuance of a demolition permit, the Board shall consider the following criteria:

***(1) The historic, architectural or cultural significance of the building or structure;***

**ANALYSIS:** The building and property have no known special significance beyond the fact that it is contributing to the National Register of Historic Places District in the historic downtown and the local historic district. See further discussion of the property in the context of the district (item 2 below) and in the context of the architectural type (item 4 below).

***(2) The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group;***

**ANALYSIS:** The subject building has no known, documented significance beyond contributing to the National Register and local historic districts. It is located on the northeastern-most parcel in the National Register district north of the downtown core. The area includes a range of architectural styles and periods of significance. The parcel to the south of the subject property contains a contributing circa 1910 Craftsman residence; to the east, a circa 1956 Ranch residence that contributes to the local historic district; and to the west there are two circa 1920 Craftsman residences that contribute to the NRHP and local districts. Other contributing structures in the immediate vicinity include frame vernacular and craftsman residences dating from 1910’s to the late 1920’s, a circa 1910 masonry vernacular residence contemporary to the subject structure, three colonial revival structures dating between 1913 and 1919, and a 1957 masonry vernacular residence. The block is largely intact, with only 2 of the 18 structures considered to be non-contributing to the local historic district.

Although the structure has no known individual significance, the building contributes to the historic ambiance of the neighborhood, and the demolition of any contributing structure degrades the integrity





of the district. The proposed demolition and redevelopment constitute an alteration of the historic ambiance of immediate vicinity and the historic streetscape of this section of N Grosse Avenue.

However, the proposed redevelopment plans conform with guidelines and would restore the structure and rhythm of the streetscape with a complimentary new residence. The subject structure has deteriorated to the point that its aesthetic contribution to the ambiance of the district is debatable. The proposed demolition would damage the integrity of the district, but the proposed project would improve the ambiance of the immediate vicinity, and the district as a whole, through the removal of existing blight.

The HPB should consider the impacts to the district, streetscape, and the structure's significance to determine if these alterations are significantly adverse.

***(3) The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail, or unique location;***

**ANALYSIS:** The building would not be difficult to reproduce including the design, texture, material and detail. While the applicant is not proposing a full reproduction of the historic structure, the proposed new construction would be visually similar. The location and setting of the site is not unique to a residential frame vernacular structure.

The HPB should consider if the structure's design, texture, materials, details, and location are significantly unique and difficult to reproduce.

***(4) Whether the building or structure is one of the last remaining examples of its kind in the district or in the city;***

**ANALYSIS:** Frame vernacular is the most common architectural style in the local historic district, with 147 of the 371 structures (39.6%) identified in the *Historic Resources Survey of Tarpon Springs* (2009) as frame vernacular. Typically, these structures were designed and constructed by nonprofessionals (often the occupants) without imitating a particular style. Frame vernacular structures tend to be simple and constructed out of readily available materials. The 2009 survey notes:

While examples of Frame Vernacular buildings cover all periods of development in the Tarpon Springs survey area, the majority were constructed prior to 1915, with the earliest built around 1883. Generally, these early Frame Vernacular resources in the survey area are one- or two-stories, constructed of wood structural frames set on pier foundations made of brick, concrete or rusticated concrete block. Gable roofs are most common, followed by hip roofs, and tend to have steep slopes in the earliest examples. The exterior cladding is most often wood drop siding with corner boards. Metal shingles are the most common original roofing material, but composition shingles are seen on many today as well. Windows are typically wood double-hung sashes, most often with 1/1 or 2/2 configurations. Nearly all have front porches typically supported by wood posts. Detailing tends to be simple and typically includes items such as decorative shingle patterns in front facing gables or simple ornamental railing designs.





The subject structure is not one of the last remaining structures of its type, although it is highly representative of local vernacular style, containing features and details typical of the local frame vernacular style. By their very nature, vernacular structures are often unique, a product of their place and time.

The HPB should consider the scarcity of the architectural style of the subject property and determine if frame vernacular structures will remain well represented in the district if demolition is permitted.

***(5) The future utilization of the site and/or group occupancy of the structure;***

**ANALYSIS:** The site is located in the R-70A Single Family Residential District. The applicant is seeking to demolish the historic structure and construct a new single-family home that largely mimics the scale, massing, and architectural features of the historic home. The proposed footprint of the new home varies slightly from the existing home but would maintain the historic land use and general scale and massing of the historic structure.

The HPB should determine if the proposed future utilization of the site is complimentary to the surrounding contributing structures and the district as a whole.

***(6) Whether reasonable measures can be taken to save the building, structure or traditional cultural property; and***

**ANALYSIS:** The structure was allowed to deteriorate under previous ownership. The applicant has investigated the feasibility of restoration and maintains that restoration is economically and practically infeasible. The applicant has not provided detailed evidence that the structure is damaged beyond the point of repair and restoration. However, staff notes that photographic evidence of damage to the structure has been provided and included in the presentation accompanying this staff report. Visual inspections of the exterior of the subject structure confirm that structural engineering would be necessary to stabilize the structure, and that rehabilitation would require extensive effort.

The HPB should examine the evidence provided and determine if reasonable measures could be taken to save the building.

***(7) Whether the building, structure or traditional cultural property is capable of earning a reasonable economic return on its value and whether the perpetuation of the building or structure, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.***

**ANALYSIS:** This standard compels the Heritage Preservation Board to compare the current property to the value of the restored property and analyze whether the cost of restoration is justified. The applicant's initial intention was to restore the contributing structure and consulted a qualified contractor with preservation experience. A detailed restoration cost has not been provided, but an order of magnitude estimate of \$700,000 for restoration has been provided by the applicant in their previous application for a conditional Certificate of Appropriateness.

The Pinellas County Property Appraiser (PCPA) sets the January 2024 just market value of the property at \$233,394. Staff cannot render an expert opinion regarding reasonable economic return and/or





economic feasibility, however; the entitlements available for this property allow for the development of a new single-family home that could exceed its present value.

### **PROPOSED NEW STRUCTURE ANALYSIS**

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 Appropriateness, 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:** The proposed height and width of the proposed development is consistent with adjacent contributing structures. The subject site is located on an eclectic block containing primarily two-story contributing structures and one three-story contributing structure. The east side of the block, on which the subject site is located, is comprised of contributing structures of similar scale and massing as the proposed new construction, sited on large lots similar in size to the subject site. There are two smaller-scaled single-story contributing structures from a different period of significance at the very southern end of the east side of the block. The west side of the block contains primarily two-story residences on smaller lots than the east side and is bisected by a non-contributing historic residence with a large front setback.

The HPB should consider the scale and massing of the immediately adjacent contributing structures and satisfy themselves that the height and width of the proposed new construction is consistent.

***(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:** The DRGM provides the following guidance for windows and doors on new construction:

#### **Guideline 34. Windows on New Construction**

- a. On new buildings, window types, proportions, and alignment should be typical of the type of building being constructed and sensitive to the historic district.
- b. Similar window spacing patterns should be used on new construction as are used on historic buildings of the same type in the same neighborhood.
- c. Historic window mullions should be simulated or mirror true divided light that coordinates with those in the historic building. Removable, snap-in, or "between the glass" muntins should be avoided.
- d. The ratio of windows to wall on the primary street elevations for new construction should be similar to historic structures.





Guideline 35. Doors on New Construction

- a. Doors on new construction should be complementary to the style and scale of the design of the building and complementary to similar buildings throughout the district.

The applicant is proposing to effectively replicate the fenestration rhythm and ratio of the contributing structure proposed for demolition utilizing 1/1 double hung windows and a half lite entry door. The proposed simple design is sensitive to the historic district, consistent with the surrounding architecture in terms of proportions, spacing, and alignment.

***(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:** The proposed construction would slightly alter the existing streetscape with a slightly larger footprint on the primary structure and the addition of the garage and accessory dwelling unit.

The proposed setbacks, roofline, and access for the primary structure conform to district standards and are similar to other properties in the immediate vicinity. The applicant has received a variance for the rear setback for the garage and accessory dwelling unit. The proposed detached garage and accessory dwelling unit constitute the most significant impact to the Cypress Street streetscape, as there will be a two-story structure where historically there has been open space. This change would minimally impact the neighboring structure to the east, which is separated from the proposed detached by an alleyway.

***(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 applicant is proposing a standing seam metal roof, similar to the roof on the historic structure proposed for demolition. Modern standing seam metal roofs are found on contributing frame vernacular homes throughout the district, as well as new homes.

***(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:** The size and mass of the proposed structure is comparable with other contributing structures in the district and neighboring structures in the vicinity, particularly the three contributing structures to the south of the subject property on the east side of N Grosse Avenue.

***(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:** A landscaping plan will be reviewed for code compliance as part of the building permitting process.

***(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:** Not applicable.

***(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.

***(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:

***(9) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

The HPB should satisfy themselves that the proposed project would not significantly adversely impact the historic character and longevity of the district to meet the intent of the Secretary's standards.

***(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 proposed project generally conforms with the Land Development Code: the primary structure meets dimensional requirements, and the applicant has obtained a variance for the rear setback of the accessory structure. The proposed new construction complies with the Comprehensive Plan, although the demolition of a contributing structure does not strictly comply with the goals, objectives, and policies of the Comprehensive Plan.

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

**ANALYSIS:** No known 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 have not received any responses to these notices.

**ATTACHMENTS:**

1. Slide Presentation
2. Florida Master Site File Form #8PI1446
3. Application and related materials



# **HANKS APPLICATION #25-65**

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Heritage Preservation Board, September 8, 2025

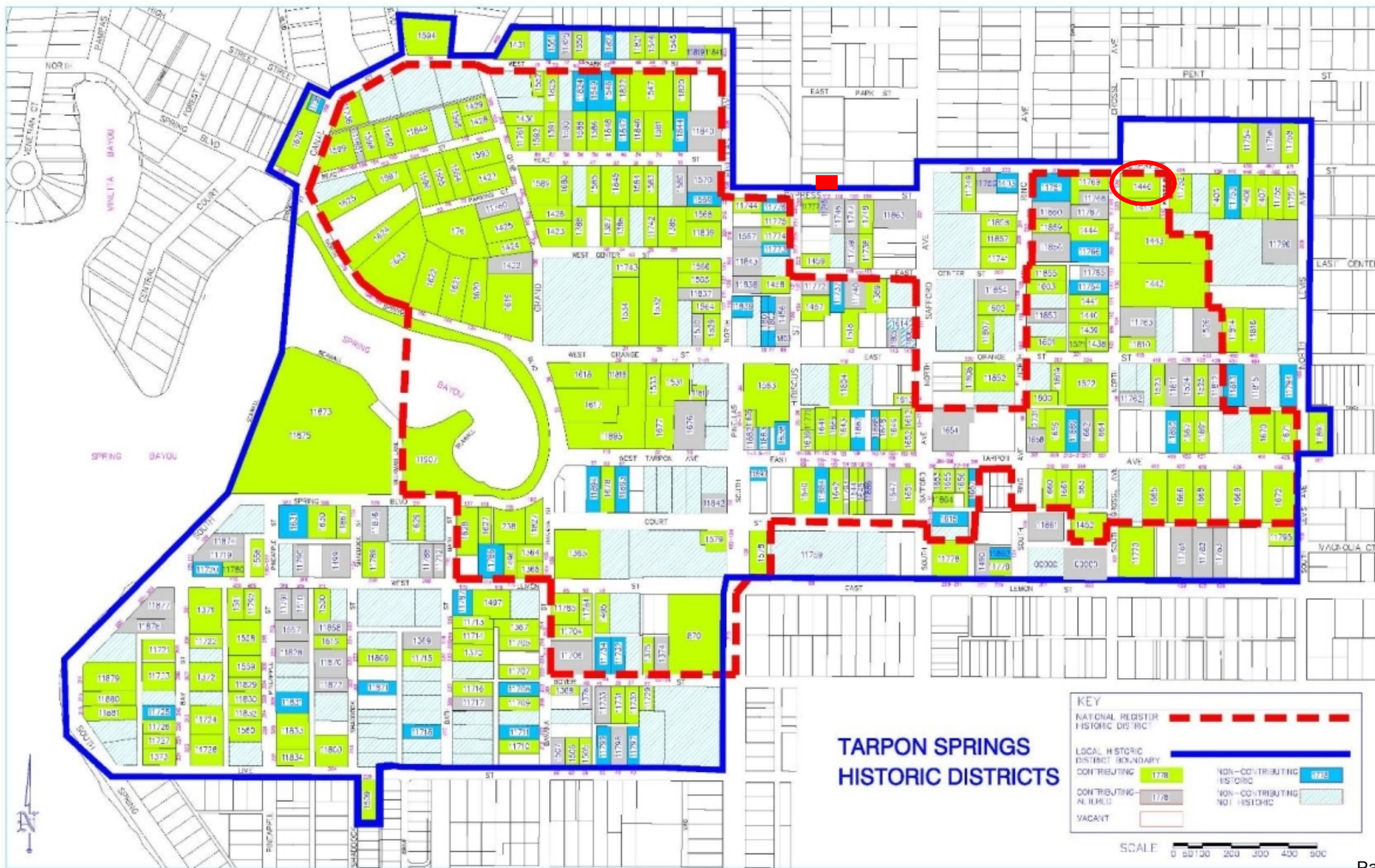




# LOCATION AND CONTEXT









# REQUEST

- Certificate of Appropriateness for:
  - Demolition
  - New construction of single-family home, garage with accessory dwelling unit, landscaping, and pool
- Lot Size: 11,901 square feet
- Current Zoning: R-70A Single Family Residential District
- Location / Parcel ID: 226 N Grosse Avenue / 12-27-15-89982-027-0203
- Architectural Type/Style: Frame Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI1446
- Applicant / Owner: Daniel Edgell, architect / Micheal and Patti Hanks, owners

