



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, SEPTEMBER 14, 2026

6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. MINUTES

a. April 6, 2026

b. May 4, 2026

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

6. NEW APPLICATION(S)

a. #26.74 Vinson - Certificate Of Appropriateness To Replace Non-Historic Doors - 144 N Spring Blvd

7. OLD APPLICATIONS

a. #26.41 The Tarpon Registry - Certificate of Appropriateness - Continued Application from the July 2026 Meeting
144 E. Tarpon Avenue

b. #26.63 Hanks - Certificate of Appropriateness – Continued Application from the August 2026 Meeting
226 N. Grosse Avenue

8. BOARD AND STAFF COMMENTS

9. ADJOURNMENT

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



MINUTES HERITAGE PRESERVATION BOARD

CITY OF TARPON SPRINGS, FLORIDA

APRIL 6, 2026

The Heritage Preservation Board Of The City Of Tarpon Springs, Florida, Met In Regular Session In The City Hall Auditorium/Commission Chambers, 324 E. Pine Street, On Monday, April 6, 2026 AT 6:30 PM with the following PRESENT:

	Member Hector Cadena
	Member Kathleen Hallett
	Chairperson Philip Mrozinski
	Member Cyndi Tarapani
	Member Anita Protos
ABSENT/EXCUSED:	Member Rita Kaplan
ALSO PRESENT:	Caroline Lanford, AICP, CTP, Principal Planner
	Andrew Salzman, Board Attorney
	Chloe Siegfried, Board Secretary

1. CALL TO ORDER

The Chairperson called the meeting to order at 06:30 PM.

2. ROLL CALL

The Board Secretary called the roll.

3. PUBLIC COMMENTS

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

4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

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

5. APPLICATION(S)

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

Location: 23 Parkin Court

Staff:

Ms. Landford gave background information and indicated that based on the evidence available at the time this report was prepared, staff would recommend the Heritage Preservation Board review the proposed project presented by the applicant and make a finding of appropriateness based on the evidence, analysis, and interpretation of compliance with code, review criteria, design guidelines, and best practices as provided in this staff report and the accompanying presentation and support materials. Should the HPB approve the proposed project, staff recommends the following conditions be included in the Certificate of Appropriateness:

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

Applicant:

Brandon Groc, Director of Cultural and Civic Services, was available for board comments.

MOTION: Member Tarapani

SECOND: Member Protos

to deny Application 26-23.

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

Yes: Member Tarapani

Member Cadena

Member Hallett

Member Protos

No: Chairperson Mrozinski

6. BOARD AND STAFF COMMENTS

New members, Member Tarapani and Member Protos, were introduced by staff. Additional board members made additional comments.

7. ADJOURNMENT

Chairperson adjourned the meeting at 7:30 PM.

Chairperson

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



**MINUTES HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
MAY 4, 2026**

The Heritage Preservation Board Of The City Of Tarpon Springs, Florida, Met In Regular Session In The City Hall Auditorium/Commission Chambers, 324 E. Pine Street, On Monday, May 4, 2026 AT 6:30 PM with the following PRESENT:

	Member Hector Cadena
	Member Rita Kaplan
	Member Kathleen Hallett
	Chairperson Philip Mrozinski
	Member Anita Protos
ABSENT/EXCUSED:	Member Cyndi Tarapani
ALSO PRESENT:	Caroline Lanford, AICP, CTP, Principal Planner
	Andrew Salzman, Board Attorney
	Chloe Siegfried, Board Secretary

1. CALL TO ORDER

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

2. ROLL CALL

The Board Secretary called the roll.

3. PUBLIC COMMENTS

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

4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

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

5. APPLICATION(S)

- a. 26.29 Schultz - Certificate of Approval for Window and Door Replacement - 121 N. Grosse Ave

Staff:

Ms. Lanford gave background information and indicated that based on the evidence available at the time this report was prepared, staff would recommends the Heritage Preservation Board (HPB) consider the project as presented by the applicant along with the analysis of the review criteria in this staff report. If the HPB approves the application, the following conditions are recommended:

1. Tinted glass will not be used.
2. The Certificate of Appropriateness will expire in three (3) years if a building permit has not been issued for the project. with the following condition:

Applicant:

John Uhlman, Riverview Florida, was available for board comments and questions.

MOTION: Member Protos

SECOND: Member Hallett

to approve Application 26.29 to include staff recommended conditions.

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

Yes: Member Protos

Member Cadena

Member Kaplan

Member Hallett

Chairperson Mrozinski

6. BOARD AND STAFF COMMENTS

7. ADJOURNMENT

Chairperson adjourned the meeting at 7:01 PM.

Chairperson

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



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
September 14, 2026
STAFF REPORT September 3, 2026

Application No. / Project Title: 26-74 / Vinson

Staff: Caroline E. Lanford, AICP CTP
Principal Planner

Applicant / Owner: Bill Vinson

Property Size: 20,896 square feet $\cong$ 0.47 acres

Current Zoning: CRM-Conditional Residential Mixed District

Location / Parcel ID: 144 N Spring Blvd. / 12-27-15-77760-000-0061

Architectural Type/District Status: Frame Vernacular / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Appropriateness to replace non-historic French doors and a non-historic single light side door at the contributing structure at the subject property with fiberglass core impact doors. The existing milled door frames would be preserved as part of this project. The doors are not visible from the public right-of-way.

The subject property is known as the Allworth House; built for Marshall Alworth, a native of Duluth, Minnesota, as a winter residence. The Florida Master Site File (FMSF) form for this structure (8PI1621) lists this two-story, circa 1895 Frame Vernacular residence as a contributing structure to the National Register of Historic Places (NRHP) and Local Historic Districts. The home features a symmetrical façade, steep pitched roof with dentil trim, and a one-story hipped roof porch.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends that if the Heritage Preservation Board (HPB) approves the project, they include 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:

- When considering this application, the Heritage Preservation Board (Board) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially 4 and 55. The DRGM can be accessed at the following link:
<https://www.ctsfl.us/DocumentCenter/View/639/Historic-District-Design-Review-Guidelines-Manual-PDF>



REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROPRIATENESS

Pursuant to Section 109.01, Standards for Review:

- 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.
- In reviewing an application for a Certificate of Approval, the Board shall consider the following criteria:

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

ANALYSIS: Not applicable to this project.

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

ANALYSIS: The proposed replacement doors would retain historic dimensions, consistent with the original architecture. The proposed replacement doors are similar in style to the existing doors and are complimentary to the original architecture of the home. The doors are not visible from the public right-of-way.

(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: 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: The proposed project would replace non-historic doors with impact rated fiberglass core doors, that replicate the visual qualities of the existing doors.

(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: This project generally complies with 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 would be constructed in compliance with the Land Development Code and the Florida Building Code. The proposed project can be interpreted as balancing the goals, objectives, and policies of the Comprehensive Plan by increasing the longevity of the structure.

(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 formal responses to these notices.

ATTACHMENTS:



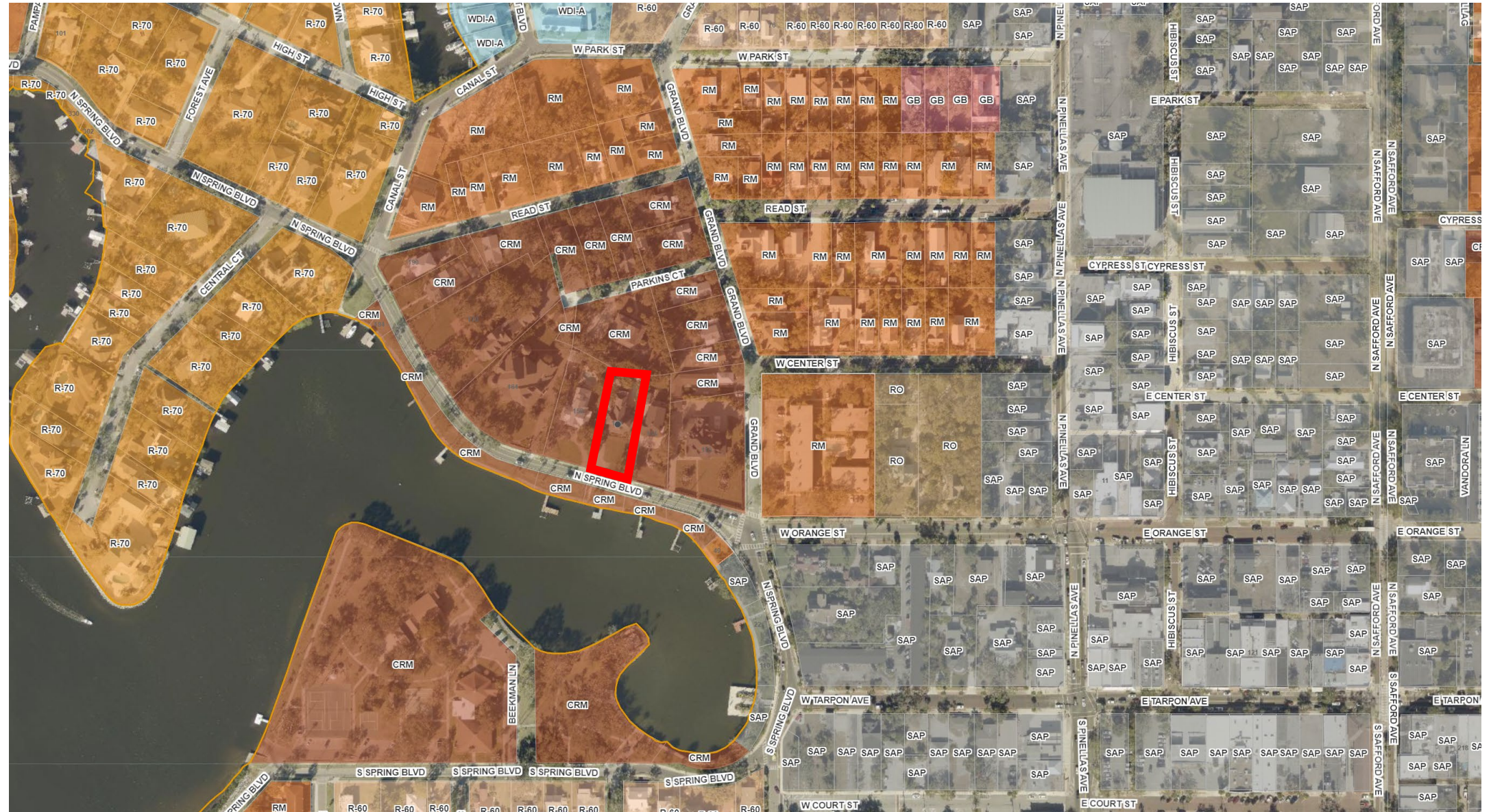
- Slide Presentation
- Florida Master Site File Form #8PI1621
- Application and supporting materials

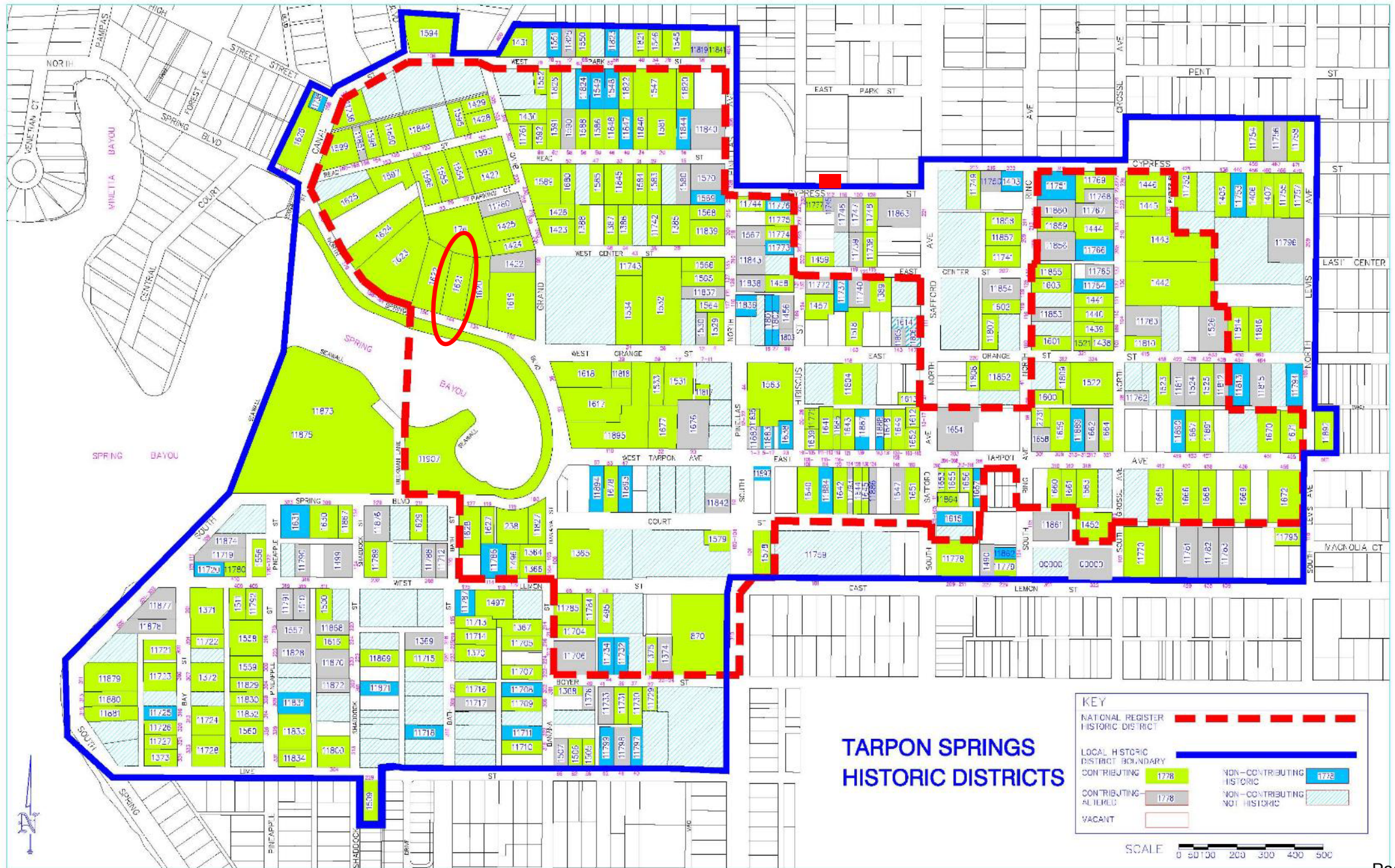
VINSON APPLICATION #26.74

Heritage Preservation Board, September 14, 2026



LOCATION AND LAND USE CONTEXT





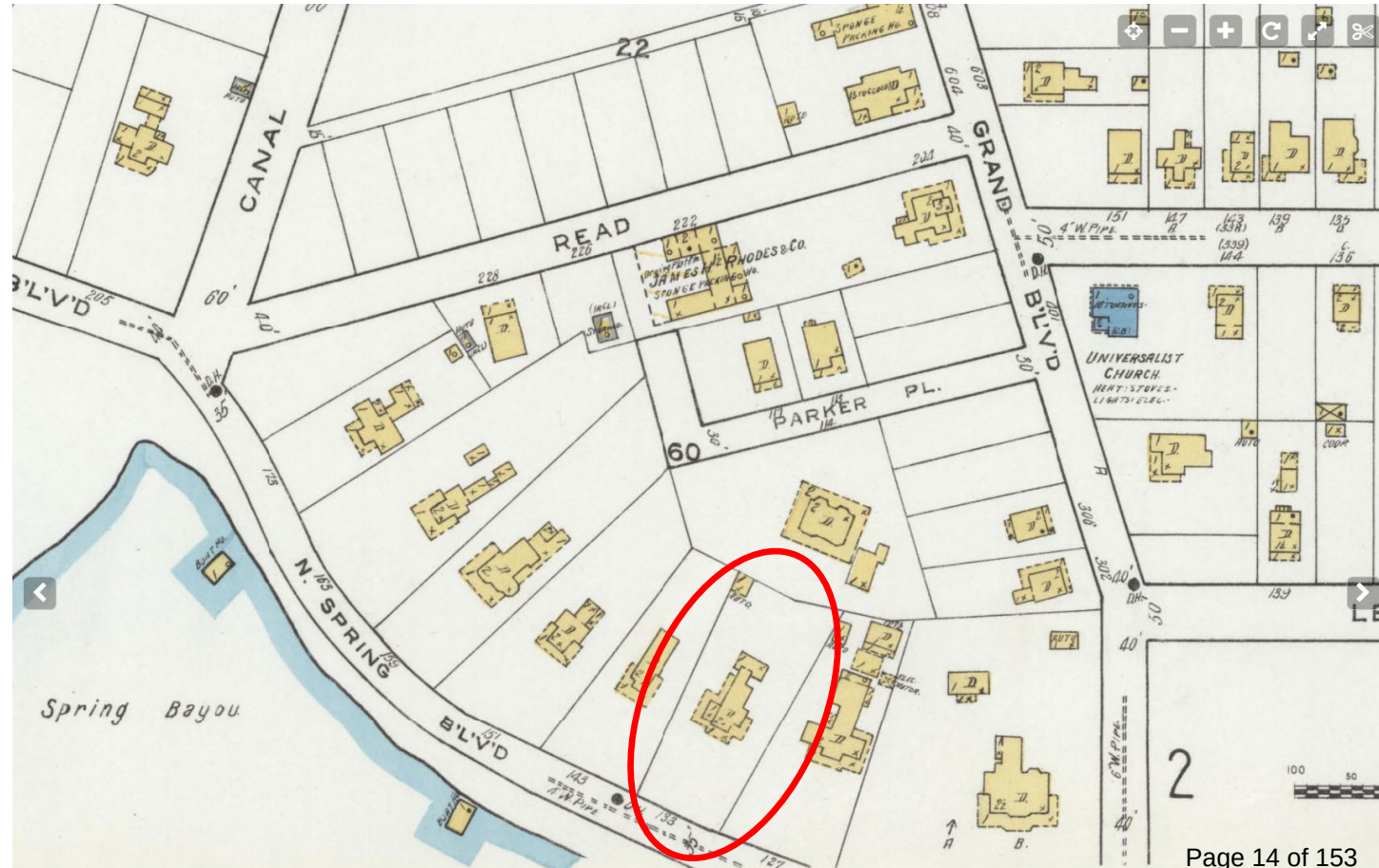
PROPERTY INFORMATION

- Lot Size: $\cong$ 20,896 sf | $\cong$ 0.47 acres
- Current Zoning: CRM-Conditional Residential Mixed District
- Current Land Use: Single-Family Residential
- Location / Parcel ID: 144 N Spring Blvd. / 12-27-15-77760-000-0061
- Architectural Type/Style: Frame Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI1621
- Owner / Applicant: Bill Vinson