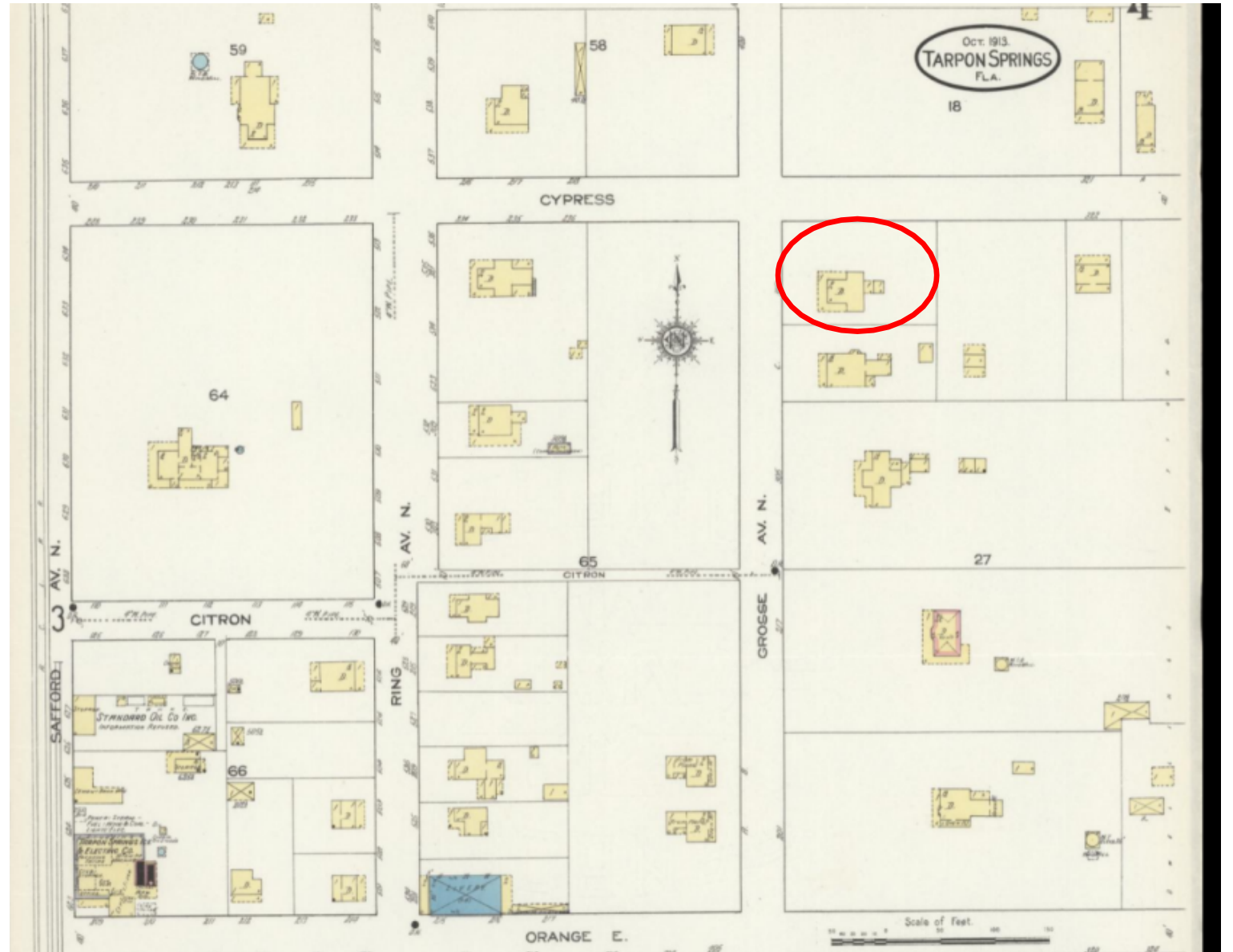


# 118 E ORANGE STREET – FLORIDA MASTER SITE FILE





# 1913 SANBORN





# 226 N GROSSE – WEST ELEVATION





# 226 N GROSSE – NORTH ELEVATION





# 226 N GROSSE – SOUTH ELEVATION





# 226 N GROSSE –CONTEXT





# 226 N GROSSE – CYPRESS STREET CONTEXT





# 226 N GROSSE – GROSSE AVENUE CONTEXT









# DESIGN GUIDELINES REVIEW MANUAL

## 4.13 Universal Guidelines for Demolition

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

The City of Tarpon Springs Heritage Preservation ordinance sets the following criteria to be considered in the review of demolitions:

- The historic, architectural or cultural significance of the building or structure,
- The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group,
- The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail or unique location,
- Whether the building or structure is one of the last remaining examples of its kind in the district or in the city,
- The future utilization of the site and/or group occupancy of the structure,
- Whether reasonable measures can be taken to save the building, structure or traditional cultural property, and,
- Whether the building, structure, or traditional cultural property is capable of earning a reasonable economic return and whether the perpetuation of the building or structure, considering its physical condition, its location, and anticipated expense of rehabilitation would be economically feasible.

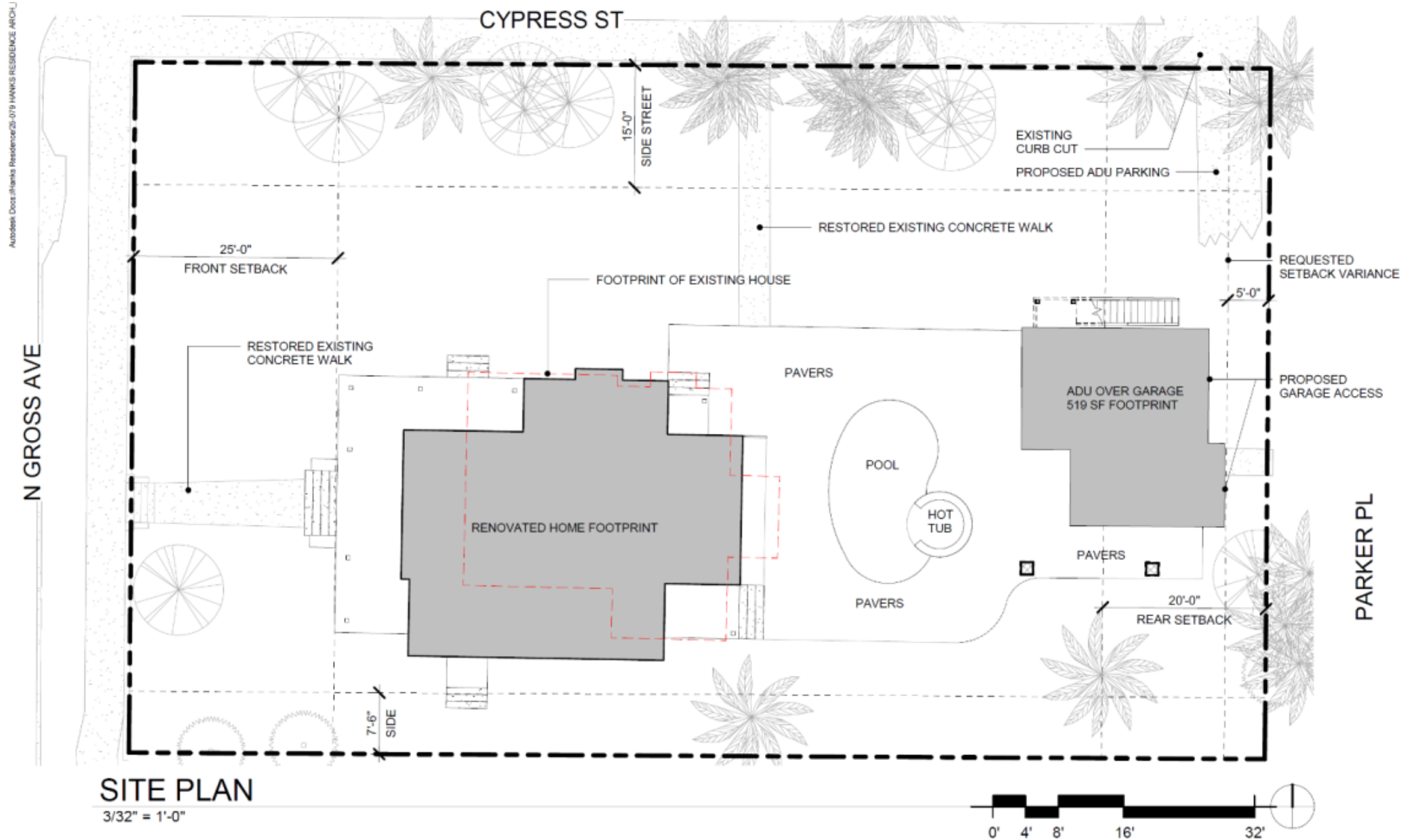
If the demolition is denied, then the property owner can apply for an economic hardship exception. The hardship exception requires information regarding the cost of the proposed construction, additional cost incurred to comply with recommendations of the Heritage Preservation Board, structural soundness,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

### Guideline 41. Guidelines for Demolition of Historic Properties

- a. Establish a permanent record of the property prior to demolition. The level of documentation and the person responsible for producing the documentation will be determined by the Tarpon Springs HPB.
- b. Identify salvageable building materials and potential buyers or recipients of salvaged material before demolition.
- c. Protect historic site features, including mature trees and potential archaeological resources.
- d. Ensure the safety of the adjacent properties and historic resources.
- e. The site must be cleared of debris, reseeded, and properly maintained until it is reused. If the site is to remain vacant for over one year, it must be improved to reflect an appearance consistent with other open space areas in the district.



# PROPOSED PROJECT





# PROPOSED PROJECT



## WEST ELEVATION

3/16" = 1'-0"







# NORTH ELEVATION

3/16" = 1'-0"





# PROPOSED PROJECT



SOUTH ELEVATION

3/16" = 1'-0"





# PROPOSED PROJECT



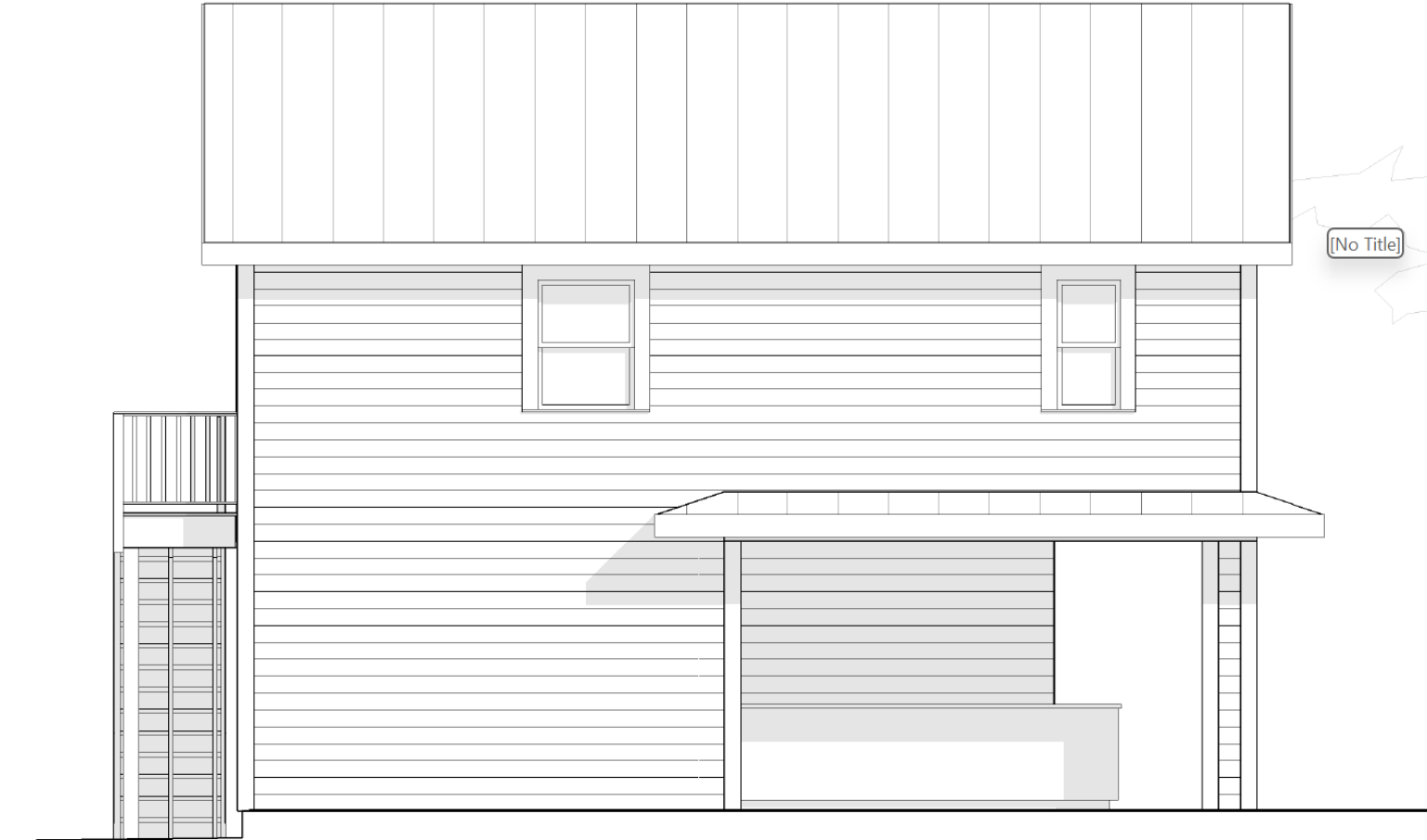
EAST ELEVATION

3/16" = 1'-0"





# PROPOSED PROJECT – GARAGE/ADU



## WEST ELEVATION

3/16" = 1'-0"



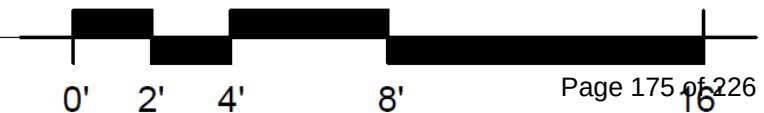


# PROPOSED PROJECT – GARAGE/ADU



**NORTH ELEVATION**

3/16" = 1'-0"





# PROPOSED PROJECT – GARAGE/ADU



SOUTH ELEVATION

3/16" = 1'-0"





# PROPOSED PROJECT – GARAGE/ADU



EAST ELEVATION

3/16" = 1'-0"



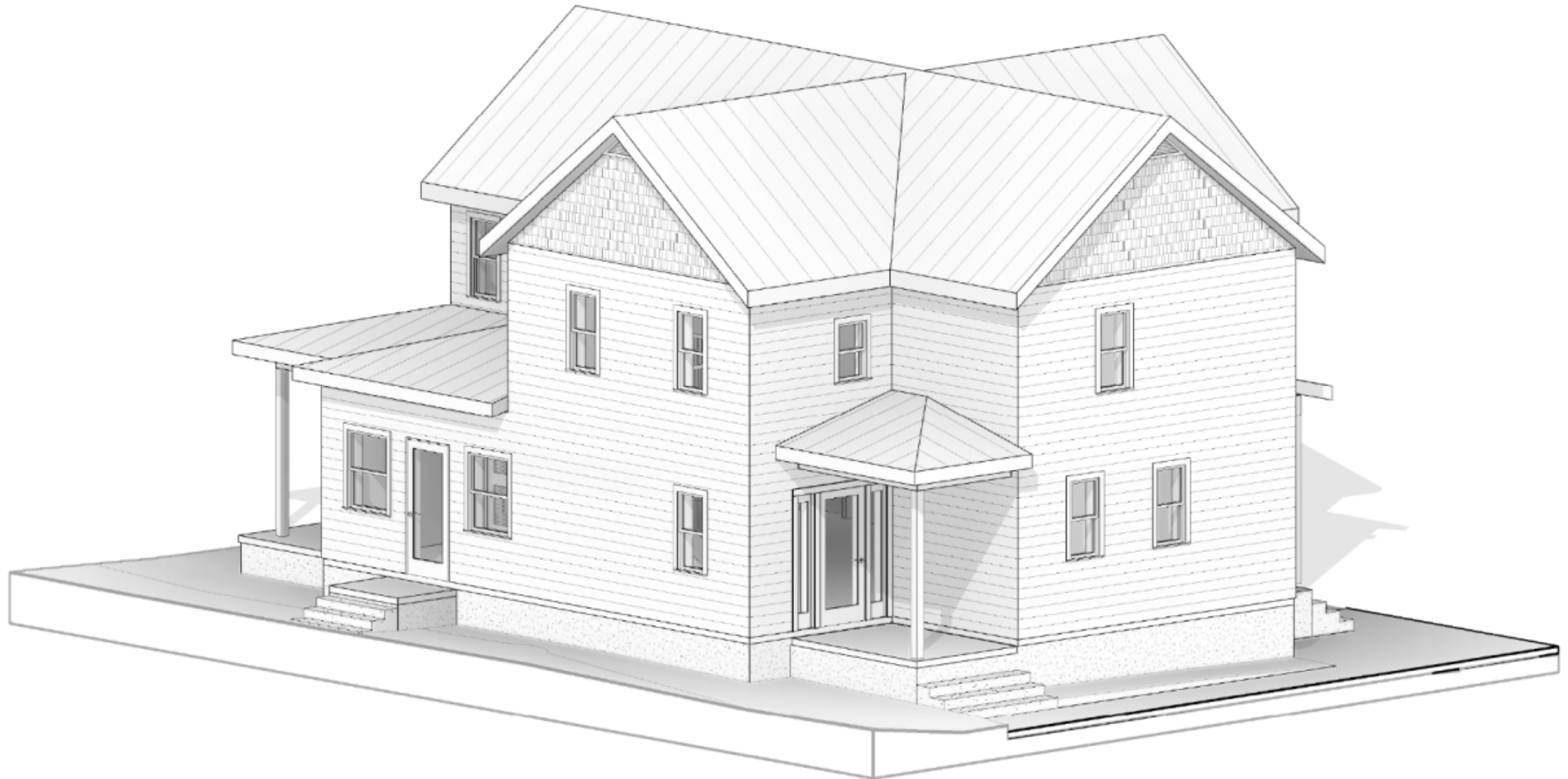


# PROPOSED PROJECT - NORTHWEST



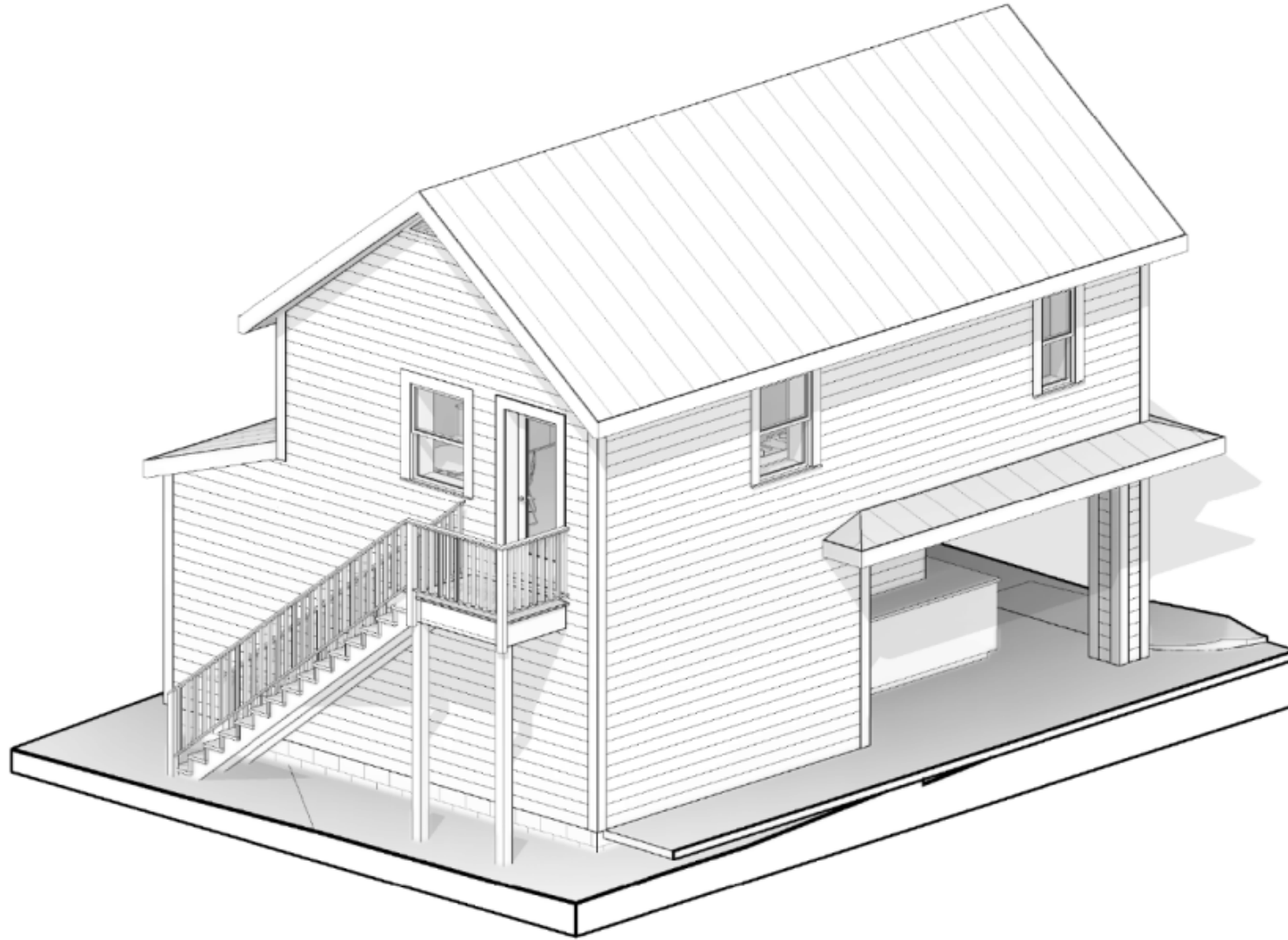


# PROPOSED PROJECT - SOUTHEAST



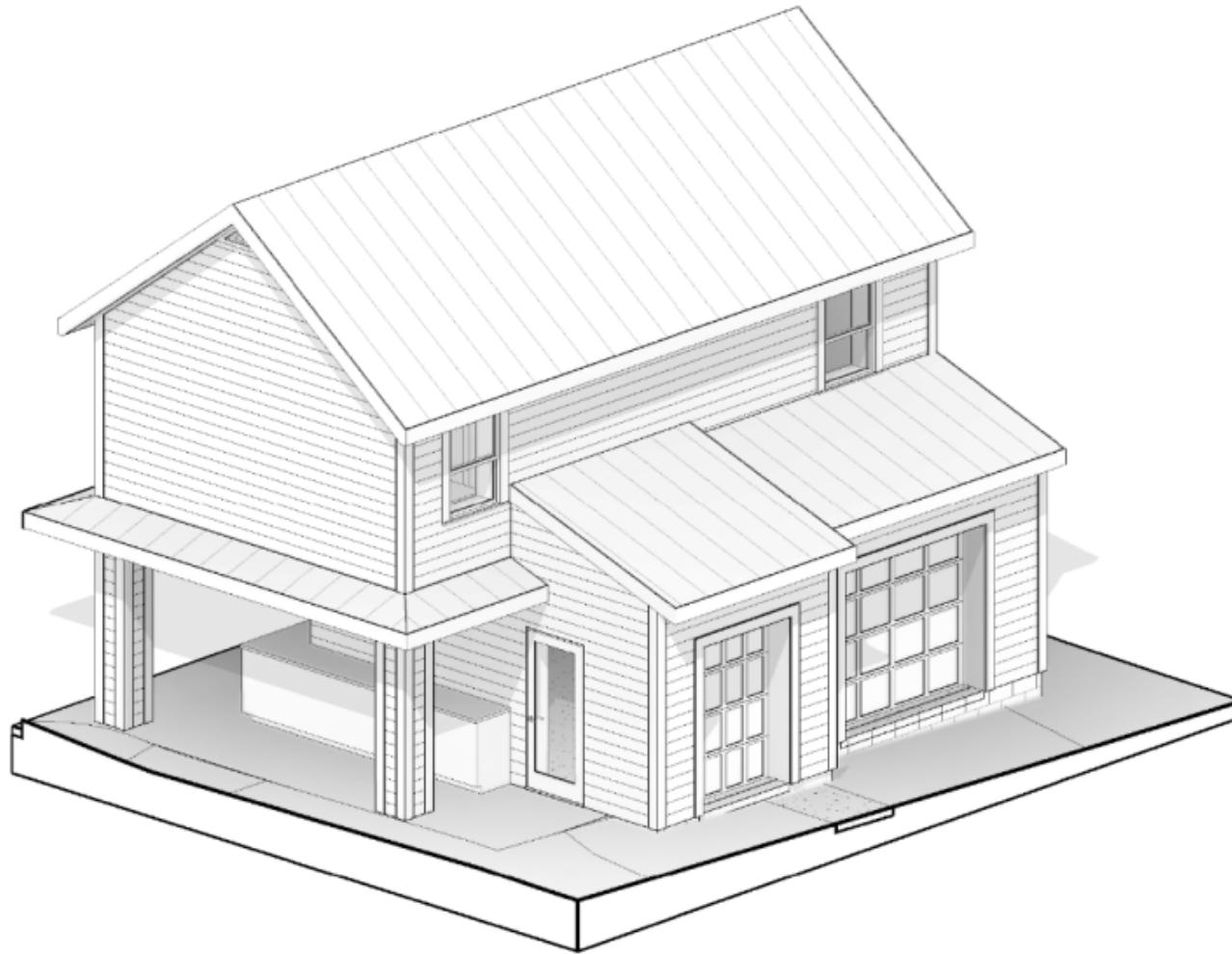


# PROPOSED PROJECT – NORTHWEST ADU





# PROPOSED PROJECT – SOUTHEAST ADU





# PROPOSED PROJECT – WINDOWS

ULTIMATE

## Double Hung G2

The Marvin Ultimate™ Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.