REQUEST

Certificate of Appropriateness to:

- Replace non-historic French doors and a single light side door



1919 SANBORN

144 N SPRING BOULEVARD – FLORIDA MASTER SITE FILE



144 N SPRING BOULEVARD – EXTERIOR



EXISTING DOORS TO PROPOSED FOR REPLACEMENT



EXISTING DOORS TO PROPOSED FOR REPLACEMENT



PHOTO FROM APPLICANT OF DAMAGE



PROPOSED PROJECT



FEATURES

FRENCHWOOD® PATIO DOOR SIDELIGHTS

FRAME

Frame constructed with a wood core and a fiberglass exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

Wood members are treated with a water-repellent preservative for long-lasting protection and performance.

The interior wood jamb has an extension jamb kerf, making it easy to add interior extension jambs to match wall depth.

SILL

One-piece fiberglass design provides superior water management. The nonconductive fiberglass construction enhances energy performance, and its superior strength eliminates the need for a sill support.

Slip- and wear-resistant poly bead finish available in either neutral gray or dark bronze color.

 Factory-applied drop-nose channel attachment is available for enhanced water performance. See "Common Features" for details.

GLASS

See "Common Features" for details.



FRENCHWOOD PATIO DOOR TRANSOMS

FRAME

Frame constructed with a wood core and a fiberglass exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

Wood members are treated with a water-repellent preservative for long-lasting protection and performance.

The interior wood jamb has an extension jamb kerf, making it easy to add interior extension jambs to match wall depth.

SASH

Available in direct-set or sash-set construction. Direct-set transoms have glass glazed directly into the frame and maximize glass area. Sash-set transoms feature a fixed sash and provide common sight lines with A-Series patio doors.

Frenchwood patio door transoms feature elegant lines that match the Frenchwood patio doors. Available in pine, maple, oak, cherry, mahogany™ and vertical grain Douglas fir. All prefinished interior options use water-based paints and stains.

GLASS

See "Common Features" for details.

COMMON FEATURES

GLASS

 Impact-resistant glass construction provides industry-leading energy performance, sound control and added security.

Panels are silicone bed glazed and finished with an interior wood glass stop.

 Interior wood glass stops are secured using 1 1/2" (38) 16-gauge crown staples instead of nails. Silicone is also applied to the full perimeter of the glass on the interior side of the pane to add strength and stability.

A removable translucent film helps shield the glass from damage during delivery and construction and also simplifies finishing at the jobsite.

Obscure glass options are available, contact your Andersen supplier.

Consult local building codes for the glass most suitable to your area. High-performance options include:

- Low-E4® Impact-Resistant tempered glass
- Low-E4 HeatLock® Impact-Resistant tempered glass
- Low-E4 Sun Impact-Resistant tempered glass
- Low-E4 SmartSun™ Impact-Resistant tempered glass
- Low-E4 SmartSun HeatLock Impact-Resistant tempered glass

Standard Low-E4, Low-E4 HeatLock, Low-E4 Sun and Low-E4 SmartSun tempered glass options are available for doors with PG upgrades.

Monolithic laminated options include:

- Clear Monolithic SmartSun Impact-Resistant tempered glass
- Gray Monolithic SmartSun Impact-Resistant tempered glass

SILL

Performance Grade (PG) Upgrade Optional Drop-Nose Channel



 A factory-applied, patented drop-nose channel is available when higher product performance is required. Drop-nose channel provides enhanced water performance without increasing interior sill height. Shown on a Frenchwood hinged inswing patio door. Details shown on page 125.

Drop-Nose Sill Cover



Drop-nose sill cover is designed to cover the sill gap between two joined units. Available in all sill colors.

TALLER HEIGHTS

A-Series Frenchwood patio doors and patio door sidelights are available in heights up to 9'-11 1/2" (3023).



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 59. Retain Historic Doors

- a. Maintain and repair historic doors and historic door hardware.
- b. Match new or replacement hardware to the original finish, type, and style.

It is generally not appropriate to:

- install kickplates, closers, padlocks, deadbolts, locksets, security hardware, or other elements that are not compatible with the original hardware

Guideline 60. Transoms and Sidelights

A transom is a window or series of windows located above a door or display window, while sidelights vertically flank doorways. Both should be preserved along with their character-defining elements that include trim work.

- a. Preserve and maintain existing historic transoms, sidelights and trim.
- b. Where the condition necessitates replacement, the new transom and/or sidelights should match the original character-defining features of the arrangement, including shape, proportion, scale, trim, and glass type.

It is generally not appropriate to:

- fill, block or otherwise remove or obscure a transom and/or sidelights

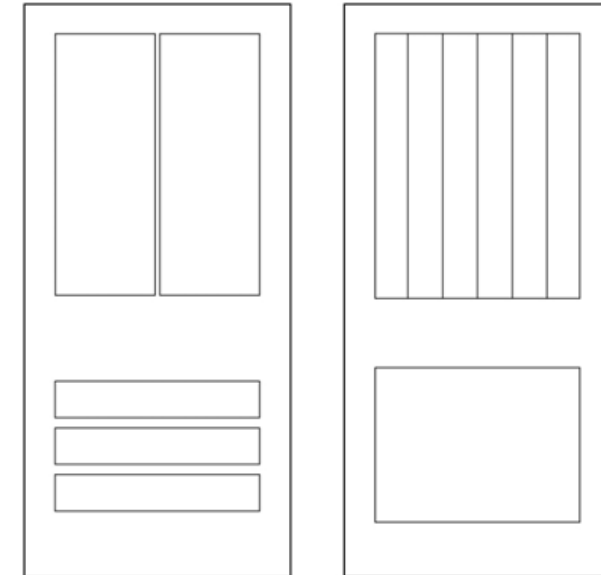


Figure 110: Examples of appropriate replacement doors.



PRELIMINARY STAFF RECOMMENDATION

Staff recommends if the project is approved, the following condition be included:

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 # 8PI1621

Recorder # 262

Recorder Date 2/20/09

Original ☐Update ☒

Site Name Marshall H. Alworth House Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Post-Reconstruction National Register Category Building

LOCATION and IDENTIFICATION

Address 144 N Spring Boulevard

Vicinity of N side of Spring between Read and Grand

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 327210 Northing 3114809 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1895 Circa ☒Alterations ☐ Date Type/LocationAdditions ☒ Date c.1920 Type/Location two story rear wood framedMoved ☐ Original Location

Use Original Private residence Use Present Private residence

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Interior Plan Unknown Stories 2

Structural System Wood frame Exterior Fabric Dolly Varden novelty siding

Foundation Piers Foundation Materials Concrete block Foundation Infill Unknown

No. of Porches 1 Locations/Features separate hipped roof wraps two sides (south and east) with turned posts, Chippendale wood railing and wood deck

Main Entrance (stylistic details): off-center entry under main porch

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

one story two car garage at the northwest corner of the lot (contributing)

Roof Type Hip Roofing Materials Composition shingles

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

Exterior Ornament cornerboards

Condition Good Surroundings Residential

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

This two-story residence has an asymmetrical façade and a steep pitched roof with dentil trim below the eaves. A one-story hipped roof porch wraps two sides of the house and is supported by turned posts. The house is reportedly built of cypress and heart pine with elaborate interiors. A rusticated block site wall is located along the front of the property. The building was built for Marshall Alworth, a native of Duluth, Minnesota, as a winter residence.

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

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes ☐ No ☐ Likely, Need Information ☐ Insufficient Information ☒

Potential Contributor to Nat. Reg. District? Yes ☒ No ☐ Likely, Need Information ☐ Insufficient Information ☐

Areas of Significance

Community planning & development

Summary of Significance

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

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY ☐ yes ☐ no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ 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 8PI1621. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #25, Facing N

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



Location of 8PI1621
USGS Quadrangle: Tarpon Springs (1973 PR 1987)

Certificate of Appropriateness Form



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

INSTRUCTIONS

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

Project Name*

Project Location*

William and Lynda Vinson replace damaged doors

144 N Spring Blvd, Tarpon Springs, FL 34689

Type of Activity (Check all that apply)*

- | | |
|---|--|
| ☐ Awnings | ☐ Relocation* |
| ☐ Deck/Patio | ☐ Renovation |
| ☐ Demolition | ☐ Roof |
| ☐ Driveway | ☐ Signs |
| ☐ New Construction | ☐ Structural Addition |
| ☐ Parking Lot | ☒ Windows/Doors/Solar Panels |

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

New Address / Location

Address / General Location

New Tax Parcel ID

New Land Use

New Zoning

Parcel ID from Pinellas County Property Appraiser

-- Select One --

-- Select One --

Choices are Alphabetized

Choice are Alphabetized

Lookup Land Use

Lookup Zoning

Lookup Parcel ID

Year Built*

Architectural Style*

Porches*

1895

Frame vernacular

☒ Yes

☐ No

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

Residential	Residential	Residential
-------------	-------------	-------------

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

Hip	Asphalt shingles	Wood
-----	------------------	------

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

Kitchen remodel, pool & deck

Replace water damaged and leaking doors in the kitchen area at the rear of our home with energy efficient, hurricane rated doors. The doors being replaced are not original to the 1895 house. The specially milled framework around the doors that matches the original bullseye molding in both style and material is not being altered by this project.

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***

William L Vinson	7/28/2026
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Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF NORTH AND CENTRAL FLORIDA

Legal Name: JLM Windows, LLC

CGC1522249

30 S Keller Rd. Suite 500 | Orlando, FL 32810

Phone: (407)803-4723 | Fax: 407-386-8262 | customerservice@rbatmg.com

William Vinson

144 N Spring Blvd

Tarpon Springs, FL

34689H:

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
		O W O H	Misc: Misc, HOA, HOA APPROVAL REQUIRED, Quantity 1. Notes	
101	Kitchen	59 1/4 W 79 1/2 H	Patio Door: Outswing A-Series Traditional Stormwatch 2 Panel Active / Passive Grey Sill Exterior White Interior Pine Interior Pre-Finish White Performance Calculator: Winde Wind Speed 143 Zone 4 PG Rating: 45 DP Rating: + 45 / - 80 Glass: All Sash: High Perf. SmartSun Impact Resistant Glass, No Pattern Hardware: Newbury®, Bright Brass Screen: No Screen Grille Style: No Grille Misc: None	
102	Kitchen	59 1/4 W 79 1/2 H	Patio Door: Outswing A-Series Traditional Stormwatch 2 Panel Passive / Active Grey Sill Exterior White Interior Pine Interior Pre-Finish White Performance Calculator: Winde Wind Speed 143 Zone 4 PG Rating: 45 DP Rating: + 45 / - 80 Glass: All Sash: High Perf. SmartSun Impact Resistant Glass, No Pattern Hardware: Newbury®, Bright Brass Screen: No Screen Grille Style: No Grille Misc: None	
103	Office	36 1/8 W 79 1/2 H	Patio Door: Outswing A-Series Traditional Stormwatch 1 Panel Right Grey Sill Exterior White Interior Pine Interior Pre-Finish White Performance Calculator: Winde Wind Speed 143 Zone 4 PG Rating: 45 DP Rating: + 45 / - 80 Glass: All Sash: High Perf. SmartSun Impact Resistant Glass, No Pattern Hardware: Newbury®, Bright Brass Screen: No Screen Grille Style: No Grille Misc: None	
WINDOWS: 0 PATIO DOORS: 3 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 1 PROJECT TOTAL				



Renewal by Andersen is committed to our customers' safety by
complying with the rules and lead-safe work practices specified by the EPA.

FEATURES

FRENCHWOOD® PATIO DOOR SIDELIGHTS

FRAME

Frame constructed with a wood core and a fiberglass exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

Wood members are treated with a water-repellent preservative for long-lasting* protection and performance.

The interior wood jamb has an extension jamb kerf, making it easy to add interior extension jambs to match wall depth.

SILL

One-piece fiberglass design provides superior water management. The nonconductive fiberglass construction enhances energy performance, and its superior strength eliminates the need for a sill support.

Slip- and wear-resistant poly bead finish available in either neutral gray or dark bronze color.

 Factory-applied drop-nose channel attachment is available for enhanced water performance. See "Common Features" for details.

GLASS

See "Common Features" for details.



PANEL

Panel stiles and rails are constructed of an engineered LVL core. This LVL core provides strength and helps prevent warping for consistent smooth operation. Interior panel surfaces are constructed from premium wood veneer available in pine, maple, oak, cherry, mahogany** and vertical grain Douglas fir. All prefinished interior options use water-based paints and stains. The exterior of the wood panel is protected with a Flexacron® paint system; this stabilized polyester paint is electrostatically applied to penetrate all exterior surfaces for maximum protection and a lustrous, low-maintenance finish.

FRENCHWOOD PATIO DOOR TRANSOMS

FRAME

Frame constructed with a wood core and a fiberglass exterior. This construction produces a rigid frame and a low-maintenance, durable exterior.

Wood members are treated with a water-repellent preservative for long-lasting* protection and performance.

The interior wood jamb has an extension jamb kerf, making it easy to add interior extension jambs to match wall depth.

SASH

Available in direct-set or sash-set construction. Direct-set transoms have glass glazed directly into the frame and maximize glass area. Sash-set transoms feature a fixed sash and provide common sight lines with A-Series patio doors.

Frenchwood patio door transoms feature elegant lines that match the Frenchwood patio doors. Available in pine, maple, oak, cherry, mahogany** and vertical grain Douglas fir. All prefinished interior options use water-based paints and stains.

GLASS

See "Common Features" for details.

COMMON FEATURES

GLASS

 Impact-resistant glass construction provides industry-leading energy performance, sound control and added security.

Panels are silicone bed glazed and finished with an interior wood glass stop.

 Interior wood glass stops are secured using 1 1/2" (38) 16-gauge crown staples instead of nails. Silicone is also applied to the full perimeter of the glass on the interior side of the pane to add strength and stability.

A removable translucent film helps shield the glass from damage during delivery and construction and also simplifies finishing at the jobsite.

Obscure glass options are available, contact your Andersen supplier.

Consult local building codes for the glass most suitable to your area. High-performance options include:

- Low-E4® Impact-Resistant tempered glass
- Low-E4 HeatLock® Impact-Resistant tempered glass
- Low-E4 Sun Impact-Resistant tempered glass
- Low-E4 SmartSun™ Impact-Resistant tempered glass
- Low-E4 SmartSun HeatLock Impact-Resistant tempered glass

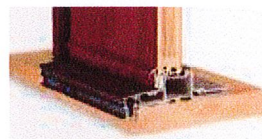
Standard Low-E4, Low-E4 HeatLock, Low-E4 Sun and Low-E4 SmartSun tempered glass options are available for doors with PG upgrades.

Monolithic laminated options include:

- Clear Monolithic SmartSun Impact-Resistant tempered glass
- Gray Monolithic SmartSun Impact-Resistant tempered glass

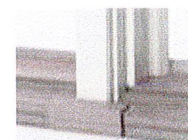
SILL

Performance Grade (PG) Upgrade Optional Drop-Nose Channel



 A factory-applied, patented drop-nose channel is available when higher product performance is required. Drop-nose channel provides enhanced water performance without increasing interior sill height. Shown on a Frenchwood hinged inswing patio door. Details shown on page 125.