- fig. 1 DOUBLE HUNG G2 WINDOWS  
Painted White
- fig. 2 INTERIOR VIEW  
Pine
- fig. 3 EXTERIOR VIEW  
Gunmetal
- fig. 4 TILT-WASH MODE  
Allows cleaning of both sides of glass from indoors

No Title



fig. 2



fig. 4



fig. 1



fig. 3

### FEATURES

Narrow checkrail maximizes views while maintaining historical accuracy

Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors

Exclusive auto-lock activates when the window is closed

Available with Commercial Windows Performance certification

Expansive sizes to fit openings up to 5'6" wide and 10'6" high

Choose traditional Ogee profiles or square profiles for a more contemporary look



# PROPOSED PROJECT – ENTRY DOOR AND SIDING

TRUSTILE®  
A MARVIN® BRAND

DESIGN THAT MOVES YOU™



TruStile (TS) Series

## PL300

|                 |                    |
|-----------------|--------------------|
| Sticking:       | Bevel (BV)         |
| Panel:          | Raised (A)         |
| Glass:          | Clear              |
| Material:       | MDF                |
| Finish:         | Light Gray         |
| Displayed Size: | 32" x 84" x 1 3/4" |

Your design code is:

**c7GPOzjVn**

(Click to see your design in the Door Visualizer)

Need assistance?

Contact us and reference your design code:

**(877) 283-4511**

visualizer@trustile.com

www.trustile.com



# PROPOSED PROJECT – SIDING

## DURABILITY

- Virtually no moisture cycling, excellent paint durability
- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks\*
- No swelling\*
- No cracking or splitting
- No cupping or checking\*
- Suitable for ground contact

## BEAUTY

- Tighter gaps, minimal movement—it will move less than fiber cement, wood, PVC and vinyl
- Truly historically accurate profiles—get the look of traditional, authentic wood profiles
- True look of cedar siding profiles, real architectural detail

## WARRANTY

- 20 year limited warranty





# **§ 110.00 – DEMOLITION. STANDARDS FOR REVIEW**

- (1) The historic, architectural or cultural significance of the building or structure;
- (2) The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group;
- (3) The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail, or unique location;
- (4) Whether the building or structure is one of the last remaining examples of its kind in the district or in the city;
- (5) The future utilization of the site and/or group occupancy of the structure;
- (6) Whether reasonable measures can be taken to save the building, structure or site; and
- (7) Whether the building, structure, or site is capable of earning a reasonable economic return on its value and whether the perpetuation of the building or structure, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.





# STANDARDS FOR REVIEW – NEW CONSTRUCTION

- 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 DEMOLITION



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- e. The site must be cleared of debris, reseeded, and properly maintained until it is reused. If the site is to remain vacant for over one year, it must be improved to reflect an appearance consistent with other open space areas in the district.

## Guideline 42. Demolition by Neglect

Demolition by neglect is defined as the willful neglect in the maintenance and repair of a building or structure that does not result from a property owner's financial inability to maintain and repair the property. Property owners are expected to maintain their property in good condition and in compliance with Health and Safety codes.

# STANDARDS FOR NEW CONSTRUCTION



## 4.11 Universal Guidelines for New Construction

Please see General Guidelines at the beginning of this chapter, for additional guidance.

Building form is an important component of the streetscape, the largest element within the streetscape, and tends to command our attention most strongly. "Form" refers to the shape and massing of a building. Historic downtown commercial buildings, for example, often have a form that is boxy (rectangular), tall in proportion, and long or deep.

In planning new construction in the Tarpon Springs Historic District, building form and streetscape elements should be carefully considered. Streetscape elements can reinforce the area's attractiveness and make it a desirable place to live or do business. All new construction must meet all applicable Zoning Ordinance requirements.

### Guideline 30. New Construction

- a. New buildings should be compatible with adjacent structures in terms of massing, proportion, size, and scale.
- b. For a taller building, transitions in height shall be created by matching building heights at the front façade and at sides facing adjacent buildings. Taller parts of the building shall be set back from the front façade.
- c. For wider buildings, compatibility of width shall be created by breaking up building mass, using building articulation (details, windows, or doors), or dividing the building into widths that match or are proportional to widths of nearby buildings.
- d. New buildings should be placed on existing vacant lots whenever possible and should match the setback of surrounding structures.
- e. Parking lots or parking structures should be placed at the rear of the lot whenever possible. Ideally, access to them should be from an alley to lessen the number of curb cuts along main streets.
- f. New buildings should be oriented to face the street rather than turned inward, skewed, or oriented at angles to the existing street grid.
- g. The principal façade and main entrances shall face the street. Blank or windowless walls on the front façade or street-side are not appropriate.
- h. Building setbacks shall conform with the historic or predominant setback along the street.
- i. Spacing between buildings shall be consistent with the historic buildings along the street.
- j. The alignment of porches, bay windows, balconies, and delineation between lower and upper floors shall be similar to the alignment of these same features on adjacent buildings.
- k. The relationship of the window openings (size and shape), pattern and placement, and placement of entrances (size and shape) along the street shall be similar to the nearby buildings.
- l. Vehicular access to the property shall be compatible with the district's historic context. For example, the use of alleys as opposed to creating front yard driveways.
- m. For commercial districts, parking areas and access should be placed to the rear. The side yard may be used as an alternative location for access and parking if no other feasible alternative can be found.
- n. For commercial areas, there shall be a continuous rhythm of buildings located side-by-side.
- o. Form for new buildings within the Transect-Based Infill Code of the City's Special Area Plan (SAP) should be coordinated with "Table 4C Building Form – Private Frontages" contained in that code. See [Appendix G](#) for map and illustrations.

It is generally not appropriate to:

- place a building on a site in a location that is greatly different from the location of buildings on adjacent sites
- use massing and building forms that are foreign to the historic district.

## 4.9 Universal Guidelines for Garages and Outbuildings

### Guideline 21. Locating New Garages and Outbuildings

- a. New garages and outbuildings should be located in the rear yard or the side yard closest to the rear yard.
- b. New garages and outbuildings shall be designed to reflect the architectural style of the primary building and will maintain a scale consistent with the primary building.
- c. New garages and outbuildings that are permitted to be located along the public right-of-way or within the public view shall be designed in the same architectural style as the principal building.



# DESIGN GUIDELINES REVIEW MANUAL



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# PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of the project as presented. If Application #26.63 is approved, staff recommends the following conditions:

1. The parameters of DRGM Guideline 41 will be followed and records of the property will be provided to the City.
2. The historic site wall will be preserved.
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 # 8PI1446

Recorder # 14

Recorder Date 1/26/09

Original ☐Update ☒

Site Name 226 N Grosse Avenue Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Spanish-American War National Register Category Building

### LOCATION and IDENTIFICATION

Address 226 N Grosse Avenue

Vicinity of SE corner of Grosse Ave and Cypress St.

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

### MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 13

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327898 Northing 3114486 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

### HISTORY

Architect/Builder Unknown Construction Date 1910 Circa ☒Alterations ☒ Date Unknown Type/Location some windows replaced (N side casements), N side porch enclosedAdditions ☐ Date Type/LocationMoved ☐ Original Location

Use Original Private residence Use Present Private residence

### DESCRIPTION

Style Frame Vernacular Exterior Plan T-shaped Interior Plan Unknown Stories 2

Structural System Wood frame Exterior Fabric Drop siding

Foundation Piers Foundation Materials Poured concrete Foundation Infill Wood Lattice

No. of Porches 1 Locations/Features separate 1 story hipped roof, wraps 3 sides (N side now enclosed)

Main Entrance (stylistic details):

Outbldgs. ☒ Number 1 Nature/Location (Describe below)

metal shed to rear, not historic

Roof Type Cross-gabled Roofing Materials 5V-Sheet metal

Secondary Structures ☐ Comments Not applicable LocationChimneys ☒ Number 1 Orientation South Location Slope/Interior Material BrickWood Windows ☒ Type DHS; Casement Light # 1/1; 4 lightMetal Windows ☐ Type Light #

Exterior Ornament Cornerboards, rafter tails, vents, wood surrounds, triangle wood louvres in gable end

Condition Fair Surroundings Residential

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

this two-story cross-gable residence has a T-shaped plan with a one-story separate hipped roof porch that wraps three sides. The steep pitched roof has exposed rafter tails and diamond-shaped cut outs in the fascia board. The gable ends feature staggered pattern wood shingles. A low concrete block wall surrounds the corner lot.

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

## Summary of Significance

This resource is an example of residential 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<br>____/____/____                                                                                                                                                                       | KEEPER-NR ELIGIBILITY <input type="checkbox"/> yes <input type="checkbox"/> no                                                                                      |                      | Date         | ____/____/____ |
| DELIST DATE<br>____/____/____                                                                                                                                                                   | 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 8PI1446. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

**Location of Negatives** Janus Research

**Negative Numbers** Roll 2885, #23, 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





Location of 8PI1446

USGS Quadrangle: Tarpon Springs (1973 PR 1987)



# HANKS RESIDENCE

25-079  
SCHEMATIC DESIGN  
07.06.2026

Autodesk Docs://Hanks Residence/25-079 Hanks Residence ARCH\_R26.rvt

N GROSS AVE

CYPRESS ST

15'-0"  
SIDE STREET

25'-0"  
FRONT SETBACK

RESTORED EXISTING  
CONCRETE WALK

FOOTPRINT OF EXISTING HOUSE

RESTORED EXISTING CONCRETE WALK

EXISTING  
CURB CUT

PROPOSED ADU PARKING

REQUESTED  
SETBACK VARIANCE

5'-0"

PROPOSED  
GARAGE ACCESS

PAVERS

ADU OVER GARAGE  
519 SF FOOTPRINT

RENOVATED HOME FOOTPRINT

POOL

HOT  
TUB

PAVERS

PAVERS

20'-0"  
REAR SETBACK

PARKER PL

7'-6"  
SIDE

# SITE PLAN

3/32" = 1'-0"







# WEST ELEVATION

3/16" = 1'-0"





NORTH ELEVATION

3/16" = 1'-0"







SOUTH ELEVATION

3/16" = 1'-0"





# EAST ELEVATION

3/16" = 1'-0"







WEST ELEVATION

3/16" = 1'-0"





# NORTH ELEVATION

3/16" = 1'-0"







# SOUTH ELEVATION

3/16" = 1'-0"



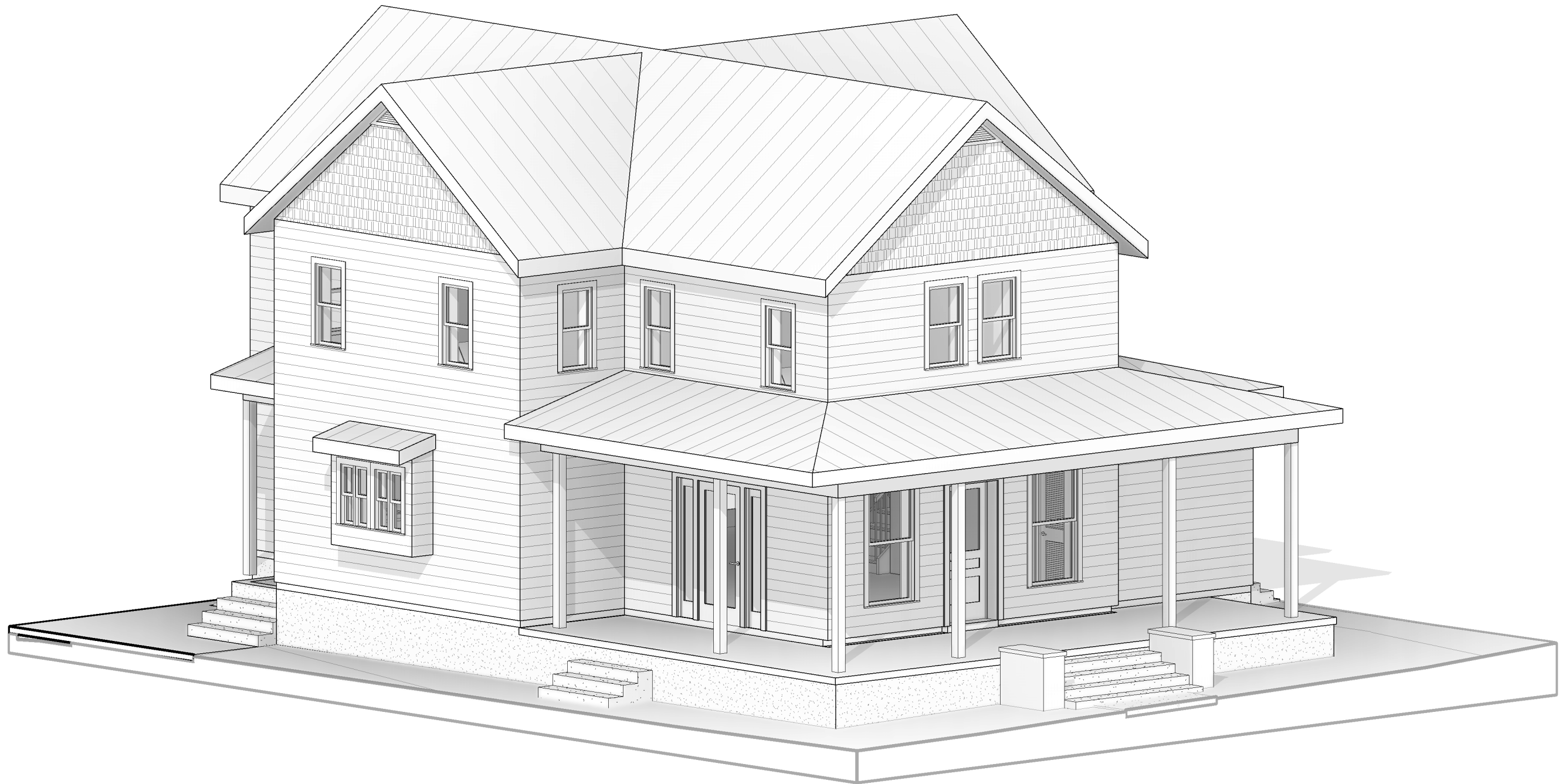


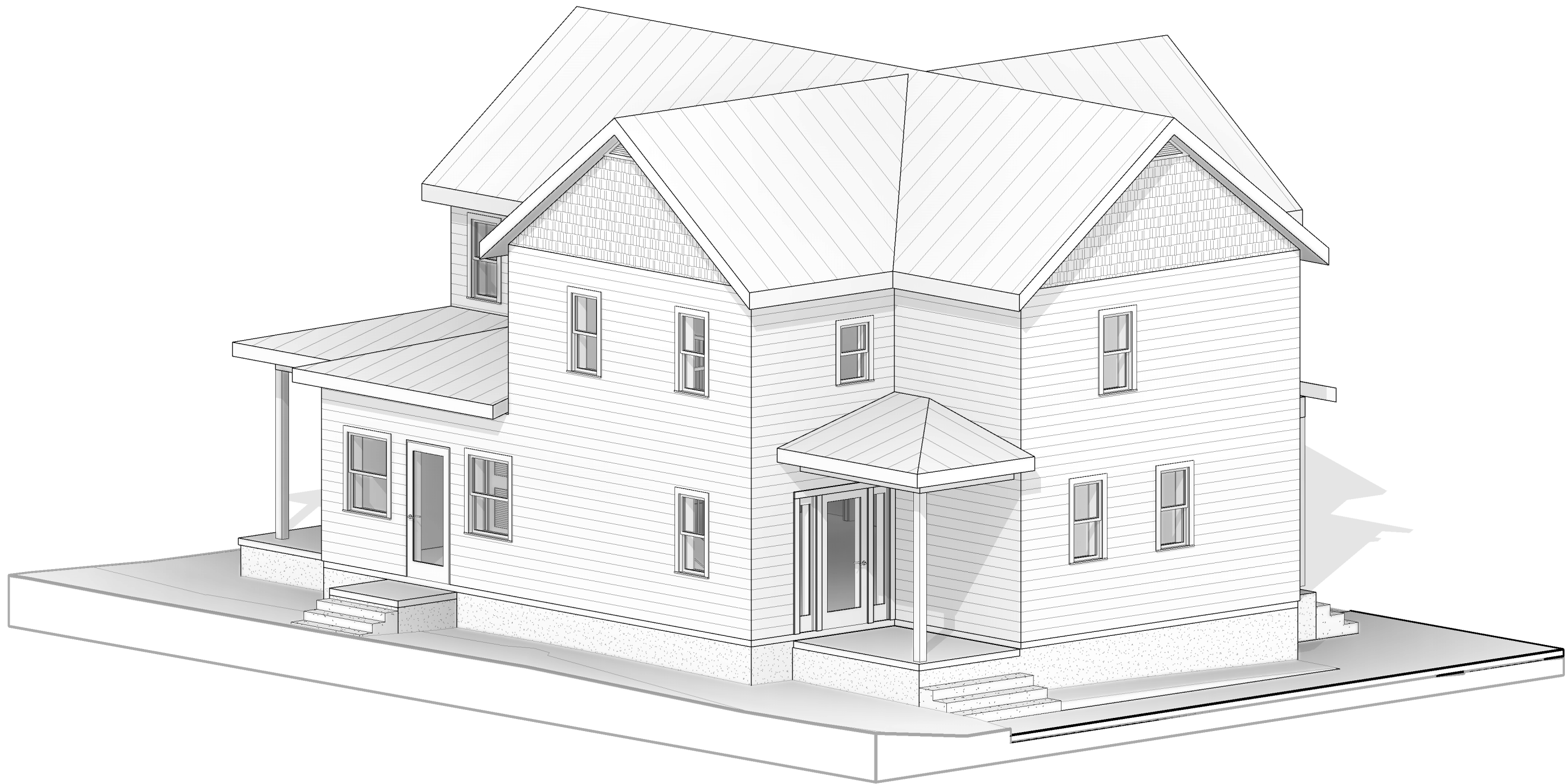
EAST ELEVATION

3/16" = 1'-0"

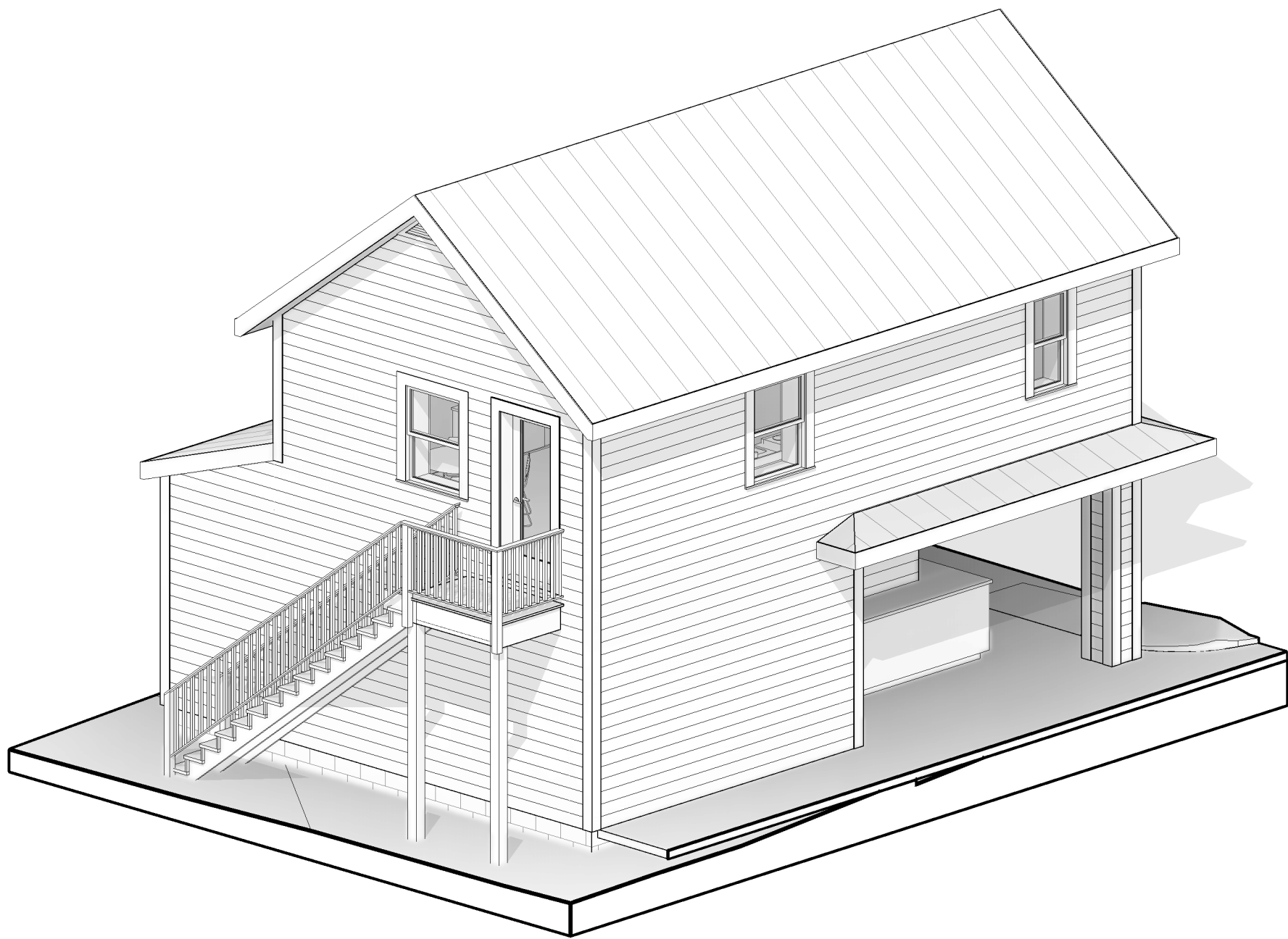


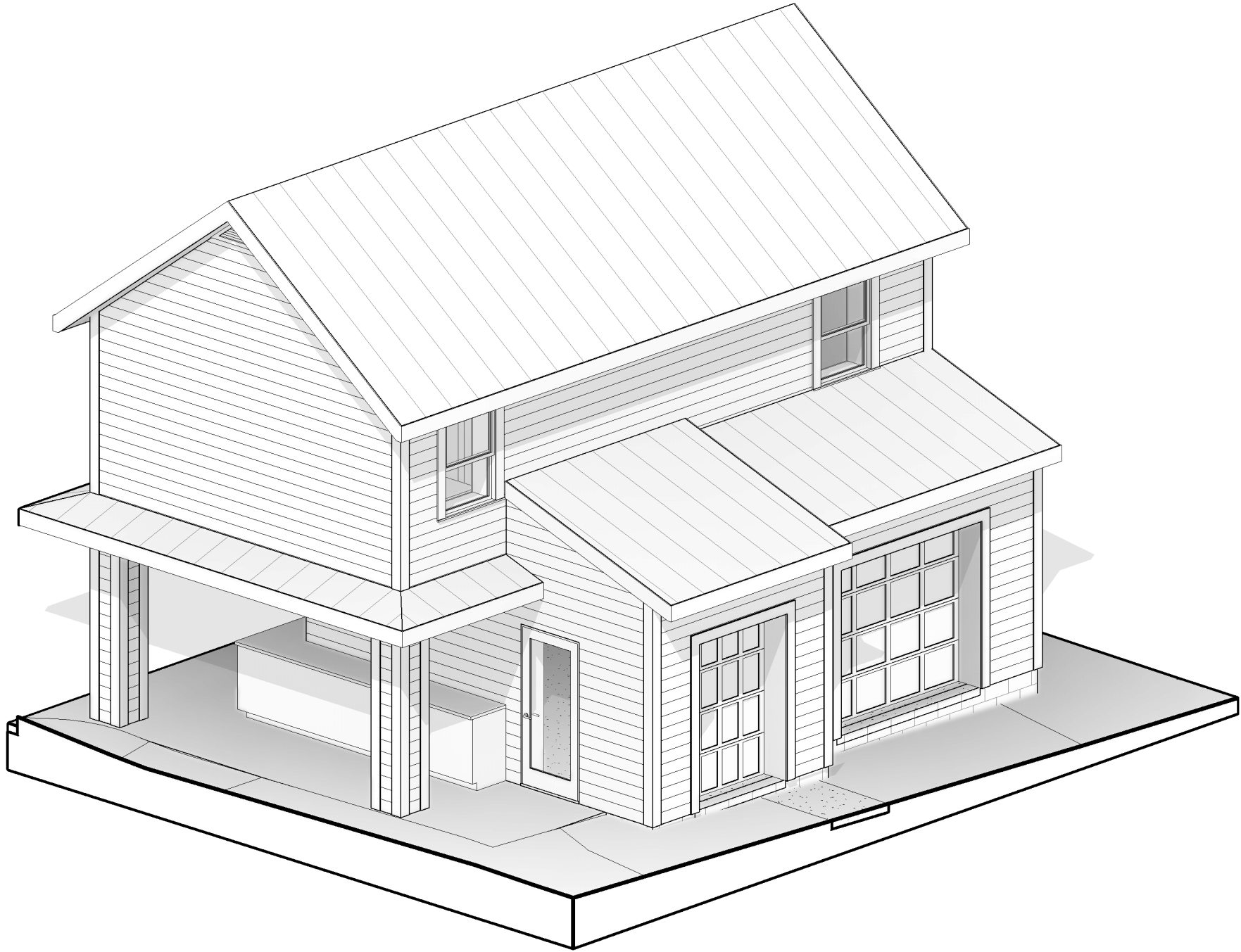














## Unit Features

### Ultimate Double Hung G2 Collection:

Ultimate Single Hung G2: USHG2  
Ultimate Double Hung G2: UDHG2  
Ultimate Double Hung Picture G2: UDHP G2  
Ultimate Double Hung Transom G2: UDHTR G2  
Ultimate Double Hung Bows and Bays G2: UDHBB G2  
Ultimate Double Hung -G2 IZ3: UDH G2 IZ3  
Ultimate Double Hung Picture G2 IZ3: UDHP G2 IZ3  
Ultimate Double Hung Transom G2 IZ3: UDHTR G2 IZ3