Drop-Nose Sill Cover



Drop-nose sill cover is designed to cover the sill gap between two joined units. Available in all sill colors.

TALLER HEIGHTS

A-Series Frenchwood patio doors and patio door sidelights are available in heights up to 9'-11 1/2" (3023).

*Visit andersenwindows.com/warranty for details.

**Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American mahoganies.

†Flexacron® is a registered trademark of PPG Industries, Inc.

Dimensions in parentheses are in millimeters.











W. TRIP

MY FAVORITE
PEOPLE CALL ME
GRANDPA

Grandma's
big hand

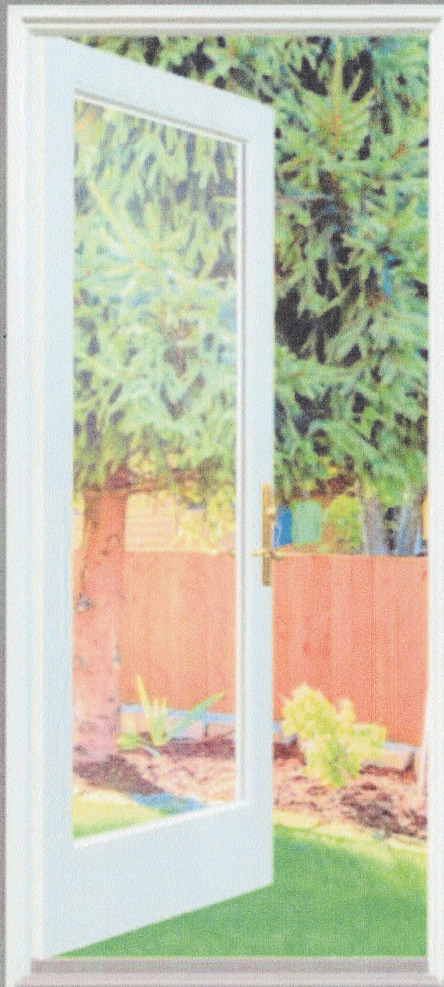


103 Office

Patio Door - 36.12W x 79.50H



WZV



EXTERIOR



INTERIOR





MEMORANDUM

To: Heritage Preservation Board (HPB) Members

Staff: Caroline Lanford, Principal Planner

HPB Meeting: September 14, 2026, Discussion Item

Subject: HPB Case 26.41 The Registry, 144 E Tarpon Avenue

BACKGROUND

At their regular meeting of July, 6, 2026, the HPB approved the applicant's request for a Certificate of Appropriateness to construct a new mixed-use building at 144 E Tarpon Avenue. One condition of the Certificate of Appropriateness was that the applicant present alternatives to the rollup door on the Court Street frontage of the proposed new building to the HPB for review and approval.

DISCUSSION ITEM

Staff is requesting the HPB review the materials provided by the applicant to determine the appropriateness of the proposed rollup door.

ATTACHMENTS:

1. Updated plan set
2. Door specifications



AlumaView®

Sectional Rail and Stile Doors



AlumaView doors have long been the standard fixture for facilities that require dependable, attractive doors that offer maximum visibility. The extruded aluminum frame can be finished with a choice of anodizing or ArmorBrite™ powder coat. AlumaView door sections are a full 1¼", 2", or 3" thick.



AlumaView AV300

This 3" thick AV300 is the sturdiest door in the AlumaView family. The AV300 adds increased strength for unparalleled durability, as well as unmatched aesthetics, with the incorporation of U-Bar trussing built into the rails (only required in doors wider than 18'2") to maximize visibility without any obstructions.



AlumaView AV200

Designed for peak performance and strength, this 2" thick door is available in larger sizes and features bold rail construction for maximum durability, reliability and beauty. Build your door with ThermaXPS™ insulation for increased thermal performance.



AlumaView AV175

This benchmark product provides Raynor reliability and durability to meet or exceed the requirements of daily use. With 1¼" thick door sections and streamlined rail construction, this door is engineered for lasting beauty and durability.

AlumaView®

Every AlumaView door is built for superior performance and includes the features listed below. Additional options and upgrades are also available.



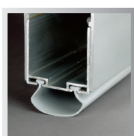
Years of Durability

Door sections are clear-anodized for maximum durability. The AV175 is designed to withstand minimum wind loads of 15 p.s.f., while the AV200 and AV300 can withstand minimum wind loads of 20 p.s.f.



Rugged Hardware and Springs

Your AlumaView door comes packaged with the right combination of hardware, track and springs to match your door's size and application. A QuikClip™ pre-assembled track option is also available.



Decreased Energy Costs

AlumaView doors help you reduce energy costs with a U-shaped, vinyl bottom weatherseal secured by a sturdy aluminum retainer.

Application Guide

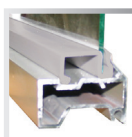
	AV300	AV200	AV175
Auto/Truck Dealerships	●	●	●
Car Wash/Corrosive Environments	●	●	●
Fire Station/Ambulance/Police	●	◐	○
Large opening Size	●	●	◐
Marinas	●	◐	○
Quick Lube Centers	●	●	○
Retail/Malls	●	◐	○
Restaurants/Cafes/Bars	●	◐	○
Service Stations	●	●	●
Showrooms	●	◐	◐
Sports Facilities	●	◐	○
Thermal Environments	○	○	○
Underground Parking	○	○	○
Warehouse/Manufacturing	○	○	○

● Best ◐ Good Solution ○ Applicable



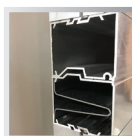
AlumaView AV200 with aluminum bottom panels

Construction



Snap-in Retainer

AlumaView panels and glass are sealed and held in place with a snap-in retainer. Clear anodized, RAL9003, RAL 9016 and standard white doors use gray snap-ins. All other doors use black snap-ins.



Integral U-Bar

Factory installed integral U-Bar construction within the rails of the AV300 creates added strength to the section panels and provides for a clean look on the interior of the door by removing trussing obstructions from visible areas (only required in doors wider than 18'2").

Energy Saving Options



Insulation

ThermaXPS™ insulation fills the AV200 rails and stiles to boast an R-value of 4.31". This closed cell insulation has minimal water absorption and prevents mold and mildew. Combine the ThermaXPS, along with our other energy saving door features, and you will have a top notch thermal solution.



Header Seal

Flexible vinyl flap header seal reduces air infiltration and energy costs by sealing the top of the door against the header.



Jamb Seal

EPDM rubber jamb seal also helps to reduce air infiltration and decrease energy costs by sealing the side of the door when closed.

Finish Options



Choice of Windows

Available in impact glass, tempered, tinted, double-pane, insulated, acrylic, or polycarbonate in a variety of thicknesses. Glass thickness range from 1/8" to 1".



SleekSightline™

Our AV200 and AV300 models offer a sleek 1-pane or trendy 2-pane glass layout. These new glass layouts are available now and vary depending on glass type and door size.



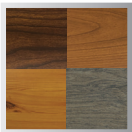
EnduraCote™

The EnduraCote hardware system comes with springs, track and hardware that are powder coated to provide a clean, finished look and maximum protection against rust.



188 ArmorBrite™ Colors

Choose your color! AlumaView door rails and stiles can be powder coated in any of 188 colors for an attractive appearance and exceptional durability.



Elegant Finish Woodtones™

Aluminum coated with durable and long lasting material that delivers a high definition wood grain look.



Anodized Finishes

Choose from a number of anodize finishes including clear, dark bronze, or black.



IECC Requirements Package/California Title 24

The International Energy Conservation Code (IECC) requires building components to meet minimum Air Infiltration rates. This option will ensure the AV300 and AV200 will exceed the latest IECC and Title 24 standards for air infiltration (only), by using the required header and jamb seals and track mounting. Exhaust ports and pass doors cannot be used. Raynor's IECC package yields the following results.

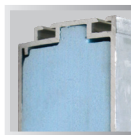
Model	Air Infiltration @25MPH
AV300	0.21 cfm/ft ²
AV200	0.24 cfm/ft ²
Model	Tested U Factor
AV300	0.83 (w/ 1" insulated Low E coated glass units)
AV200	0.72 (w/ IG Low E Glass)
AV200	0.76 (w/ IG Clear Glass)
AV200	1.10 (w/ DSB glass)

Model Options and Upgrades



Aluminum Panels

Solid aluminum panels are ideal for busy environments, prevents glass breakage at critical heights, protecting your investment. Insulated panels, kick panels and impact rated panels are also available.



Insulation

ThermaXPS™ insulation fills the AV200 rails and stiles to boast an R-value of 4.31". This closed cell insulation has minimal water absorption and prevents mold and mildew. Combine the ThermaXPS, along with our other energy saving door features, and you will have a top notch thermal solution.



High-cycle

For reliable operation in high traffic areas, choose high-cycle torsion springs with 25,000, 50,000, or 100,000-cycle life. For reduced maintenance and ultra-smooth operation in heavy-use applications, choose a weight counterbalance system.



Locks*

In applications where control and access are important, choose from a variety of locking options to help keep your building secure. Locks come in both interior and exterior variations.



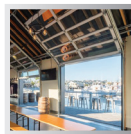
Carbon Monoxide Vent

Allows you to channel fumes to the outside when the door is closed. Available in 3" only.



Pedestrian Doors*

Pedestrian doors are designed for convenient entry and to help minimize energy loss. Pedestrian doors are available on the AV200.



Customized Track*

Track systems are supplied to fit special clearances, inclines or contour applications. Hardware and track systems can be customized to fit any need. Additional trussing is available for special wind loading applications.

*Some options may be limited to door size or model.

**10x10 door built with both double endstiles and 1/2" insulated Low-E Glass.

Series MODEL	Max. Door Width	Max. Door Height	Overall Section Thickness	Bottom Panel Thickness	End Stile Width	Center Stile Width	Colors	Limited Warranty†
AlumaView AV300	24'2"	24'0"	3"	1/2" Insulated Panel 1/2" Kick Panel	3 3/4" or 6 1/2"	3 3/4"	Anodized Finishes, 188 ArmorBrite™ Colors, or Elegant Finish Woodtones™	Sections: 5-Years Hardware: 1-Year Springs: 1-Year
AlumaView AV200	24'2"	24'0"	2"	1/2" Insulated Panel 1/2" Kick Panel	3 3/4" or 6 1/2"	3 3/4"	Anodized Finishes, 188 ArmorBrite™ Colors, or Elegant Finish Woodtones™	Sections: 5-Years Hardware: 1-Year Springs: 1-Year
AlumaView AV175	16'2"	16'0"	1 1/4"	1/2" Insulated Panel 1/2" Kick Panel	3 3/4" or 6 1/2"	1-7/16"	Anodized Finishes, 188 ArmorBrite™ Colors, or Elegant Finish Woodtones™	Sections: 5-Years Hardware: 1-Year Springs: 1-Year

†Limited Warranty See your local Raynor Dealer for complete details.

Commercial Operators



ControlHoist

Commercial Operators

Raynor ControlHoist™ (with solid state logic board control) operators are available in a variety of motor, voltage, and phase combinations for any commercial or industrial application. Contact your local Raynor Authorized Dealer to select the operator and accessories that are suited for your door's size and usage.



Control Options

A variety of control stations, photoelectric eyes and remote activation devices are available.

Dependable. Stylish. Functional

Raynor also offers a full line of sectional, rolling, high performance and traffic doors as well as security grilles. See your Raynor Dealer or visit www.raynor.com for more information.



Professional Installation and Service



Depend on your Raynor Dealer

When you select Raynor, you're not just getting a superior garage door - you're also getting professional garage door installation and service expertise.

Every Raynor garage door is installed by a trained Raynor professional. And that means added benefits for you. First, you won't have to deal with it yourself. And because it's done right the first time, your door will deliver performance and reliability from the day it's installed. Your technician will check your door for everything from safety to performance and appearance. Trust your Raynor garage door to someone who knows it better than anyone else, your professional Raynor Dealer.

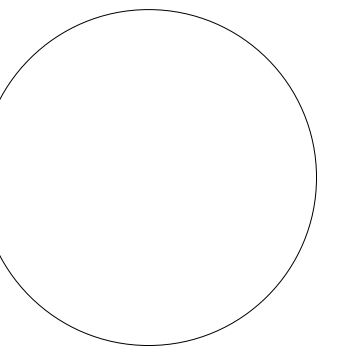


P.O. Box 448, 1101 East River Rd.
Dixon, IL 61021-0448
1-800-4-RAYNOR (472-9667)

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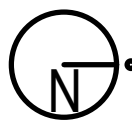


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$$1/8'' = 1'-0''$$


LEVEL 1 - FLOOR PLAN

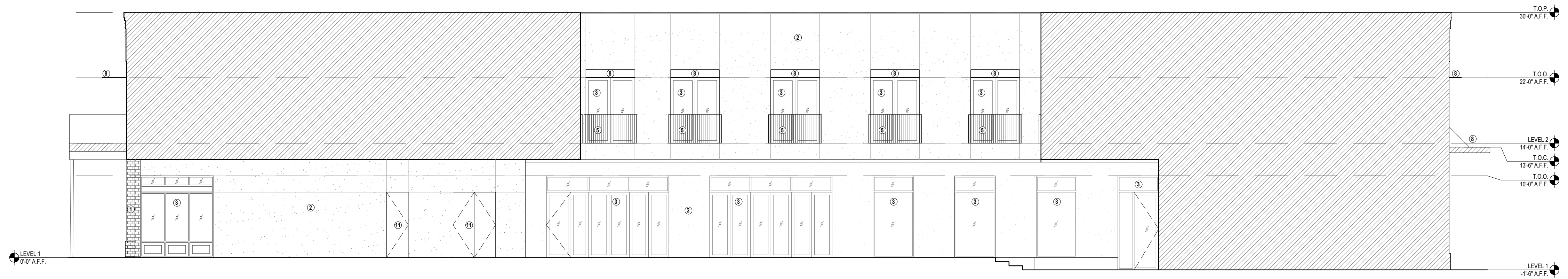
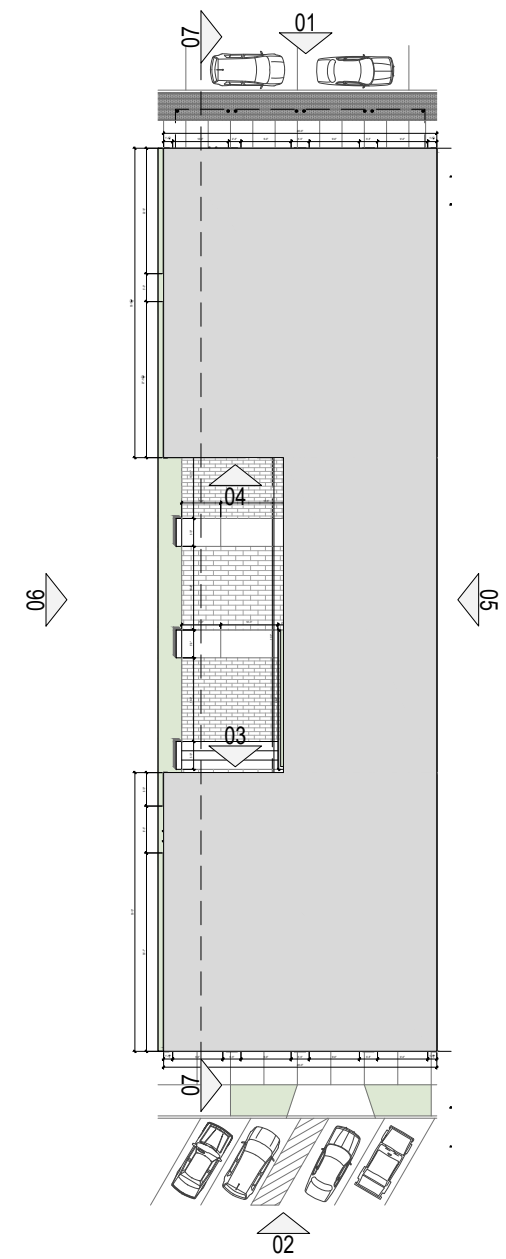
$$1/8'' = 1'-0''$$