### Frame:

- Frame thickness:
  - 11/16" (17) thick at head and jambs
  - 1 13/32" (36) thick at sill
- Frame Width: 4 9/16" (116)

### Sash:

- Operating / Stationary Sash (Single Hung, Double Hung, Transom):
  - Sash thickness: 1 3/4" (44), corner slot and tenoned
  - Top rail height: 2 13/32" (61)
  - Stiles width: 1 21/32" (42)
  - Bottom rail height (operating): 3 1/4" (83)
  - Bottom rail height (transom): 2 3/4" (70)
- Stationary Picture Sash:
  - Sash thickness: 1 3/4" (44), corner slot and tenoned
  - Top rail height: 2 13/32" (61)
  - Stile width: 2 13/32" (61)
  - Bottom rail height: 3 1/4" (83)
- Optional CW (Commercial Window) certified product
- Sash Options
  - Standard: Equal
  - Optional: Unequal, Both Sash Stationary
- Standard exterior cope profile: Putty
- Standard interior wood cope sticking: Ogee
- Optional interior wood cope sticking: Square

---

## Unit Features

### Glass and Glazing:

- Glazing seal: Silicone glazed
- Standard glass is Insulating Low E2 Argon or air
- Gas fill: Air or Argon
- Dual-pane insulating glass thickness: 7/8"
- Triple-pane insulating glass thickness: 7/8"
- Insulating glass coatings:
  - Low E1
  - Low E2
  - Low E3
  - Low ERS
  - Low ELR
- Available glass types:
  - Laminated
  - Tempered
  - Obscure
  - Clear
- Tints
  - Bronze
  - Gray
  - Green
  - Reflective Bronze
- Decorative glass options:
  - Frost
  - 1/2 English Reed
  - Rain
  - Sandblasted
  - Glue Chip
- Glazing will be altitude adjusted for higher elevations with capillary tubes. Argon gas not included
- IZ3 has annealed exterior pane is default with the option to temper
- CUDHP-NG 2.0 IZ3 product requires tempered glass on units above a glass square footage of 33.1.
- Egress may be affected when selecting specialty glass, please contact your Marvin representative
- For additional specialty glazing options, please contact your Marvin representatives.



## Unit Features

### Weather Strip:

- Operating units:
  - Jambs: Foam-filled bulb
    - Color: beige, black, and white
  - Head Jamb: Continuous dual leaf
    - Color: black
  - Check rail: Hollow bulb
    - Color: beige, black, and white
  - Bottom rail: Hollow bulb
    - Color: black
- Picture units:
  - Jambs: Foam
  - Header and bottom rail: Hollow bulb

### Hardware:

- Locking system that provides locking, unlocking, balancing, and tilting of the sash members. Lock automatically locks when both sash are closed.
- Lock Actuator Assembly:
  - Material
    - Zinc die cast
    - Optional finishes: White, Bronze, Satin Taupe, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, Satin Nickel, or Unlacquered Brass
  - Design features or components
    - To unlock the unit, turn the handle 135°
    - To lock the unit, both sash must be moved to the closed position
    - To tilt the bottom sash for wash-mode, the bottom sash must be open; push the button on top of lock handle and rotate the handle 180°
    - To tilt the top sash for wash-mode, the bottom sash must be tilted and/or removed from frame; lower the top sash to a good working height, retract the tilt latches on the top rail and tilt sash out of the frame
  - Options
    - Non-tilt hardware is standard on units with performance brackets
    - Custodial hardware colors: satin taupe, white, bronze, matte black
- Lift Lock (Option for Single Hung Only)
  - Available with one or two locks
  - Lift lock handle assembly is integrated into the bottom rail of the sash and controls locking, unlocking and facilitates operation of the bottom sash.
  - Two locks are not available on sash less than CN26 width
  - Material
    - Zinc die-cast
  - Finishes
    - Lift and Escutcheon components - Bronze, Satin Taupe, White, Matte Black, Oil Rubbed Bronze, Antique Brass, Brass, Polished Chrome, Satin Chrome, Satin Nickel
    - Sill Strike: White, Black, Beige
- Latches
  - Bottom sash latch, top sash tilt latch
  - Latches accommodate locking/un-locking, travel of sash in frame, and tilting into wash-mode
  - Injection-molded plastic
  - Color: beige
- Cord guide assembly
  - Injection-molded plastic and die-cast zinc
  - One cord guide inserted into bottom check rail
  - Cord guide is driven by lock handle, accounts for cord travel to retract latches
  - Plunger drives auto-lock feature to lock position when both sash are closed
- Strike Assembly
  - Zinc die-cast strike plate and injection-molded Acetal housing and button
  - Strike assembly accommodates locking/unlocking

## Unit Features

- Balance system
  - Block & tackle balance
  - Hybrid spiral balance

*Balance type is dependent on sash weight. Unit size, glass type, and options can all impact sash weight. General balance selection is as follows (some exceptions exist based on unit size):*

| Sash   | Sash Weight    | Balance Tube Type |
|--------|----------------|-------------------|
| Top    | up to 35 lbs   | Block and Tackle  |
|        | >35 lbs        | Hybrid Spiral     |
| Bottom | up to 30.6 lbs | Block and Tackle  |
|        | >30.6 lbs      | Hybrid Spiral     |

- Sash Limiter
  - Bottom sash limiter:
    - Available on all operator configurations, and IZ3
    - Selectable bottom sash locations, 4", 6" or 8" Net Clear Opening (NCO)
    - Non-tilt hardware is default, and a sash removal tool is required in order to by-pass the Sash limiter for sash removal (tilt wash mode)
    - Standard application is factory applied. Available for retrofit applications.
    - Color: Will align with the Interior Weather Strip Package selection
  - Top Sash Limiter
    - Available on all operator configurations, with the exception Single Hung configurations. This includes IZ3
    - Selectable bottom sash locations, 4", 6" or 8" Net Clear Opening (NCO)
    - Standard application is factory applied. Available for field applications
    - Color: Will align with the Exterior Weather Strip Package selection
- Optional factory applied Window Opening Control Device is available on operating units.
  - Two devices will be applied to each window and will default color match the lock handle color.
  - WOCD is a device consisting of a zinc lever housed in a zinc shell on the top sash stile of the secondary sash and an acetal stop on the bottom check rail of the primary sash.
  - Color: Satin Taupe, White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, and Satin Nickel.
  - This device works in accordance to ASTM F2090-17 Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.
- Exterior Sash Lugs - Standard Option
  - Standard Profile: Ogee
  - Available on Top Sash
  - Color: Available in all exterior clad color options
    - Color shall be the same as top sash clad color
  - Standard application is factory applied. Available for field applications
- Optional Finger Pull
  - Single or double (not available on units less than CN26: Frame OM 31 1/4" (794))
  - Not available with Lift Lock
- Performance Rating Option
  - Option to eliminate performance brackets on specific size units to allow for standard tilt hardware. Reduces performance from an LC-PG50 to LC-PG35.
  - Option for a CW (Commercial Window) performance rating.

### Mulling:

- For mull performance, refer to the General Mulling chapter of the ADM.



## Unit Features

### Insect Screens:

- Screen Frame
  - Window Frame height less than or equal to 54 1/2" Aluminum Screen; Option: Extruded Aluminum Screen Frame.
  - Window Frame height greater than 54 1/2" Extruded Screen Frame.
- Screen mesh:
  - Standard: Marvin Bright View™,
  - Options: Charcoal Aluminum Wire, Black Aluminum Wire, Bright Aluminum Wire, or Bright Bronze Aluminum Wire
- Aluminum surround to match exterior frame clad color
- Units with a glass height of 20" (508) or greater will have a center cross bar

### Combination Storm Sash and Screen:

- Frame: Extruded aluminum frame .045"(1.1) thick. Color: Stone White, Bahama Brown, and Pebble Gray
- Insect screen:
  - Standard Screen mesh: Charcoal Aluminum Wire,
  - Optional screen material: Marvin Bright View™
- Weather strip: Pile weather strip between operating panels and at stiles of main frame
- Hardware: Spring-loaded latches to secure storm panel
- Max size: 45 1/4" x 79 1/2" frame size

### Lock Status Sensor (Optional):

- Refer to **Lock Status Sensor Installation Instructions** for requirements.
- The Lock Status Sensor detects an open or closed status on Ultimate Double Hung 2.0 units and Ultimate Single Hung 2.0 units. A "locked" status is inferred from the presence of the Auto-Lock feature which activates the locking mechanism when the operating panels are closed. It allows easy integration with home automation systems through a wired or wireless connection.
  - For wired option, check with local codes on potential contractor requirements for low voltage networking connections.
  - Wireless option available. Requires purchase of secondary transmitter for operation. Marvin will prep for this option.
- Wireless Lock Status Sensor is located within the width and height of the frame.
- Sensor Location
  - Will always be located on the right-hand side of the check rail (from the exterior) for the bottom sash. For the top sash, the sensor will be located in the header parting stop of the frame on the right side (from the exterior).
- For Wired or Wireless, Black or White Magnet Covers only visible on secondary surface. Cover color dependent upon interior finish.
  - White: Prime and White Painted Interior Finish
  - Black: Bare and all other finish options

# Double Hung G2

The Marvin Ultimate™ Double Hung G2 window is an embodiment of our dedication to the craft of creating windows and doors. Influenced by the rich, historical significance of this window style and inspired by innovative design, each feature is thoughtfully added and every detail is carefully considered. This is all in service of shaping a window that deserves to be in the unique homes our customers desire.

- fig. 1 DOUBLE HUNG G2 WINDOWS  
Painted White
- fig. 2 INTERIOR VIEW  
Pine
- fig. 3 EXTERIOR VIEW  
Gunmetal
- fig. 4 TILT-WASH MODE  
Allows cleaning of both sides of glass from indoors



fig. 1



fig. 2



fig. 3



fig. 4

## FEATURES

- Narrow checkrail maximizes views while maintaining historical accuracy
- Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors
- Exclusive auto-lock activates when the window is closed
- Available with Commercial Windows Performance certification
- Expansive sizes to fit openings up to 5'6" wide and 10'6" high
- Choose traditional Ogee profiles or square profiles for a more contemporary look



# Siding that's in a class of its own.

## DURABILITY

- Virtually no moisture cycling, excellent paint durability
- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks\*
- No swelling\*
- No cracking or splitting
- No cupping or checking\*
- Suitable for ground contact

## BEAUTY

- Tighter gaps, minimal movement—it will move less than fiber cement, wood, PVC and vinyl
- Truly historically accurate profiles—get the look of traditional, authentic wood profiles
- True look of cedar siding profiles, real architectural detail

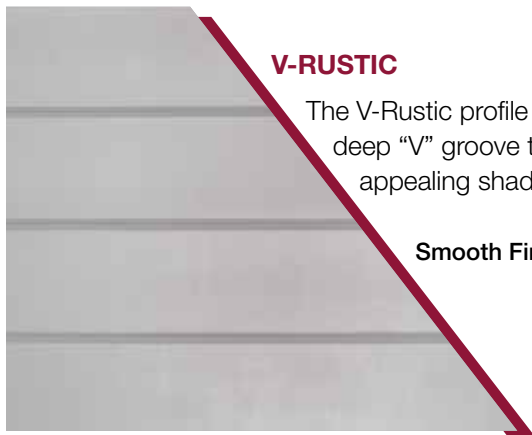
## WARRANTY

- 20 year limited warranty



Pictured: Cove/Dutch Lap

\*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at [TruExterior.com](http://TruExterior.com). Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at [TruExterior.com](http://TruExterior.com).

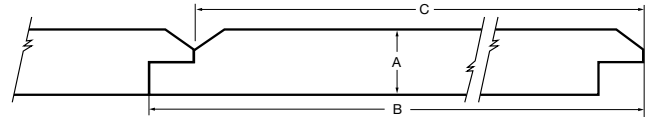


### V-RUSTIC

The V-Rustic profile features a deep “V” groove that creates an appealing shadow line effect.

Smooth Finish

| Nominal Size | Actual Thickness (A) | Actual Width (B) | Reveal (C) |
|--------------|----------------------|------------------|------------|
| 1 x 6        | 11/16"               | 5-1/2"           | 5"         |
| 1 x 8        | 11/16"               | 7-1/2"           | 7"         |
| 1 x 10       | 11/16"               | 9-1/2"           | 9"         |

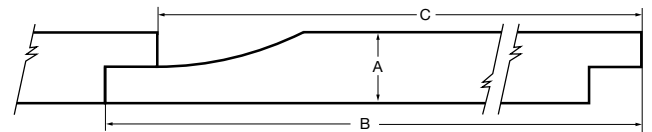


### COVE/DUTCH LAP

The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance.

Smooth Finish

| Nominal Size | Actual Thickness (A) | Actual Width (B) | Reveal (C) |
|--------------|----------------------|------------------|------------|
| 1 x 6        | 11/16"               | 5-1/2"           | 4-31/32"   |
| 1 x 8        | 11/16"               | 7-1/4"           | 6-23/32"   |
| 1 x 10       | 11/16"               | 9-1/4"           | 8-15/32"   |

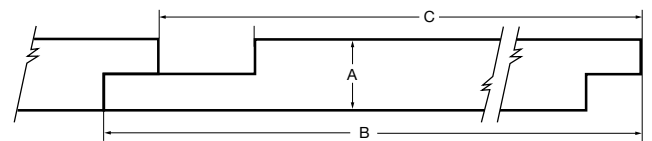


### CHANNEL

The Channel profile's wide groove creates a rich shadow line effect.

Smooth Finish

| Nominal Size | Actual Thickness (A) | Actual Width (B) | Reveal (C) |
|--------------|----------------------|------------------|------------|
| 1 x 6        | 11/16"               | 5-1/2"           | 4-31/32"   |
| 1 x 8        | 11/16"               | 7-1/4"           | 6-23/32"   |
| 1 x 10       | 11/16"               | 9-1/4"           | 8-23/32"   |

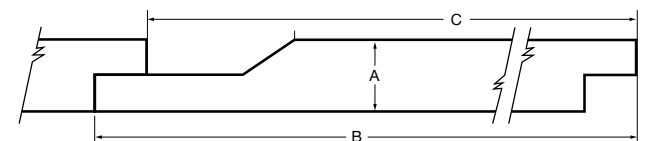


### CHANNEL BEVEL

The Channel Bevel profile features a channel-style joint with an angled edge.

Smooth Finish

| Nominal Size | Actual Thickness (A) | Actual Width (B) | Reveal (C) |
|--------------|----------------------|------------------|------------|
| 1 x 6        | 11/16"               | 5-1/2"           | 4-31/32"   |
| 1 x 8        | 11/16"               | 7-1/2"           | 6-31/32"   |
| 1 x 10       | 11/16"               | 9-1/2"           | 8-31/32"   |



*TruExterior Siding comes pre-primed and does require paint.*



# TruExterior® Siding & Trim Reference Guide

## SUSTAINABILITY

The sustainable properties of TruExterior® Siding & Trim are a result of a combination of proprietary polymer chemistry and highly refined, recovered coal combustion products (fly ash), which are endorsed by the U.S. Green Building Council (USGBC) for use in construction materials.

- Contains a minimum of 70% recycled content—verified by SCS Global Services

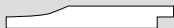


## CODE LISTINGS

TruExterior® Siding & Trim have undergone rigorous internal and third-party testing to provide building officials, architects, contractors, specifiers, designers and others with reliable, high-performing products.

- PEI Evaluation Service Report ESR-14090—Trim and Beadboard
- PEI Evaluation Service Report ESR-13069—Siding
- ICC-ES Evaluation Report ESR-3597 verifies that TruExterior® Siding meets code requirements
- California's Wildland-Urban Interface (WUI) listed
- Florida Product Approval FL17285
- Texas Department of Insurance (TDI) ED-92

## PROJECT ESTIMATOR

| V-Rustic                                                                            |                   |            | Cove/Dutch Lap                                                                        |                   |            |
|-------------------------------------------------------------------------------------|-------------------|------------|---------------------------------------------------------------------------------------|-------------------|------------|
|  |                   |            |  |                   |            |
| Nominal                                                                             | Boards per square |            | Nominal                                                                               | Boards per square |            |
|                                                                                     | 12' Length        | 16' Length |                                                                                       | 12' Length        | 16' Length |
| 1 x 6                                                                               | 20                | 15         | 1 x 6                                                                                 | 20                | 15         |
| 1 x 8                                                                               | 14                | 11         | 1 x 8                                                                                 | 15                | 12         |
| 1 x 10                                                                              | 11                | 9          | 1 x 10                                                                                | 11                | 9          |

| Channel                                                                             |                   |            | Channel Bevel                                                                         |                   |            |
|-------------------------------------------------------------------------------------|-------------------|------------|---------------------------------------------------------------------------------------|-------------------|------------|
|  |                   |            |  |                   |            |
| Nominal                                                                             | Boards per square |            | Nominal                                                                               | Boards per square |            |
|                                                                                     | 12' Length        | 16' Length |                                                                                       | 12' Length        | 16' Length |
| 1 x 6                                                                               | 20                | 15         | 1 x 6                                                                                 | 20                | 15         |
| 1 x 8                                                                               | 15                | 12         | 1 x 8                                                                                 | 14                | 11         |
| 1 x 10                                                                              | 11                | 9          | 1 x 10                                                                                | 11                | 9          |

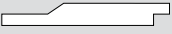
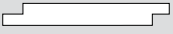
  

| Reversible Shiplap-Nickel Gap                                                       |                   |            |
|-------------------------------------------------------------------------------------|-------------------|------------|
|  |                   |            |
| Nominal                                                                             | Boards per square |            |
|                                                                                     | 12' Length        | 16' Length |
| 1 x 4                                                                               | 32                | 24         |
| 1 x 6                                                                               | 19                | 15         |
| 1 x 8                                                                               | 14                | 11         |
| 1 x 10                                                                              | 11                | 10         |

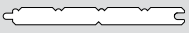
## Craftsman Collection™ Siding

| V-Rustic                                                                          |                 | Cove/Dutch Lap                                                                    |                 | Channel                                                                             |                 |
|-----------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------|-----------------|
|  |                 |  |                 |  |                 |
| Nominal                                                                           | Actual          | Nominal                                                                           | Actual          | Nominal                                                                             | Actual          |
| 1 x 6                                                                             | 11/16" x 5-1/2" | 1 x 6                                                                             | 11/16" x 5-1/2" | 1 x 6                                                                               | 11/16" x 5-1/2" |
| 1 x 8                                                                             | 11/16" x 7-1/2" | 1 x 8                                                                             | 11/16" x 7-1/4" | 1 x 8                                                                               | 11/16" x 7-1/4" |
| 1 x 10                                                                            | 11/16" x 9-1/2" | 1 x 10                                                                            | 11/16" x 9-1/4" | 1 x 10                                                                              | 11/16" x 9-1/4" |

| Channel Bevel                                                                     |                 | Reversible Shiplap-Nickel Gap                                                     |                 |
|-----------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------|-----------------|
|  |                 |  |                 |
| Nominal                                                                           | Actual          | Nominal                                                                           | Actual          |
| 1 x 6                                                                             | 11/16" x 5-1/2" | 1 x 4                                                                             | 11/16" x 3-1/2" |
| 1 x 8                                                                             | 11/16" x 7-1/2" | 1 x 6                                                                             | 11/16" x 5-1/2" |
| 1 x 10                                                                            | 11/16" x 9-1/2" | 1 x 8                                                                             | 11/16" x 7-1/4" |
|                                                                                   |                 | 1 x 10                                                                            | 11/16" x 9-1/4" |

## Beadboard

| Single                                                                            |               | Double                                                                            |                 |
|-----------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------|-----------------|
|  |               |  |                 |
| Nominal Size                                                                      | Actual        | Nominal                                                                           | Actual          |
| 5/8 x 4                                                                           | 5/8" x 3-1/2" | 5/8 x 8                                                                           | 5/8" x 6-11/16" |
| 5/8 x 6                                                                           | 5/8" x 5-1/4" | 5/8 x 12                                                                          | 5/8" x 10-1/4"  |

## Trim

| 1X Trim Sizes |                | 5/4 Trim Sizes |              | 2X Trim Sizes |                  |
|---------------|----------------|----------------|--------------|---------------|------------------|
| Nominal       | Actual         | Nominal        | Actual       | Nominal       | Actual           |
| —             | —              | —              | —            | 2 x 2         | 1-1/2" x 1-1/2"  |
| 1 x 3         | 3/4" x 2-1/2"  | 5/4 x 3        | 1" x 2-1/2"  | —             | —                |
| 1 x 4         | 3/4" x 3-1/2"  | 5/4 x 4        | 1" x 3-1/2"  | 2 x 4         | 1-1/2" x 3-1/2"  |
| 1 x 5         | 3/4" x 4-1/2"  | 5/4 x 5        | 1" x 4-1/2"  | —             | —                |
| 1 x 6         | 3/4" x 5-1/2"  | 5/4 x 6        | 1" x 5-1/2"  | 2 x 6         | 1-1/2" x 5-1/2"  |
| 1 x 8         | 3/4" x 7-1/4"  | 5/4 x 8        | 1" x 7-1/4"  | 2 x 8         | 1-1/2" x 7-1/4"  |
| 1 x 10        | 3/4" x 9-1/4"  | 5/4 x 10       | 1" x 9-1/4"  | 2 x 10        | 1-1/2" x 9-1/4"  |
| 1 x 12        | 3/4" x 11-1/4" | 5/4 x 12       | 1" x 11-1/4" | 2 x 12        | 1-1/2" x 11-1/4" |

## Accessories

| Skirt Board                                                                         |               | Window Pocket Rabbeted Trim                                                         |             | Siding Pocket Rabbeted Trim                                                          |             | Window and Siding Pocket Rabbeted Trim                                                |             |
|-------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------|-------------|
|  |               |  |             |  |             |  |             |
| Nominal                                                                             | Actual        | Nominal                                                                             | Actual      | Nominal                                                                              | Actual      | Nominal                                                                               | Actual      |
| 1 x 6                                                                               | 3/4" x 5-1/2" | 5/4 x 4                                                                             | 1" x 3-1/2" | 5/4 x 3                                                                              | 1" x 2-1/2" | 5/4 x 4                                                                               | 1" x 3-1/2" |
| 1 x 8                                                                               | 3/4" x 7-1/4" | 5/4 x 6                                                                             | 1" x 5-1/2" | 5/4 x 4                                                                              | 1" x 3-1/2" | 5/4 x 6                                                                               | 1" x 5-1/2" |
| 5/4 x 4                                                                             | 1" x 3-1/2"   | 5/4 x 8                                                                             | 1" x 7-1/4" | 5/4 x 5                                                                              | 1" x 4-1/2" | 5/4 x 8                                                                               | 1" x 7-1/4" |
| 5/4 x 6                                                                             | 1" x 5-1/2"   |                                                                                     |             | 5/4 x 6                                                                              | 1" x 5-1/2" |                                                                                       |             |
| 5/4 x 8                                                                             | 1" x 7-1/4"   |                                                                                     |             | 5/4 x 8                                                                              | 1" x 7-1/4" |                                                                                       |             |

**Note:** All TruExterior® Siding, Trim and Beadboard products are available in standard 16' and 12' lengths. TruExterior® Accessories are available in 16' length.





# TruExterior®

Siding & Trim

TruExterior.com | 800-521-8486

**Made in the USA**



**BORAL**  
BUILDING PRODUCTS

Atlantic® Premium Shutters | Builders Edge® | Foundry® Specialty Siding | Grayne® Engineered Composite Shingle  
Kleer® | Mid-America Siding Components® | SturdiMount® | Tapco Tools® | TruExterior® Siding & Trim  
Vantage® Shutters | Versetta Stone® | Wellcraft Egress Systems®



TruStile (TS) Series

## PL300

|                        |                 |
|------------------------|-----------------|
| <b>Sticking:</b>       | Bevel (BV)      |
| <b>Panel:</b>          | Raised (A)      |
| <b>Glass:</b>          | Clear           |
| <b>Material:</b>       | MDF             |
| <b>Finish:</b>         | Light Gray      |
| <b>Displayed Size:</b> | 32" x 84" x 1¾" |

Your design code is:

**c7GPOzjVn**

(Click to see your design in the Door Visualizer)

Need assistance?

Contact us and reference your design code:

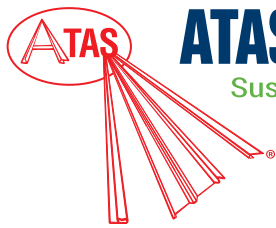
**(877) 283-4511**

[visualizer@trustile.com](mailto:visualizer@trustile.com)

[www.trustile.com](http://www.trustile.com)

Every TruStile door is made to order. The TruStile Door Visualizer is designed to showcase a single door style as a static size in all material options and profiles. When choosing a wood door, please keep in mind it is a natural product and grain pattern will vary from results shown here. Individual computer and monitor settings may prevent exact product color duplication. Some limitations may apply based on size and application. To configure pairs, entry systems, or single doors of different sizes, please visit our [Project Configurator](#). Not all door styles and options are available in Entry Systems. Please see your TruStile dealer for samples and confirm product availability before selecting your final design.