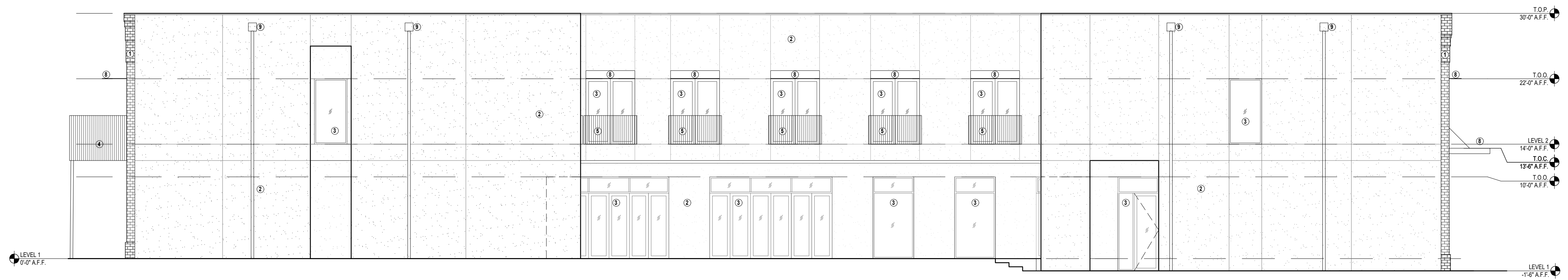
ROOF PLAN

- | MATERIAL LEGEND | |
|-----------------|--|
| 1. | BRICK |
| 2. | STUCCO - PAINTED |
| 3. | ALUMINUM STOREFRONT/DOORS |
| 4. | METAL RAILS ON LEVEL 2 (STANDARD BALCONY) |
| 5. | METAL RAILS ON LEVEL 2 (JULIET BALCONIES) |
| 6. | OVERHEAD DOOR WITH CLEAR GLAZED PANELS |
| 7. | OVERHEAD DOOR WITH FROSTED GLAZED PANELS (AlumaView AV175) |
| 8. | ALUMINUM CANOPY/EYEBROW |
| 9. | ALUMINUM DOWNSPOUT |
| 10. | ALUMINUM SIGNAGE - BACK LIT |
| 11. | SOLID DOORS |

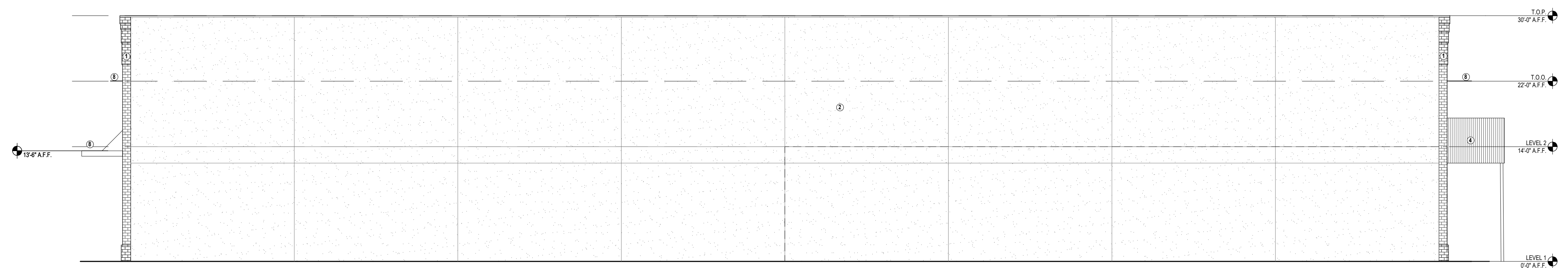
KEY PLAN



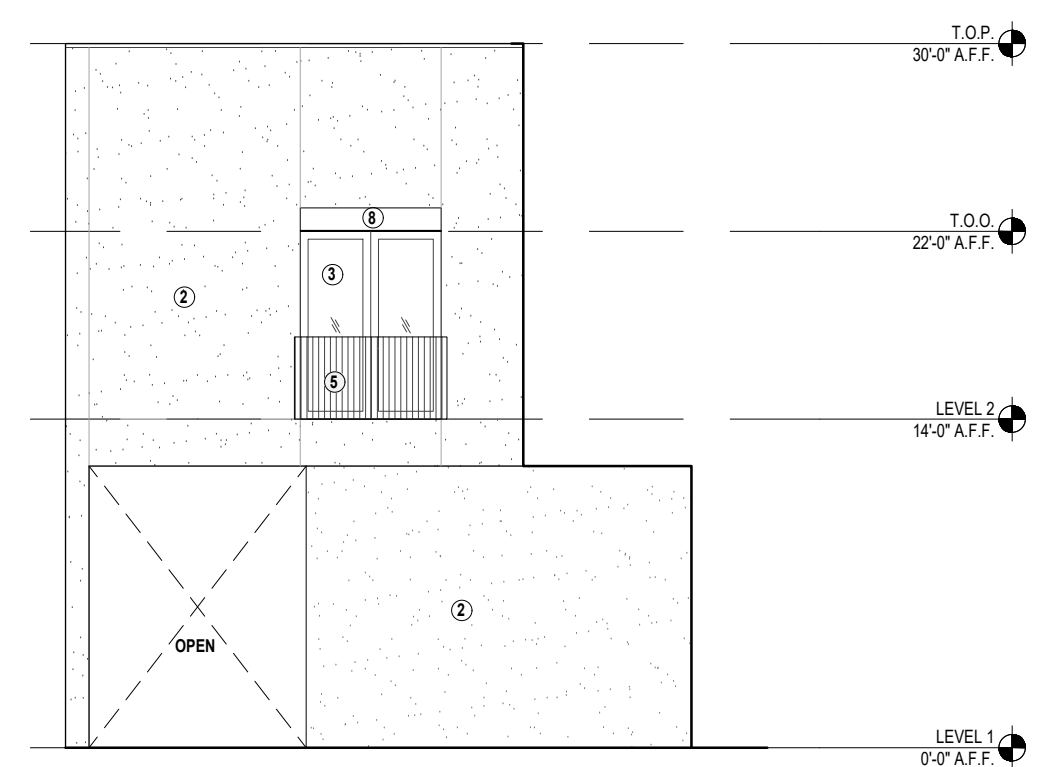
COURTYARD - WEST ELEVATION 07
1/8" = 1'-0"



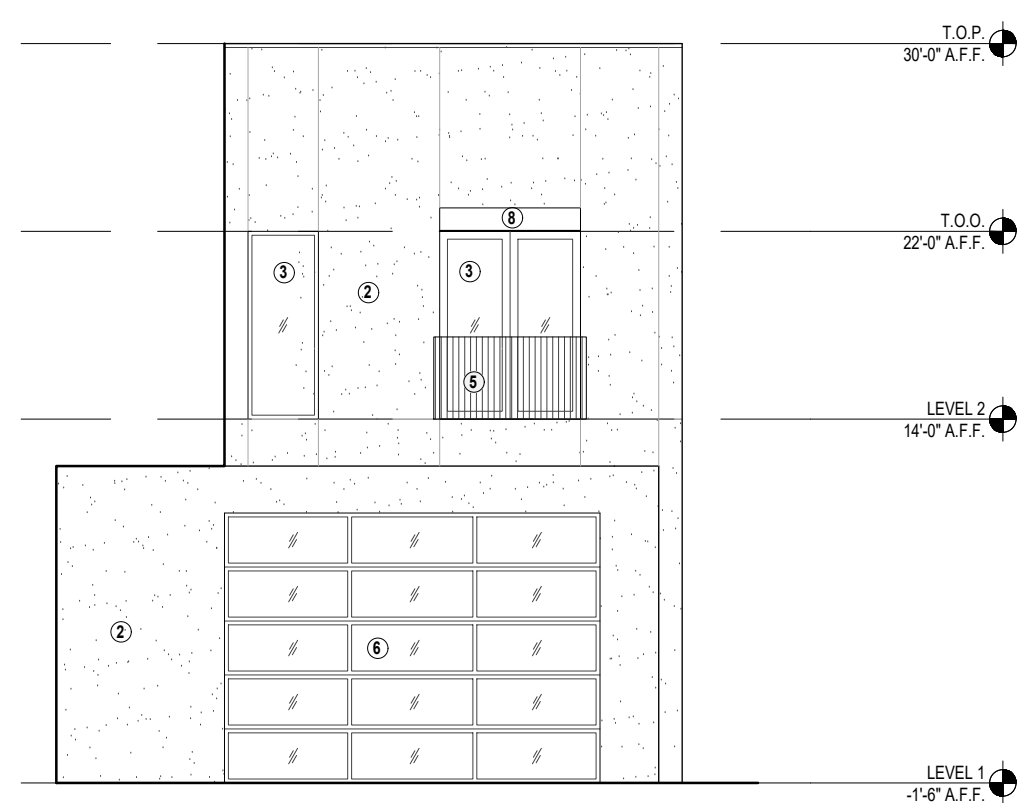
WEST ELEVATION **06**
1/8" = 1'-0"



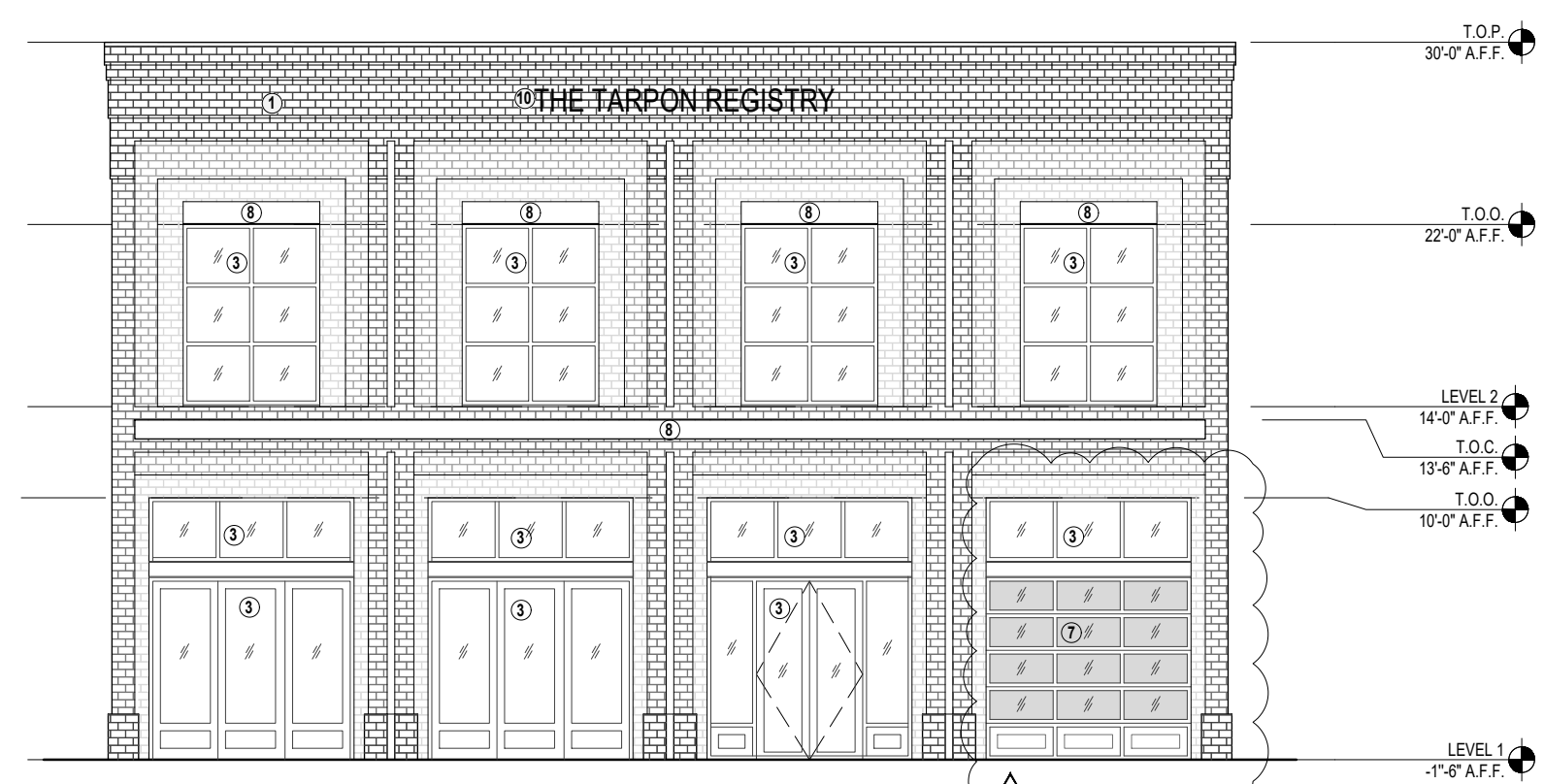
EAST ELEVATION **05**
1/8" = 1'-0"



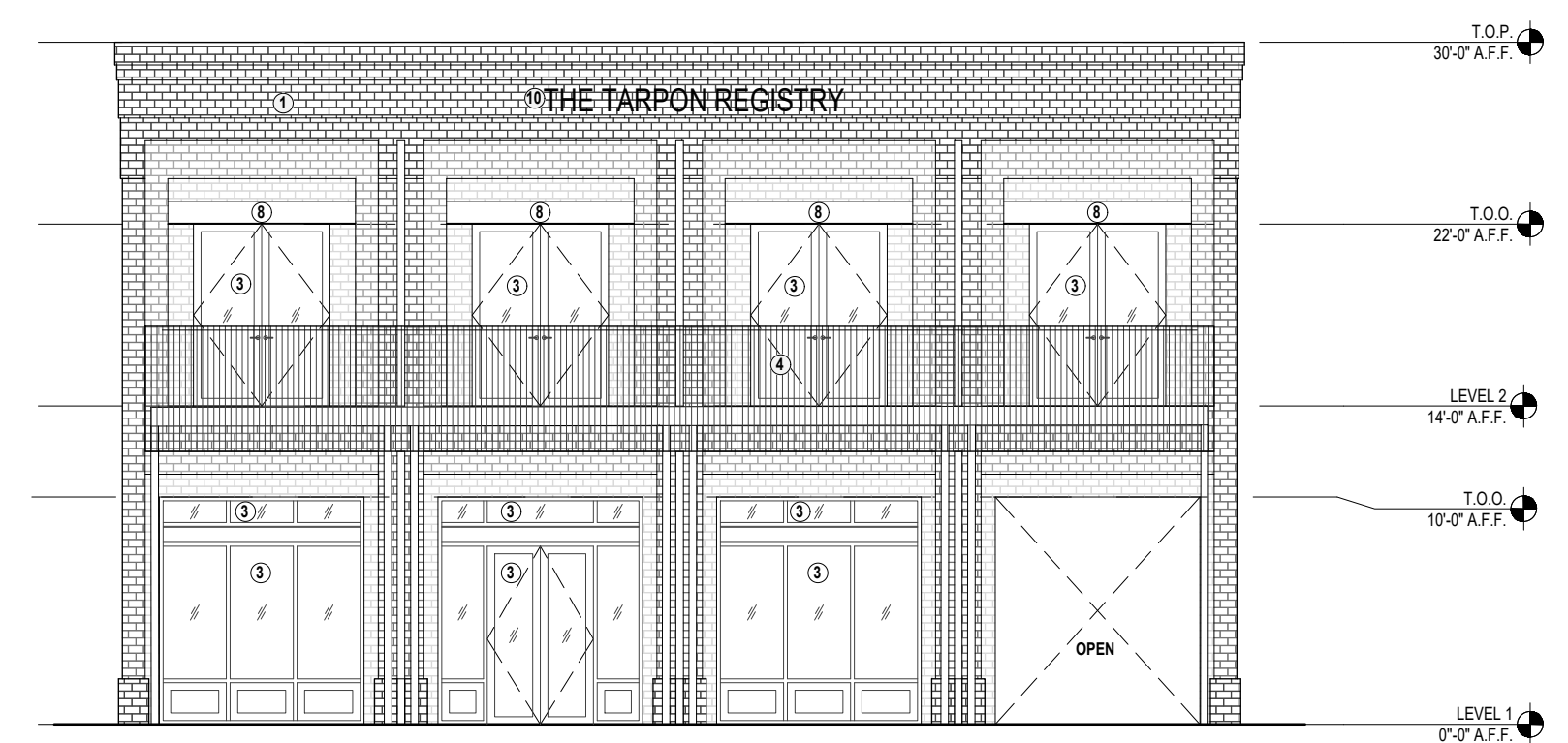
COURTYARD - SOUTH ELEVATION **04**
1/8" = 1'-0"



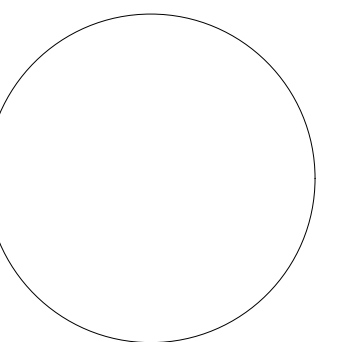
COURTYARD - NORTH ELEVATION 03
1/8" = 1'-0"



SOUTH ELEVATION **02**
1/8" = 1'-0"



NORTH ELEVATION 01
1/8" = 1'-0"





E. TARPON AVENUE ELEVATION
N.T.S. **04**



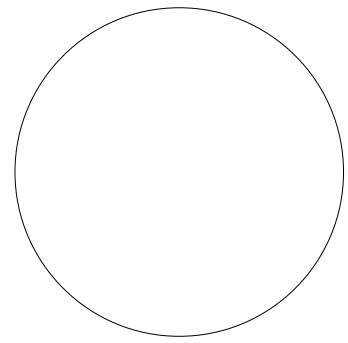
E. TARPON AVENUE ENTRY
N.T.S. **03**



E. COURT STREET ELEVATION
N.T.S. **02**



EAST COURT STREET ENTRY
N.T.S. **01**





MEMO

To: Heritage Preservation Board (HPB) Members

Staff: Caroline Lanford, Principal Planner

HPB Meeting: September 14, 2026, Discussion Item

Subject: HPB Case 26.63, Hanks, 226 N Grosse Avenue

BACKGROUND

The HPB conditionally approved an application to partially demolish the subject 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 their regular meeting of September 8, 2025. A condition of that approval included that a demolition permit would not be issued until there is an HPB approved plan for site development.

At their regular meeting of August 4, 2026, the HPB was presented with an application for a full demolition of the contributing structure and plans for the redevelopment of the subject site. The HPB found that the application did not have sufficient information to make a determination and continued the case to their regular meeting of September 14, 2026.

The applicant has provided additional information including: a cost estimate for preserving the front wall and rebuilding in the existing footprint; a cost estimate for rehabilitating the existing structure; and an opinion of probable resale value for the primary residence after restoration.

SUPPLEMENTAL INFORMATION

The information submitted was provided by professionals licensed in the state of Florida. Staff cannot render an expert opinion on construction costs, economic feasibility, or real estate values. The previous staff report and presentation have been amended to reflect the information provided by the applicant.

ATTACHMENTS:

1. Build Estimates
2. Market Value Report



July 22, 2026

Mike & Patti Hanks,

Below you will find two separate versions of our proposal for 226 Grosse Ave. The first version is the selective demolition of the existing home, reserving the front wall and any other salvageable features, and the reconstruction of the house as it stands now. This project will carry a significant contingency, as there are many unknowns until we get into the selective demo and really uncover how badly the underlying framing and support structure is, and how much additional work is required to safely reconstruct the home.

The second version is the schematic model as drawn by Sandbar.

Please let me know if you have any questions, or how we can be of further service in the development of these options.

Sincerely,

Dr. Adam Boudreaux
President & Owner,
Tactical Construction Group



3152 LITTLE ROAD, #122, TRINITY, FL 34655
727-992-1900

WWW.TACTICALCONSTRUCTIONGROUP.COM



This is the renovation of the current home for a total of \$1,116,907.80.

Division	Project Cost	Name
Division 1	\$231,667.60	General Conditions
Division 2	\$32,496.50	Site Work
Division 3	\$16,171.00	Concrete
Division 4	\$100,425.00	Masonry
Division 5	\$11,845.00	Metals
Division 6	\$114,484.50	Wood & Plastics
Division 7	\$163,368.30	Thermal & Moisture
Division 8	\$96,202.00	Doors & Windows
Division 9	\$110,168.80	Finishes
Division 10	\$2,575.00	Specialties
Division 11	\$0.00	Appliance Allow
Division 21	\$0.00	Fire Suppression
Division 22	\$27,701.85	Plumbing
Division 23	\$27,810.00	HVAC
Division 26	\$26,883.00	Electrical
Overhead	\$33,662.95	3.01%
Profit	\$99,546.15	8.91%
General Liability	\$21,900.15	1.96%
Total Project Cost	\$1,116,907.80	

This is per the schematic drawings, a total of \$1,852,081.65.

Division	Project Cost	Name
Division 1	\$408,786.00	General Conditions
Division 2	\$296,152.50	Site Work
Division 3	\$26,250.00	Concrete
Division 4	\$105,525.00	Masonry
Division 5	\$13,650.00	Metals
Division 6	\$116,707.50	Wood & Plastics
Division 7	\$166,540.50	Thermal & Moisture
Division 8	\$140,910.00	Doors & Windows
Division 9	\$112,308.00	Finishes
Division 10	\$2,625.00	Specialties
Division 11	\$15,750.00	Appliance Allow
Division 21	\$0.00	Fire Suppression
Division 22	\$28,239.75	Plumbing
Division 23	\$34,125.00	HVAC
Division 26	\$33,180.00	Electrical
Overhead	\$135,067.43	7.29%
Profit	\$179,939.84	9.72%
General Liability	\$36,315.13	1.96%
Total Project Cost	\$1,852,071.65	

BROKER OPINION OF PROBABLE RESALE VALUE

226 N Grosse Avenue, Tarpon Springs, Florida 34689

Market Context for Historic Preservation Review

Purpose. This report provides a limited broker opinion of probable resale value for the primary residence after a sensitive historic restoration, using two recent and highly relevant Tarpon Springs market comparables. It is intended to illustrate the relationship between market-supported resale value and documented reconstruction/restoration costs. It is not an appraisal and does not include contributory value for a future pool, detached garage, or accessory dwelling unit (ADU).

1. Subject Property and Proposed Restoration

The subject is the historic residence at 226 N Grosse Avenue. Sandbar Architecture prepared schematic plans for the Hanks Residence that retain the historic form and rework the interior for modern use. The drawings identify the main level and second level as a renovation of the existing residence and separately depict a future garage/ADU and pool on the site plan. Those separate improvements are excluded from this opinion of resale value.

For market comparison purposes, the planned restored residence is treated as a historic single-family home in the downtown Tarpon Springs market. Based on the schematic drawings, the final conditioned area appears likely to be smaller than both comparables summarized below. Accordingly, the comparable properties are most useful as upper market benchmarks rather than as direct one-for-one matches.

2. Underlying Land Value

To estimate the probable market value of the underlying land independent of the existing residence and site improvements, two recent vacant residential land sales in the nearby Tarpon Springs market were reviewed. These sales are considered useful indicators because they reflect actual market transactions for residential building sites in a comparable location.

Comparable	Sale Date	Sale Price	Market Relevance
MLS TB8331878 Parcel 12-27-15-95508-000-0010	1/31/2025	\$199,900	Nearby vacant residential lot; Flood Zone X; slightly smaller than subject.
MLS J984561 Parcel 12-27-15-47628-000-0040	1/2/2025	\$110,000	Vacant residential lot in a comparable location; considerably smaller than subject.

The two sales establish an observed vacant-land range from \$110,000 to \$199,900. The lower-priced sale represents a considerably smaller site, while the \$199,900 sale is a slightly smaller nearby homesite in Flood Zone X. Given the subject property's relative size and location, the subject would reasonably be expected to compete toward the upper end of this observed range.

Broker opinion of underlying land value. Based on these recent vacant land transactions and the subject property's comparative characteristics, the probable market value of the underlying land, as though vacant and exclusive of the existing residence and other site improvements, is approximately **\$190,000**, with a reasonable market range of approximately **\$180,000 to \$205,000**.

3. Strongest Comparable Market Evidence

Property	Year	Beds/Baths	Living Area	Market Price	Price/SF
210 N Grosse Ave MLS TB8476759	1901	4 / 2	2,262 SF	\$650,000	\$287
418 E Orange St MLS TB8484753	1910	5 / 2	2,000 SF	\$611,000	\$306

Comparable 1 - 210 N Grosse Avenue, Tarpon Springs (MLS TB8476759)

- Historic Craftsman residence built in 1901.
- 4 bedrooms, 2 full bathrooms, approximately 2,262 square feet of living area.
- Approximately 0.93-acre lot, substantially larger than a typical downtown historic lot.
- Original heart-of-pine flooring, restored historic features, updated kitchen, central air plus mini-split system, and two-car carport.
- Listed in February 2026 at \$725,000 and ultimately sold on July 20, 2026 for \$650,000, or approximately \$287 per square foot.
- Closed July 20, 2026 at a sale price of \$650,000.
- Because this home is larger and sits on nearly one acre, it is a superior property in size and land area and therefore provides a useful upper benchmark for the subject.

Comparable 2 - 418 E Orange Street, Tarpon Springs (MLS TB8484753)

- Historic single-family residence built in 1910.
5 bedrooms, 2 full bathrooms, approximately 2,000 square feet of living area.
- Extensively renovated while retaining the character of an early Tarpon Springs home.
- Market exposure began at \$725,000 in March 2026, followed by multiple price reductions before closing on August 4, 2026 for \$611,000.
- At the \$611,000 sale price, the approximately 2,000 square feet of MLS living area equates to approximately \$306 per square foot.
- This property is especially relevant because it represents a recently renovated historic residence in the same immediate Tarpon Springs market and demonstrates the price resistance encountered above the low-to-mid \$600,000 range.

4. Market Interpretation

These two properties are the strongest available market benchmarks because each is an early-1900s detached residence in the historic Tarpon Springs market and each reflects substantial preservation or renovation. Both are larger than the subject residence as currently contemplated, and 210 N Grosse Avenue is also materially superior in lot size. Despite those advantages, the current market evidence clusters at approximately \$611,000 to \$650,000.

For the subject residence, a prudent broker opinion is therefore that a professionally restored primary residence, without assigning value to a future pool, detached garage, or ADU, would likely have a probable resale range of approximately **\$575,000 to \$650,000**, with a central market benchmark near **\$611,000**. The exact resale value would depend on final conditioned square footage, quality of restoration, bedroom/bath count, parking, site improvements, insurance availability, and market conditions at the time of sale.

5. Documented Restoration / Reconstruction Cost Context

Tactical Construction Group provided two cost scenarios for the subject property:

- Selective demolition, preservation of the front wall and other salvageable features, and reconstruction of the existing home: \$1,116,907.80.
- Construction based on the Sandbar schematic drawings: approximately \$1.852 million.
- The contractor expressly notes that the selective-demolition/reconstruction option carries significant contingency because concealed framing and support conditions cannot be fully known until demolition occurs.

Scenario	Amount	Difference vs. \$611K Benchmark
Broker central resale benchmark	\$611,000	—
Selective demolition / reconstruction	\$1,116,907.80	+\$505,907.80
Sandbar schematic cost	\$1,852,071.65	+\$1,241,071.65

Market conclusion. The documented cost to preserve and reconstruct the primary residence is substantially greater than the resale value supported by the two strongest historic-home comparables. The market evidence does not indicate that the additional preservation expenditures would be recoverable through resale. This conclusion addresses economic market support only; it does not opine on whether restoration is technically possible or on any legal standard applied by the Historic Preservation Board.

6. Conclusion

Based on the two strongest comparable properties, the market supports a restored historic-home value in the low-to-mid \$600,000 range, with the subject likely requiring a downward adjustment because the planned residence is smaller than both comparables. For purposes of evaluating market value against preservation/reconstruction cost, a probable resale range of \$575,000 to \$650,000 is reasonable, with approximately \$611,000 used as the central benchmark in this report.

Scope and limitation. This is a broker opinion for market-context purposes and is not a licensed real-property appraisal, structural opinion, construction estimate, or legal opinion. Market status and pricing are time-sensitive. Final value should be revisited if the approved design, finished square footage, or market conditions materially change.

Sources Reviewed

- Stellar MLS sale information for 210 N Grosse Avenue, MLS TB8476759; closed July 20, 2026 for \$650,000.
- Stellar MLS sale information for 418 E Orange Street, MLS TB8484753; closed August 4, 2026 for \$611,000.
- Stellar MLS sale information for vacant land comparable MLS TB8331878, Parcel 12-27-15-95508-000-0010, closed January 31, 2025 at \$199,900.
- Stellar MLS sale information for vacant land comparable MLS J984561, Parcel 12-27-15-47628-000-0040, closed January 2, 2025 at \$110,000.
- Sandbar Architecture, Hanks Residence schematic design package, Project 25-079.
- Tactical Construction Group, Hanks Build estimates for 226 Grosse Avenue.

Prepared by: Michelle Dinsmore

Homes with Michelle D.

Date: August 7, 2026



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
AUGUST 3, 2026

AMENDED STAFF REPORT, September 1, 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.

At their regular meeting of August 4, 2026, the HPB was presented with an application for a full demolition of the contributing structure and plans for the redevelopment of the subject site. The HPB found that the application did not have sufficient information to make a determination and continued the case to their regular meeting of September 14, 2026.



The applicant has provided additional information including: a cost estimate for preserving the front wall and rebuilding in the existing footprint; a cost estimate for rehabilitating the existing structure; and an opinion of probable resale value for the primary residence after restoration.

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. **An estimate of \$1,116,907.80 has been provided to rebuild in the existing footprint and preserve the front façade. An estimate of \$1,852,071.65 has been provided to rebuild the schematic model of the existing house.**

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. **A licensed real estate broker in the state of Florida has provided the following information:**

For the subject residence, a prudent broker opinion is therefore that a professionally restored primary residence, without assigning value to a future pool, detached garage, or ADU, would likely have a probable resale range of approximately \$575,000 to \$650,000, with a central market benchmark near \$611,000. The exact resale value would depend on final conditioned square footage, quality of restoration, bedroom/bath count, parking, site improvements, insurance availability, and market conditions at the time of sale.

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. **One comment was received in response to the notification and is included in the attachments.**

ATTACHMENTS:

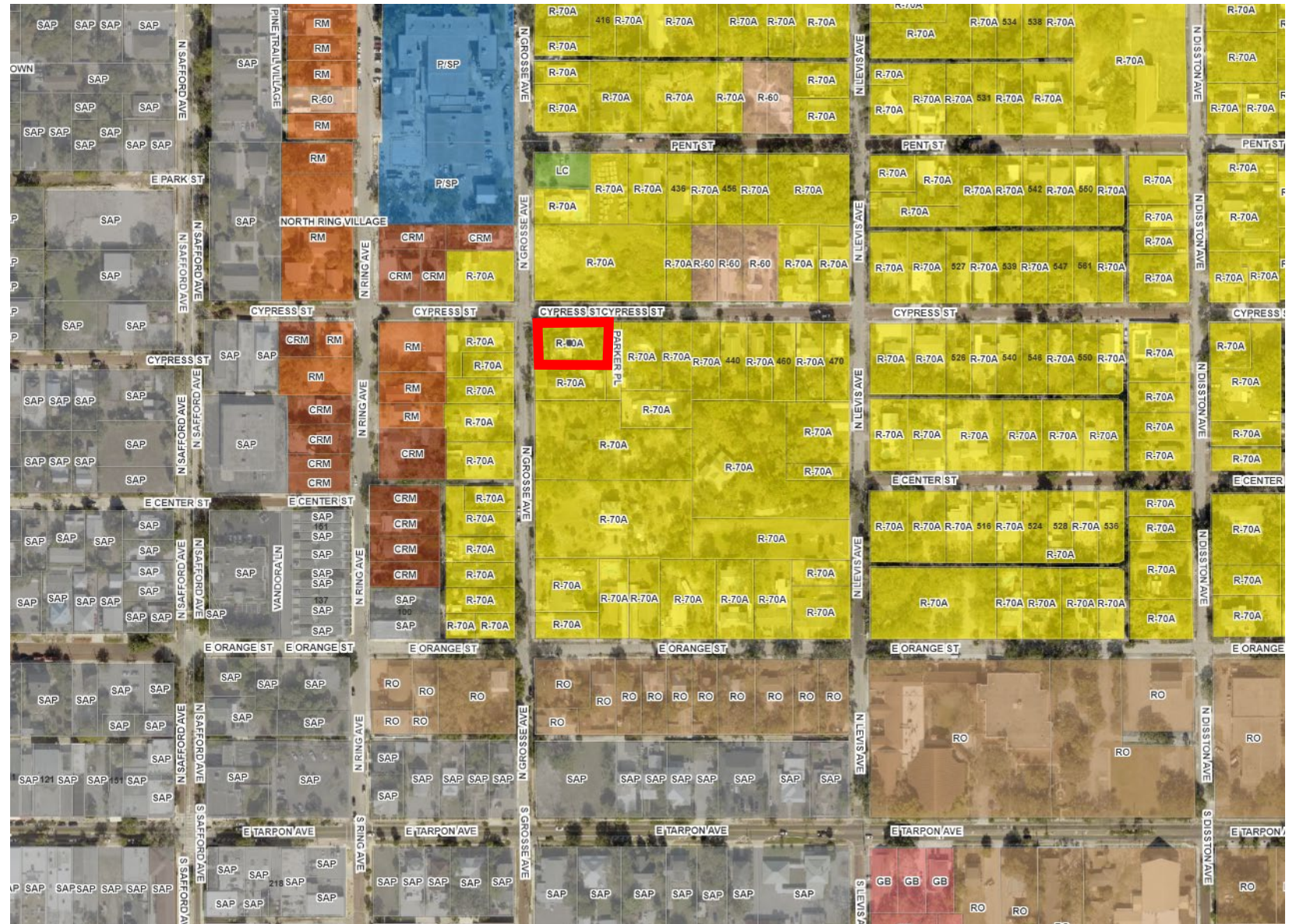
1. Slide Presentation
2. Florida Master Site File Form #8PI1446
3. Application and related materials
4. **Memo with supplemental materials**
5. **Public comment**