## 1. PRODUCT NAME

**PC™ SYSTEM**  
PCP, PCB

## 2. MANUFACTURER

ATAS INTERNATIONAL, INC.  
Website: [www.atas.com](http://www.atas.com)  
Email: [info@atas.com](mailto:info@atas.com)  
Corporate Headquarters:  
Allentown, PA 18106  
Phone: (800) 468-1441

## 3. PRODUCT DESCRIPTION

### Basic Uses:

PC panels may be batten style or standing seam. This is a two piece system where the seam is snapped over the clips and fasteners. Uses include roofs, mansards and equipment screens. The PC panels may be used for tapered installations, and they can be curved in concave or convex styles. The PC panels are not structural panels and must be applied to a solid substrate.

### Composition & Materials:

**Standard Offerings:** Panels are roll-formed from .032 or .040 aluminum or 24 gauge metallic coated steel.  
**Special Offerings:** 22 gauge metallic coated steel and 16 oz. copper may be specified, 24 ga. 55% Al-Zn alloy coated steel with acrylic coating, subject to minimum quantities and lead time.

### Sizes and Profiles:

PC Batten Style panels are available in 1" (PCB001) and 2" (PCB002) heights. The Standing Seam (PCS114) is 1" high. Three different pan widths may be specified: 11 1/4" (PCP110), 12 5/8" (PCP120) and 15 1/4" (PCP150). Custom width and tapered panels are available. PCX114 Convex Standing Seam panels and PCV114 Concave Standing Seam panels are 1" high. PCX114 Convex has a minimum radius of 2'-9" and the PCV114 Concave has a minimum radius of 4'. Panel lengths are cut to customer specifications, with a minimum of 2' (3' for curved) and maximum to transportation limitations and/or product and project design considerations.

### Colors & Finishes:

A choice of over 40 stock colors is available in a 70% PVDF finish. (Request color chart or chips). Custom colors and finishes available. Texture may be smooth or stucco embossed.

## 4. TECHNICAL DATA

**70% PVDF based finishes tested by paint supplier for:**

- Dry Film Thickness: ASTM D 1005, ASTM D 1400, ASTM D 4138 or ASTM D 5796
- Specular Gloss: ASTM D 523
- Pencil Hardness: ASTM D 3363
- T-Bend Flexibility: ASTM D 4145

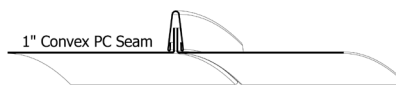
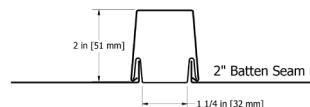
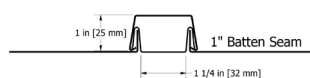
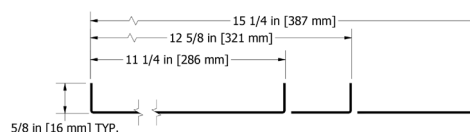
- Mandrel Bend Flexibility: ASTM D 522
- Impact Resistance: ASTM D 2794
- Adhesion: ASTM D 3359
- Water Immersion Resistance: ASTM D 870
- Abrasion Resistance: ASTM D 968
- Acid Resistance: ASTM D 1308
- Acid Rain Resistance (Kesternich): ASTM G 87 or DIN 50018
- Salt Spray: ASTM B 117
- Cyclic Salt Spray: ASTM D 5894 and ASTM D 5487
- Humidity Resistance: ASTM D 2247
- Accelerated Weathering: ASTM D 822 and ASTM G 155, ASTM G 151 or ASTM G 153
- Color Retention, Florida Exposure: ASTM D 2244
- Chalking Resistance – ASTM D 4214
- Cleveland Condensing Cabinet: ASTM D 4585
- Cure Test, MEK Resistance: ASTM D 5402
- Alkali Resistance, Sodium Hydroxide: ASTM D 1308, Procedure 7.2
- Flame Spread Rating: ASTM E 84
- Organic coatings meet requirements of AAMA 2605 when applied to aluminum.

### Panel testing/ratings:

- Uplift: UL 580
- Air Infiltration: ASTM E 283
- Water Penetration: ASTM E 331
- Galvanized Steel: ASTM A 653
- 55% Al-Zn Alloy Coated Steel: ASTM A 792
- Aluminum: ASTM B 209
- Copper: ASTM B 370
- Coil Coating: ASTM A 755

## 5. INSTALLATION

The PC Standing Seam is snapped over the clips and fasteners, concealing the fastening system. With the Batten Style, the system is installed with a spacer clip, and the batten is snapped into place. Recommended minimum slope is 3 in 12.



Installation details and hands-on training through seminars are available. Contact ATAS technical service advisors for more information.

## 6. AVAILABILITY & COST

### Availability:

PC Systems are readily available through ATAS product distributors. A complete line of related components and trim accessories is available to complete the project. In addition, a complete line of rainware and perimeter roof edge trims can be supplied by ATAS to complement the roof system. Flat sheet and/or coil stock is available in matching color for fabrication of related components by the installing contractor.

### Cost:

Contact ATAS product distributors for current pricing.

## 7. WARRANTY

Products coated with a fluoropolymer, 70% PVDF finish carry a warranty against chalking and fading.

## 8. MAINTENANCE

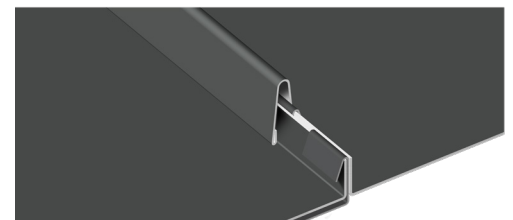
PC Systems require minimal maintenance. Surface residue may be easily removed by conventional cleaning methods. For painted products, minor scratches should be touched up with a matching paint, available from the manufacturer.

## 9. TECHNICAL SERVICES

Complete technical information and literature are available from ATAS International, Inc. ATAS will assist with design ideas and shop drawings.

## 10. FILING SYSTEM

- [www.atas.com](http://www.atas.com)
- Additional product information is available from the manufacturer upon request.



# Hardie® Shingle Siding

**Submittal Form**
**03**
**Submitted to:** .....

**Project Name:** .....

**Submitted by:** .....

**Date:** .....

☐ **HZ5® Product Zone**    ☐ **HZ10® Product Zone**
**Product :**    ☐ **Straight Edge Panel**    ☐ **Staggered Edge Panel**  
☐ **Half Round Panel**    ☐ **Individual**
**Product Finish:** ☐ **Primed**    ☐ **ColorPlus® Technology**
**Product Texture:** ☐ **Select Cedarmill®**

# Hardie® Shingle Siding

**Specification Sheet**
**03**
**DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION**
**SECTION: 07 46 46 FIBER CEMENT SIDING**

## HARDIE® SHINGLE SIDING

### Manufacturer

James Hardie Building Products Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

### Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

### Features

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

### Use

James Hardie fiber-cement cladding shingles are used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

### Description

Hardie® Shingle siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Shingle siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

### Available Sizes

| Product                                                          | Width (in)                         | Height (in) | Thickness (in) |
|------------------------------------------------------------------|------------------------------------|-------------|----------------|
| Shingle Panel<br>5 inch exposure<br>(Straight edge)              | 48                                 | 14          | 1/4            |
| Shingle Panel<br>6 inch Exposure<br>(Staggered Edge)             | 48                                 | 15-1/4      | 1/4            |
| Shingle Panel<br>7 inch exposure<br>(Straight Edge & Half Round) | 48                                 | 15-1/4      | 1/4            |
| Individual<br>shingles 5 inch exposure                           | 3-1/2, 4-1/2,<br>5-1/2, 7, 8-3/4   | 14          | 1/4            |
| Individual<br>shingles 7 inch exposure                           | 4-3/16, 5-1/2,<br>6-3/4, 7-1/4, 10 | 15-1/4      | 1/4            |

Weight: 2.12 lbs. per square foot

### Texture & Finish

Hardie® Shingle siding is available in wood grain texture. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color and exposure availability varies by region.

### Engineered for Climate®

Hardie® Shingle siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.





Performance Properties

| General Property     |                                    | Test Method | Unit or Characteristic             | Requirement                                                                                                           | Result |
|----------------------|------------------------------------|-------------|------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------|
| PHYSICAL ATTRIBUTES  | Dimensional Tolerances             | ASTM C1185  | Length                             | ± 0.5% or ± 1/4in                                                                                                     | Pass   |
|                      |                                    |             | Width                              | ± 0.5% or ± 1/4 in                                                                                                    |        |
|                      |                                    |             | Thickness                          | ± 0.04 in                                                                                                             |        |
|                      |                                    |             | Squareness                         | Δ in diagonals ≤ 1/32 in/ft of sheet length.<br>Opposite sheet sides shall not vary in length by more than 1/32 in/ft |        |
|                      |                                    |             | Edge Straightness                  | ≤ 1/32 in/ft of length                                                                                                |        |
|                      | Density, lb/ft³                    | ASTM C1185  |                                    | As reported                                                                                                           | 83     |
|                      | Water Absorption, % by mass        | ASTM C1185  |                                    | As reported                                                                                                           | 36     |
| THERMAL              | Water Tightness                    | ASTM C1185  | Physical Observations              | No drop formation                                                                                                     | Pass   |
|                      | Flexural Strength                  | ASTM C1185  | Wet conditioned, psi               | >1015 psi                                                                                                             | Pass   |
|                      |                                    |             | Equilibrium conditioned, psi       | >1450 psi                                                                                                             |        |
|                      | Thermal Conductivity               | ASTM C177   | (BTU/(hr·ft²·F))/inch              | As reported                                                                                                           | 2.07   |
|                      | Actual Thermal Conductivity        |             | (K <sub>eff</sub> )                |                                                                                                                       | 6.62   |
|                      | Thermal Resistance                 |             | R=1/ K <sub>eff</sub>              |                                                                                                                       | 0.48   |
|                      | Actual Thermal Resistance          |             | (R)                                |                                                                                                                       | 0.15   |
| DURABILITY           | Warm Water Resistance              | ASTM C1185  | Physical Observations              | No visible cracks or structural alteration                                                                            | Pass   |
|                      | Heat/Rain Resistance               | ASTM C1185  | Physical Observations              | No visible cracks or structural alteration                                                                            | Pass   |
|                      | Freeze/Thaw Resistance             | ASTM C1185  | Physical Observations              | No visible cracks or structural alteration                                                                            | Pass   |
|                      |                                    |             | Mass Loss, %                       | ≤ 3.0%                                                                                                                |        |
|                      |                                    |             | Freeze/Thaw, % strength retention  | ≥ 80%                                                                                                                 |        |
| FIRE CHARACTERISTICS | UV Accelerated Weathering Test     | ASTM G23    | Physical Observations              | No cracking, checking, or crazing                                                                                     | Pass   |
|                      | Surface Burning Characteristics    | ASTM E84    | Flame Spread Index (FSI)           |                                                                                                                       | 0      |
|                      |                                    |             | Smoke Developed Index (SDI)        |                                                                                                                       | ≤ 5    |
|                      |                                    |             | Fuel Contributed                   |                                                                                                                       | 0      |
|                      |                                    |             | NFPA Class                         |                                                                                                                       | A      |
|                      |                                    |             | Uniform Building Code Class        | As reported                                                                                                           | 1      |
|                      |                                    |             | International Building Code® class |                                                                                                                       | A      |
|                      | Noncombustibility                  | ASTM E136   | Noncombustible                     | Pass/fail                                                                                                             | Pass   |
|                      | Fire Resistance Rated Construction | ASTM E119   | Fire Resistance Rating             | 1-hour                                                                                                                | Note 1 |

Note 1: listed on Warnock Hersey

Installation

Install Hardie® Shingle siding in accordance with:

- Hardie® Shingle siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

Hardie® Shingle siding: 30-year, Non-Prorated, Limited Warranty  
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

**IMPORTANT:** Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg. builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.







Renea Vincent, AICP, CPM  
Director

## City of Tarpon Springs, Florida

Planning and Zoning Department  
324 E Pine Street  
Tarpon Springs FL 34689  
(727) 942-5611

September 9, 2025

The Reverend Patti Hanks and Mr. Michael Hanks  
([mlhanks1@gmail.com](mailto:mlhanks1@gmail.com); [pthanks1@gmail.com](mailto:pthanks1@gmail.com))

**RE: Certificate of Approval – 226 N Grosse Avenue  
Application #25-65**

Reverend and Mr. Hanks,

This letter serves to inform you that the City of Tarpon Springs Heritage Preservation Board (HPB), at their regular meeting of September 8, 2025, conditionally approved your request to partially demolish the contributing structure, build a new house utilizing the historic footprint and existing front exterior wall, install landscaping, construct a garage with accessory dwelling unit, and construct a pool at the contributing property at 226 N Grosse Avenue. The following conditions of approval were specified:

1. The parameters of DRGM Guideline 41 will be followed.
2. The demolition permit will not be issued until there is an HPB approved plan for site development.
3. The Certificate of Appropriateness will expire in three (3) years if a building permit has not been issued for the project.

***Please note that it is your responsibility to supply a copy of this letter with the application for a building permit when it is submitted.*** In the meantime, if you have any questions, please do not hesitate to contact me at 727-938-3711, ext. 2379.

Sincerely,

Caroline Lanford, AICP CTP  
Principal Planner

cc: File 25-65