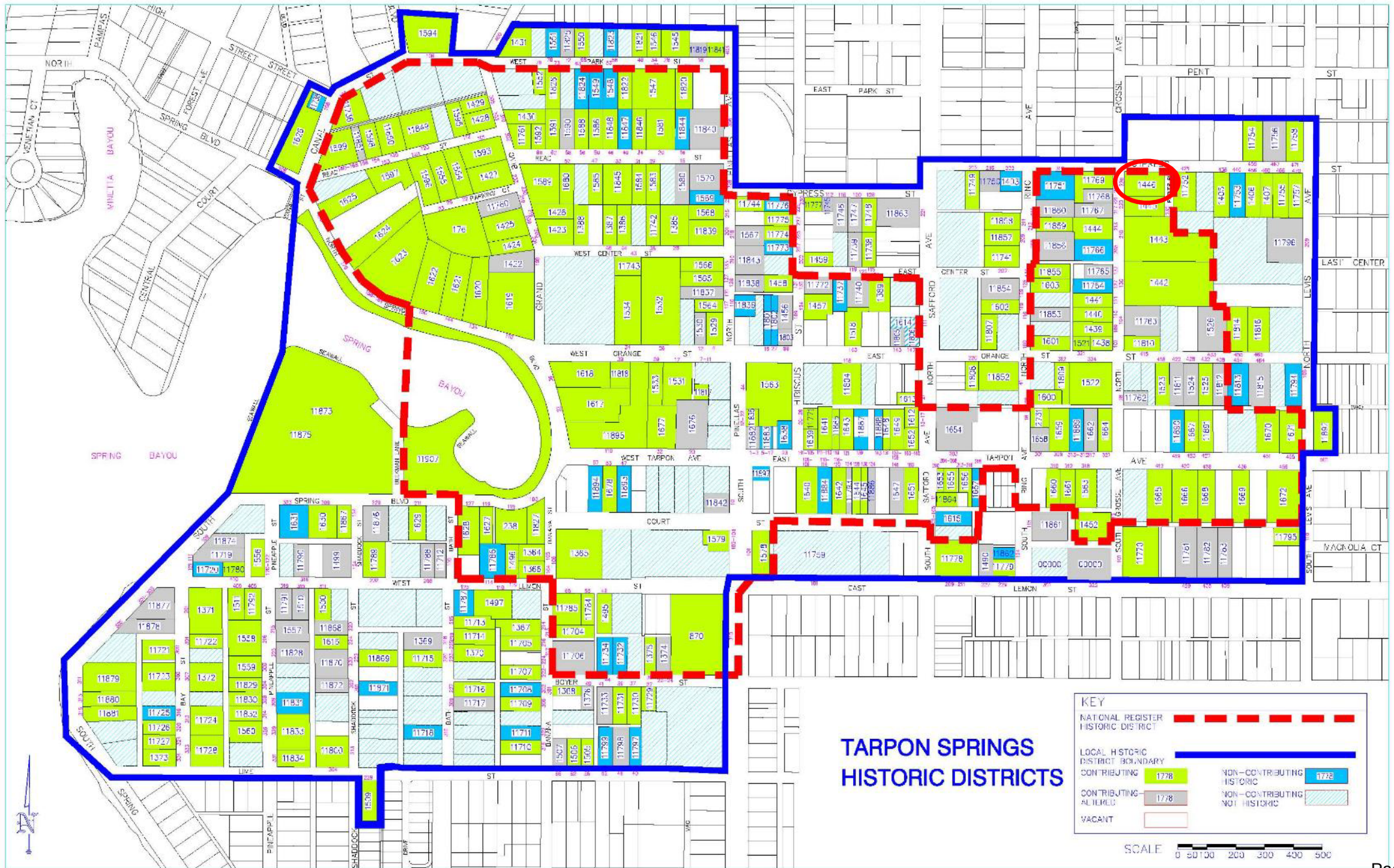
HANKS APPLICATION #26.63

Heritage Preservation Board, September 14, 2026



LOCATION AND CONTEXT





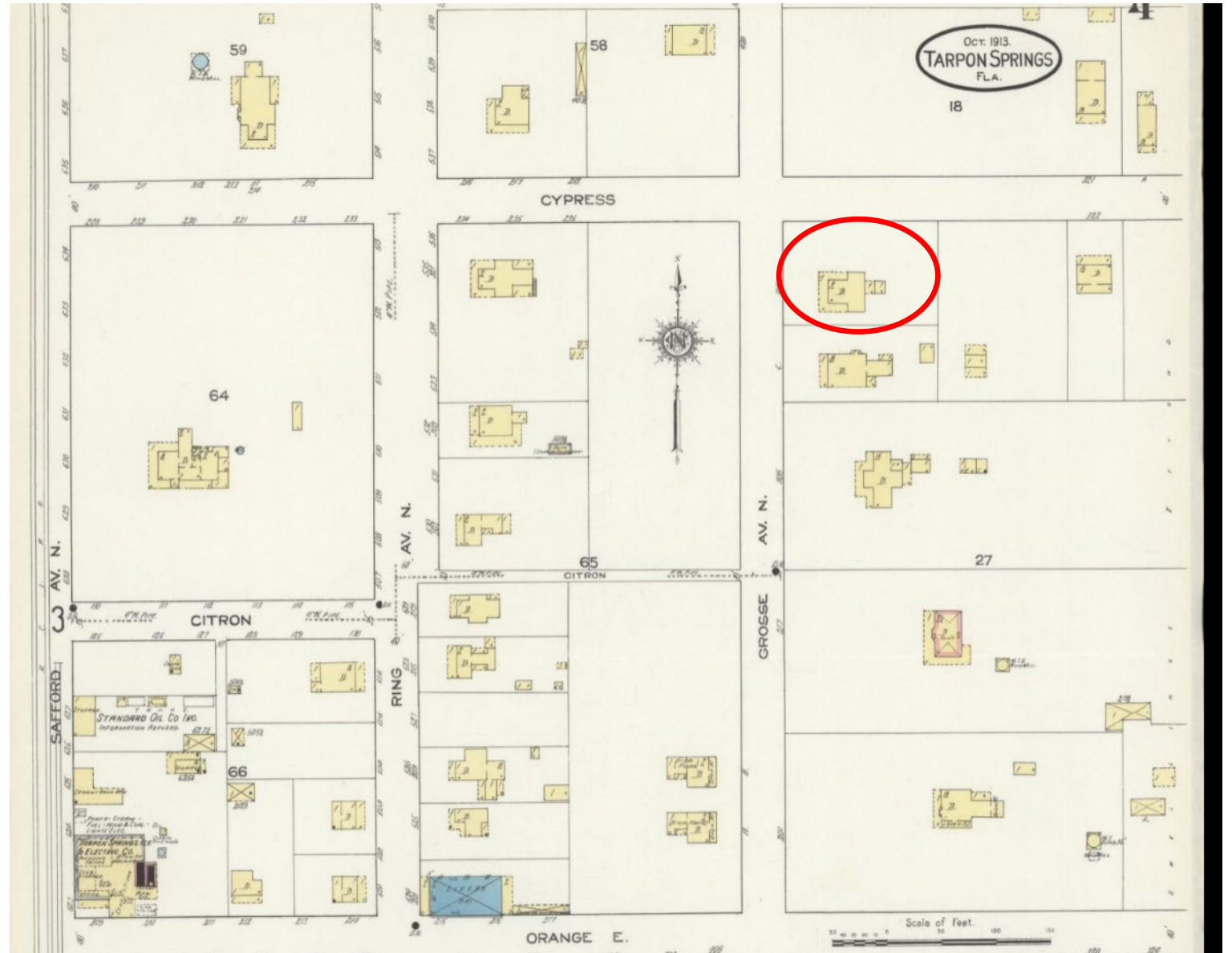
REQUEST

- 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



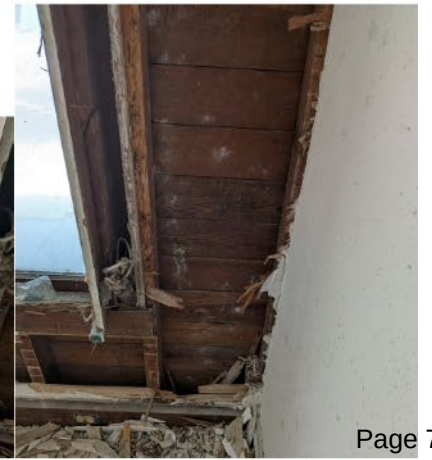
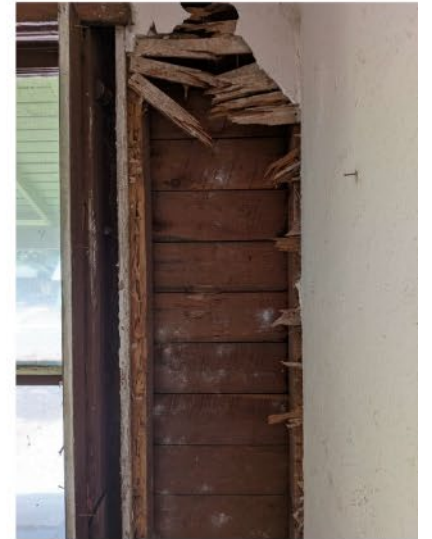
226 N GROSSE – CONDITION



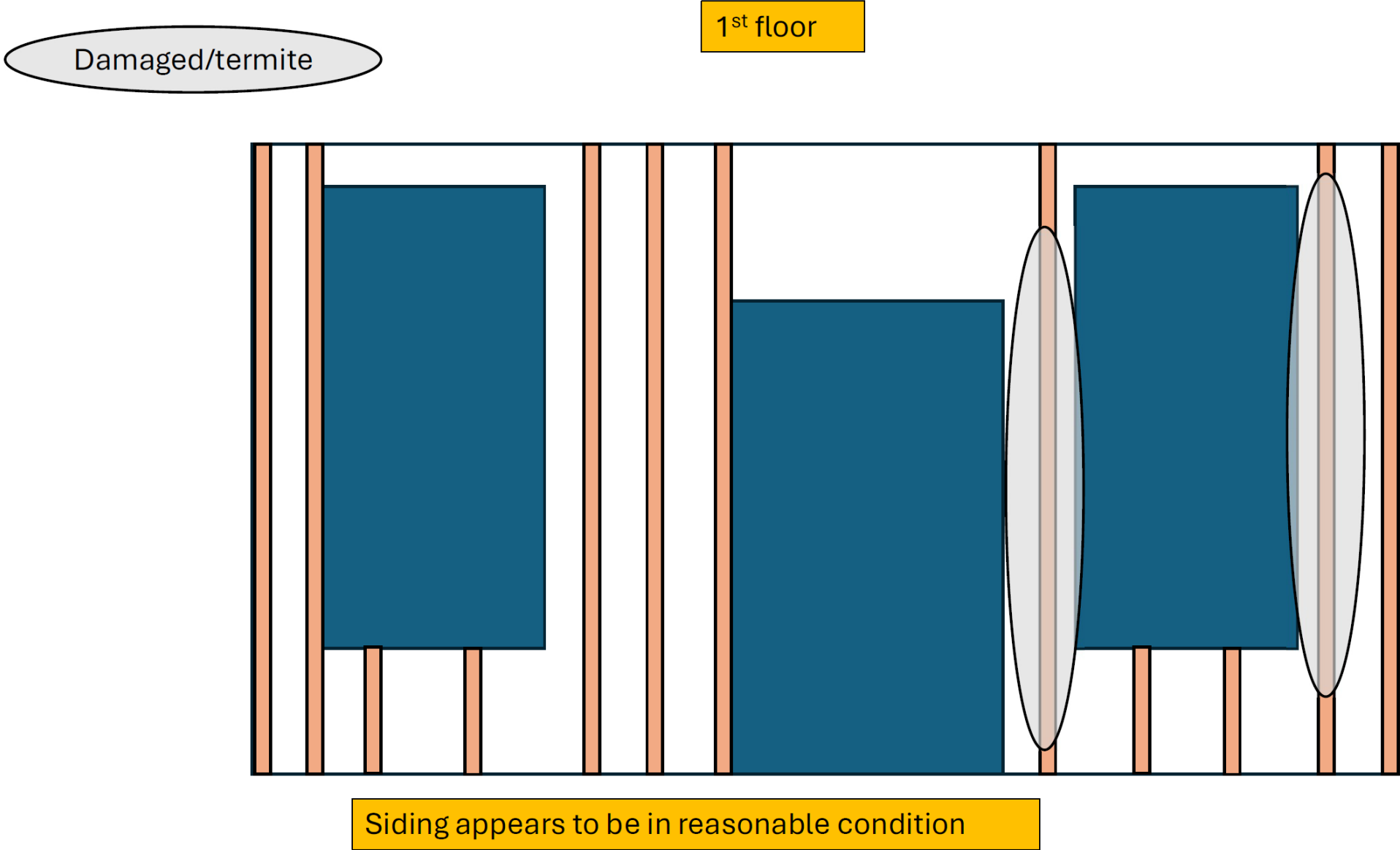
226 N GROSSE – CONDITION



1st floor

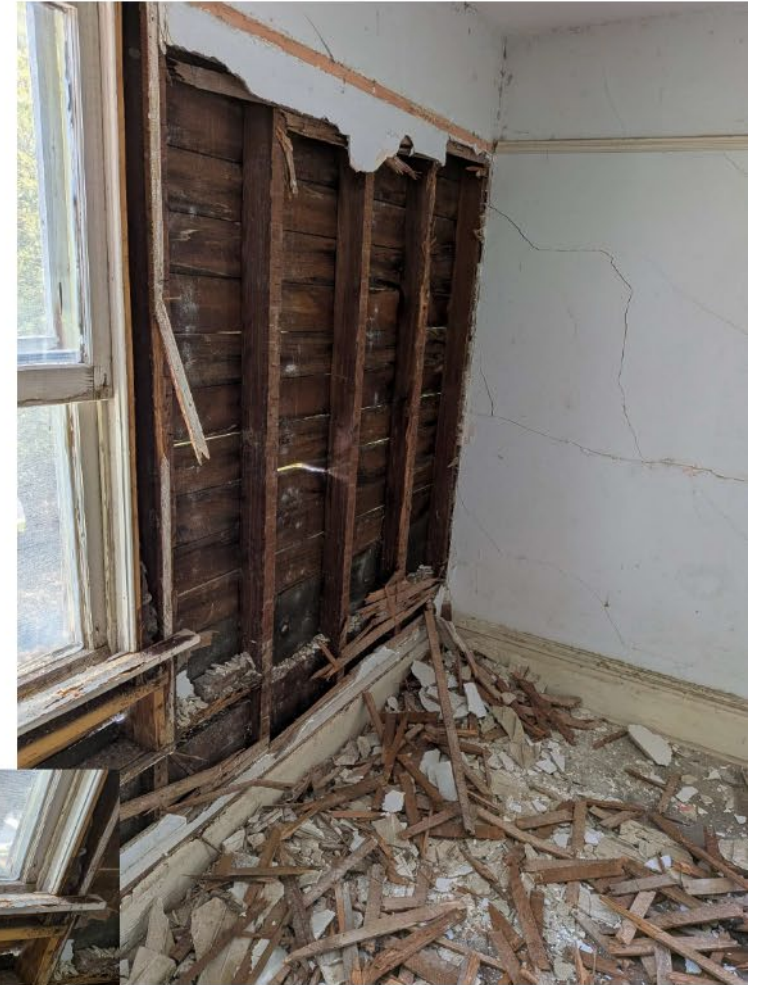


226 N GROSSE – CONDITION



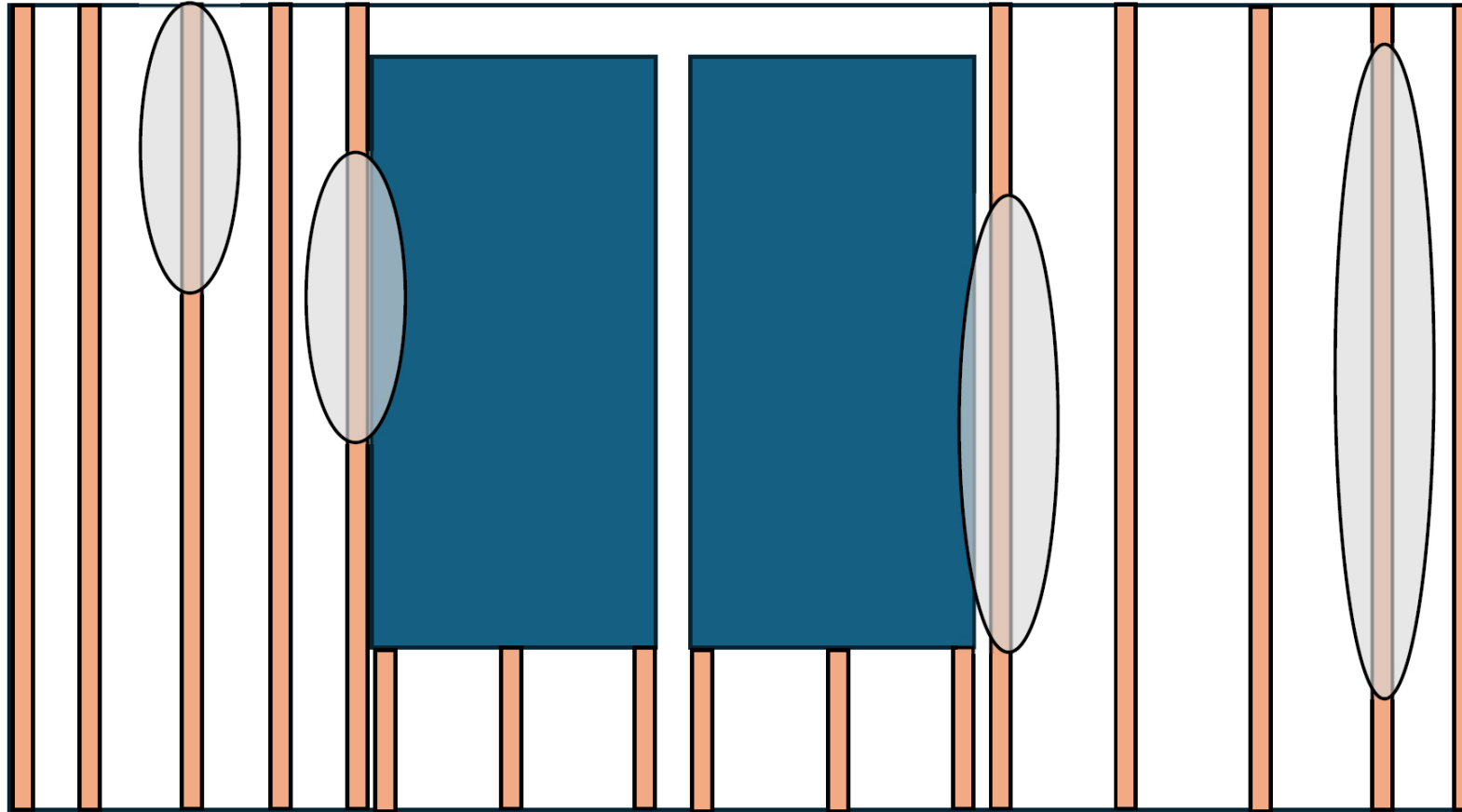
226 N GROSSE – CONDITION

2nd floor



226 N GROSSE – CONDITION

2nd floor



Siding appears to have significant rot.

226 N GROSSE – CONDITION



226 N GROSSE – CONDITION



226 N GROSSE – CONSTRUCTION ESTIMATES

This is the renovation of the current home for a total of \$1,116,907.80.

Division	Project Cost	Name
Division 1	\$231,667.60	General Conditions
Division 2	\$32,496.50	Site Work
Division 3	\$16,171.00	Concrete
Division 4	\$100,425.00	Masonry
Division 5	\$11,845.00	Metals
Division 6	\$114,484.50	Wood & Plastics
Division 7	\$163,368.30	Thermal & Moisture
Division 8	\$96,202.00	Doors & Windows
Division 9	\$110,168.80	Finishes
Division 10	\$2,575.00	Specialties
Division 11	\$0.00	Appliance Allow
Division 21	\$0.00	Fire Suppression
Division 22	\$27,701.85	Plumbing
Division 23	\$27,810.00	HVAC
Division 26	\$26,883.00	Electrical
Overhead	\$33,662.95	3.01%
Profit	\$99,546.15	8.91%
General Liability	\$21,900.15	1.96%
Total Project Cost	\$1,116,907.80	

This is per the schematic drawings, a total of \$1,852,081.65.

Division	Project Cost	Name
Division 1	\$408,786.00	General Conditions
Division 2	\$296,152.50	Site Work
Division 3	\$26,250.00	Concrete
Division 4	\$105,525.00	Masonry
Division 5	\$13,650.00	Metals
Division 6	\$116,707.50	Wood & Plastics
Division 7	\$166,540.50	Thermal & Moisture
Division 8	\$140,910.00	Doors & Windows
Division 9	\$112,308.00	Finishes
Division 10	\$2,625.00	Specialties
Division 11	\$15,750.00	Appliance Allow
Division 21	\$0.00	Fire Suppression
Division 22	\$28,239.75	Plumbing
Division 23	\$34,125.00	HVAC
Division 26	\$33,180.00	Electrical
Overhead	\$135,067.43	7.29%
Profit	\$179,939.84	9.72%
General Liability	\$36,315.13	1.96%
Total Project Cost	\$1,852,071.65	

226 N GROSSE – MARKET ANALYSIS

Scenario	Amount	Difference vs. \$611K Benchmark
Broker central resale benchmark	\$611,000	—
Selective demolition / reconstruction	\$1,116,907.80	+\$505,907.80
Sandbar schematic cost	\$1,852,071.65	+\$1,241,071.65

Market conclusion. The documented cost to preserve and reconstruct the primary residence is substantially greater than the resale value supported by the two strongest historic-home comparables. The market evidence does not indicate that the additional preservation expenditures would be recoverable through resale. This conclusion addresses economic market support only; it does not opine on whether restoration is technically possible or on any legal standard applied by the Historic Preservation Board.

6. Conclusion

Based on the two strongest comparable properties, the market supports a restored historic-home value in the low-to-mid \$600,000 range, with the subject likely requiring a downward adjustment because the planned residence is smaller than both comparables. For purposes of evaluating market value against preservation/reconstruction cost, a probable resale range of \$575,000 to \$650,000 is reasonable, with approximately \$611,000 used as the central benchmark in this report.

Scope and limitation. This is a broker opinion for market-context purposes and is not a licensed real-property appraisal, structural opinion, construction estimate, or legal opinion. Market status and pricing are time-sensitive. Final value should be revisited if the approved design, finished square footage, or market conditions materially change.

DESIGN GUIDELINES REVIEW MANUAL

4.13 Universal Guidelines for Demolition

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

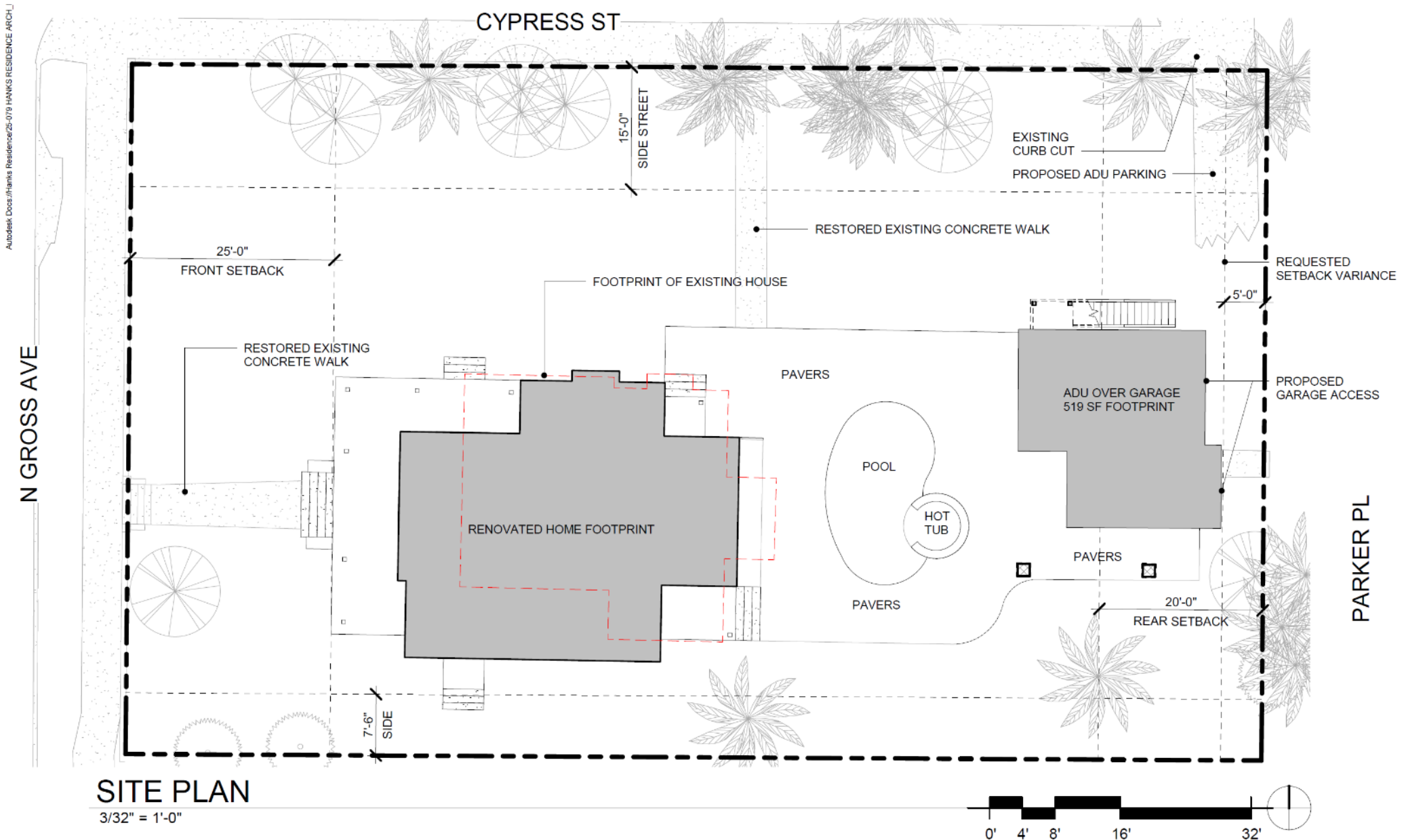
- The historic, architectural or cultural significance of the building or structure,
- The importance of the building or structure to the ambiance of a district or to the patterns of land uses reflecting cultural traditions of the community or local ethnic group,
- The difficulty or impossibility of 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.
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- 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

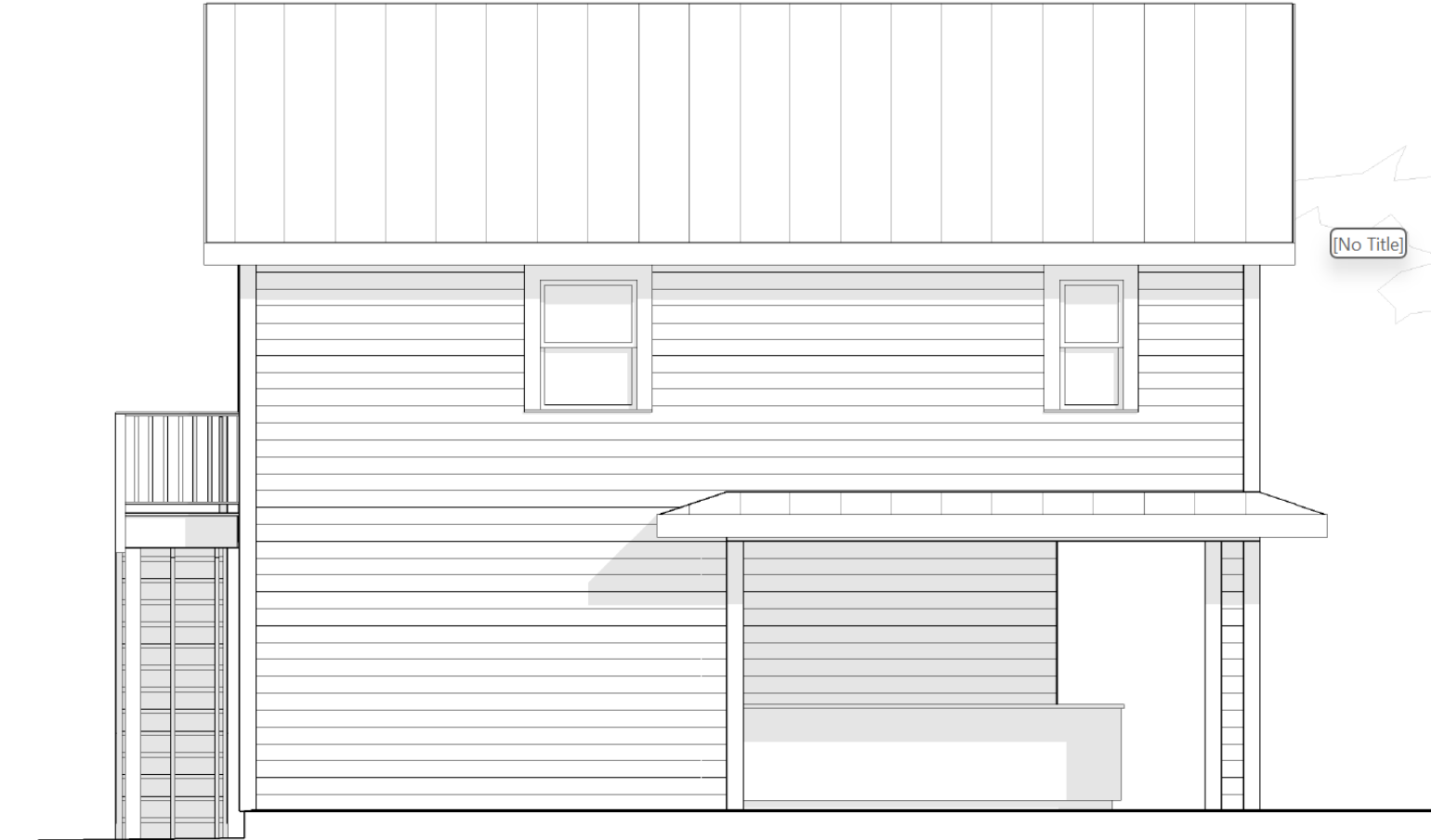


EAST ELEVATION

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

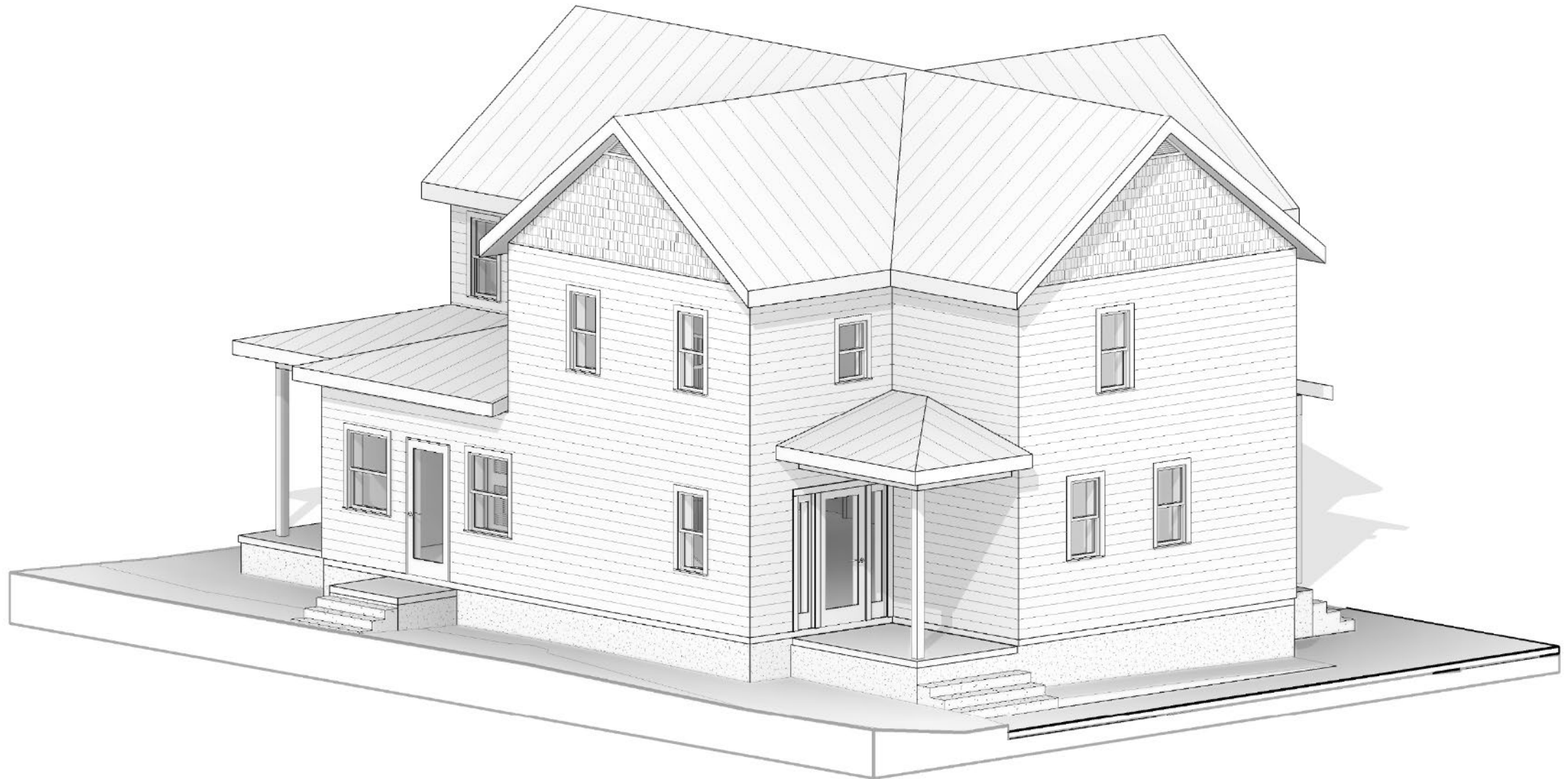
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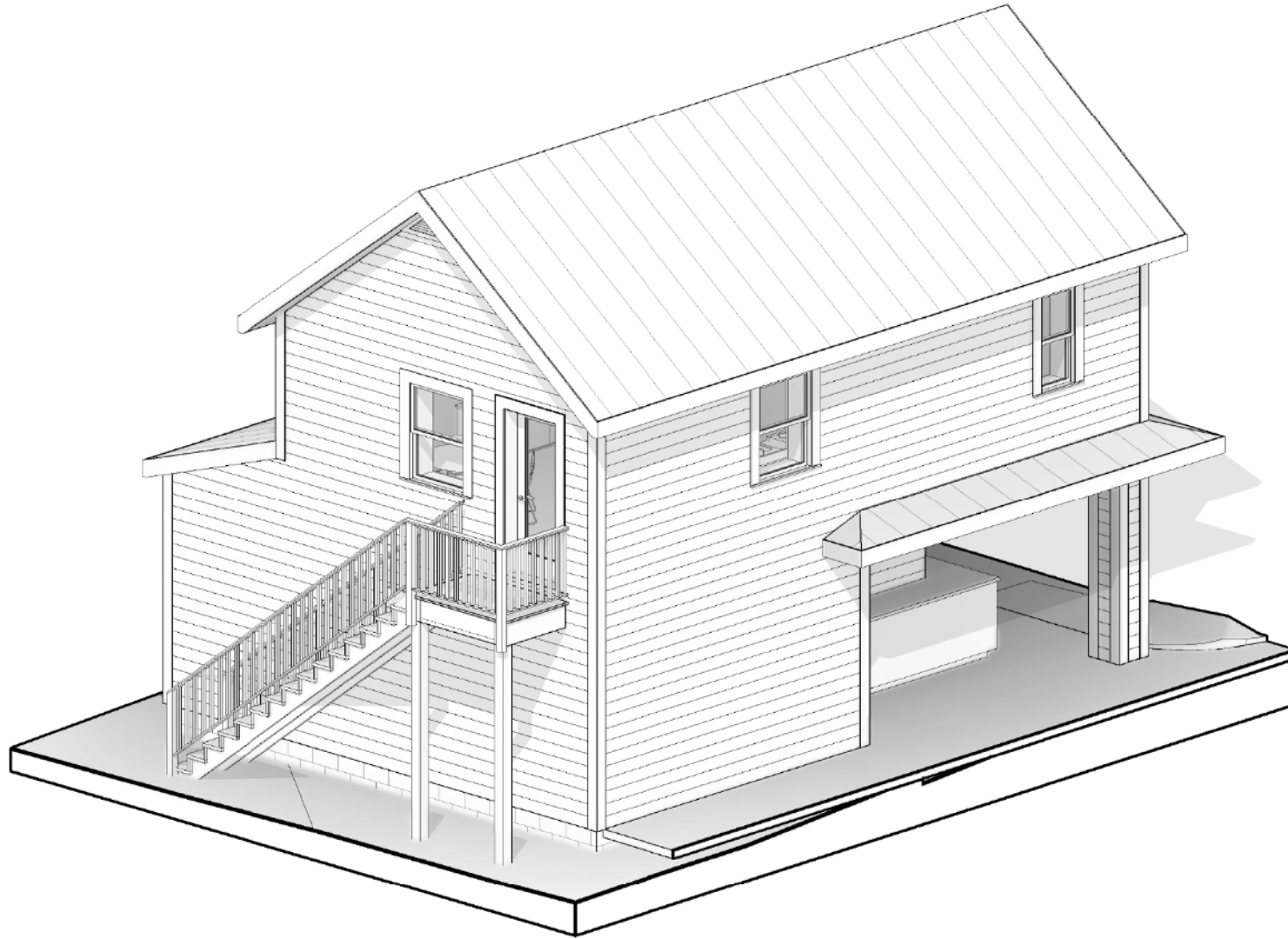
PROPOSED PROJECT - NORTHWEST



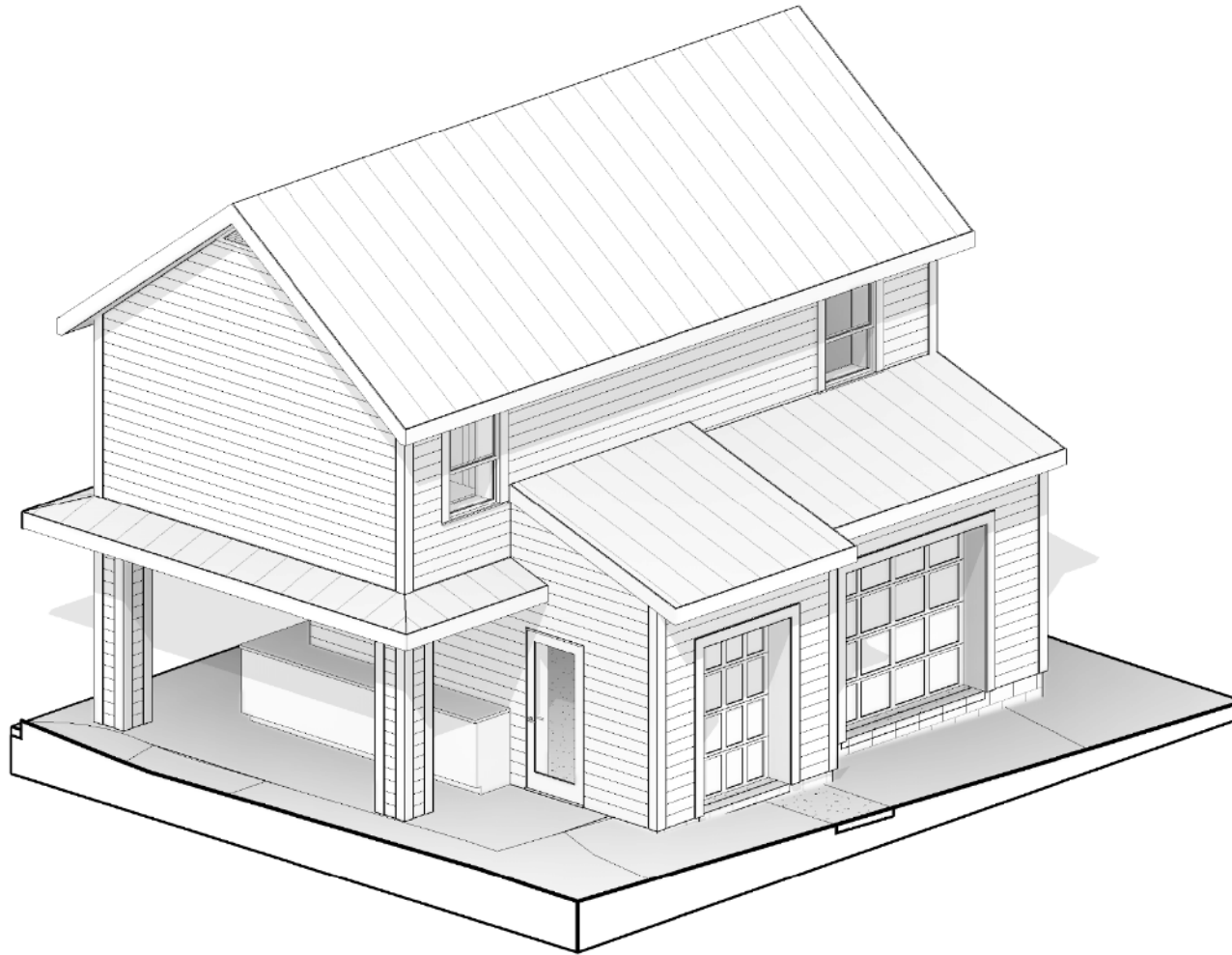
PROPOSED PROJECT - SOUTHEAST



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

WINDOWS

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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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. One comment was received in response to the notification and is included in the attachments.



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 & 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 ____/____/____	KEEPER-NR ELIGIBILITY ☐ yes ☐ no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ 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



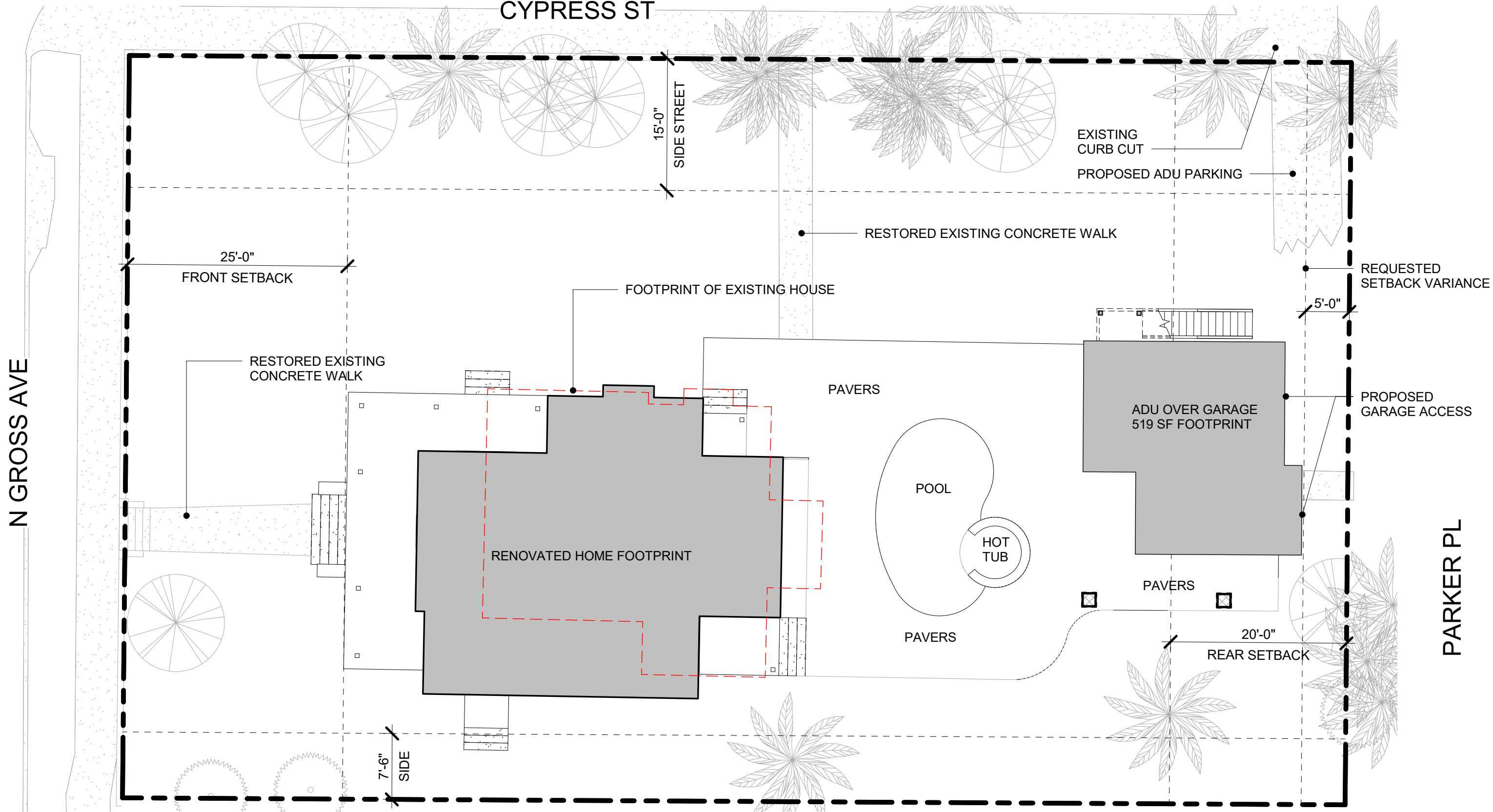


Location of 8PI1446

USGS Quadrangle: Tarpon Springs (1973 PR 1987)

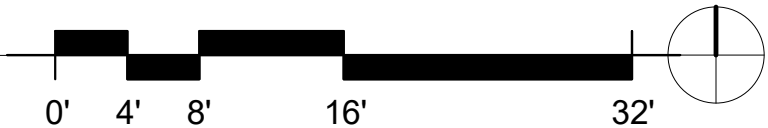
HANKS RESIDENCE

25-079
SCHEMATIC DESIGN
07.06.2026



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

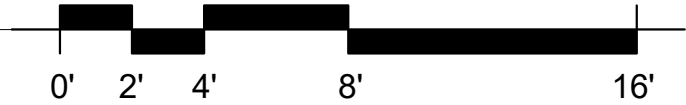
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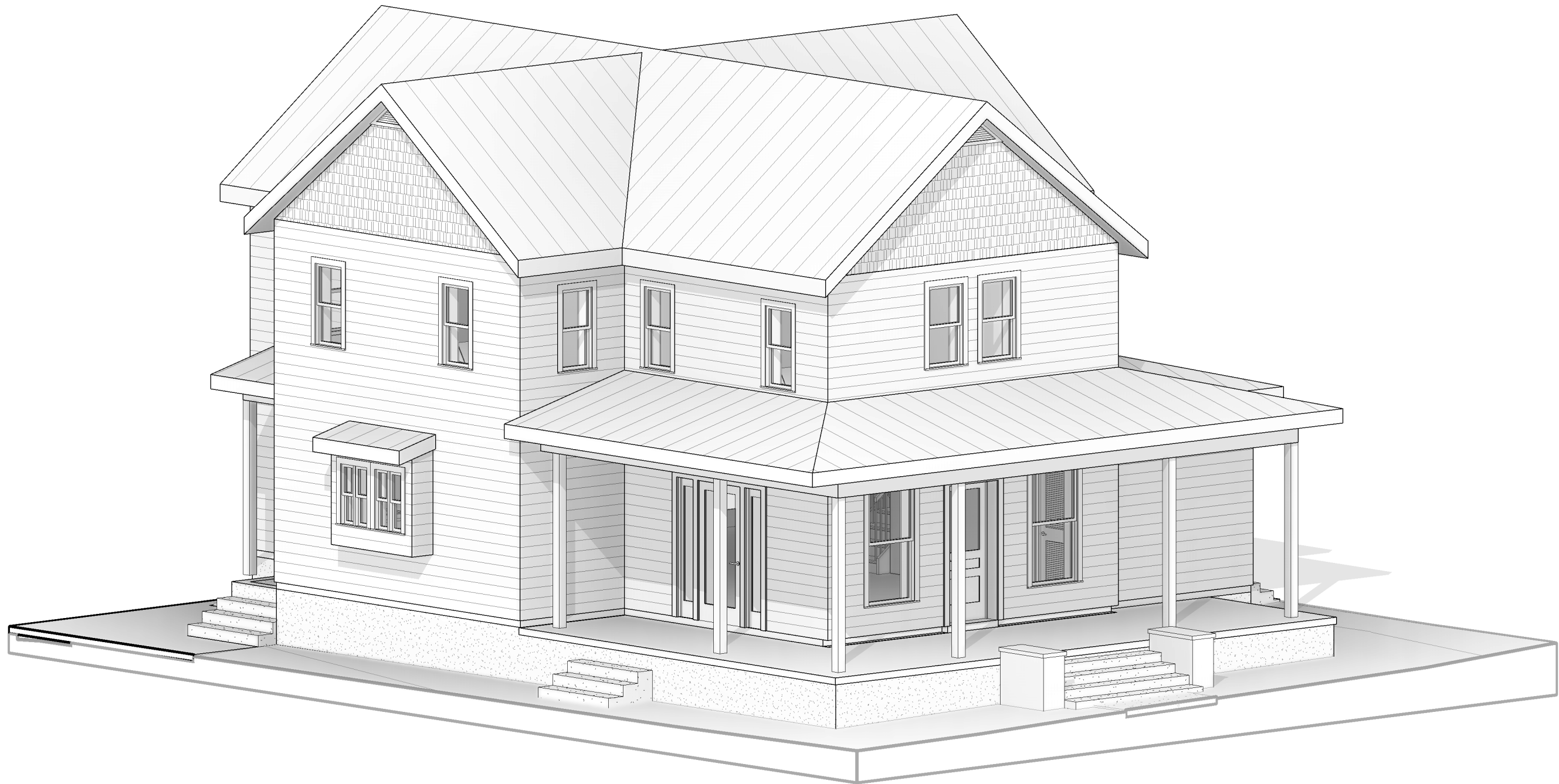


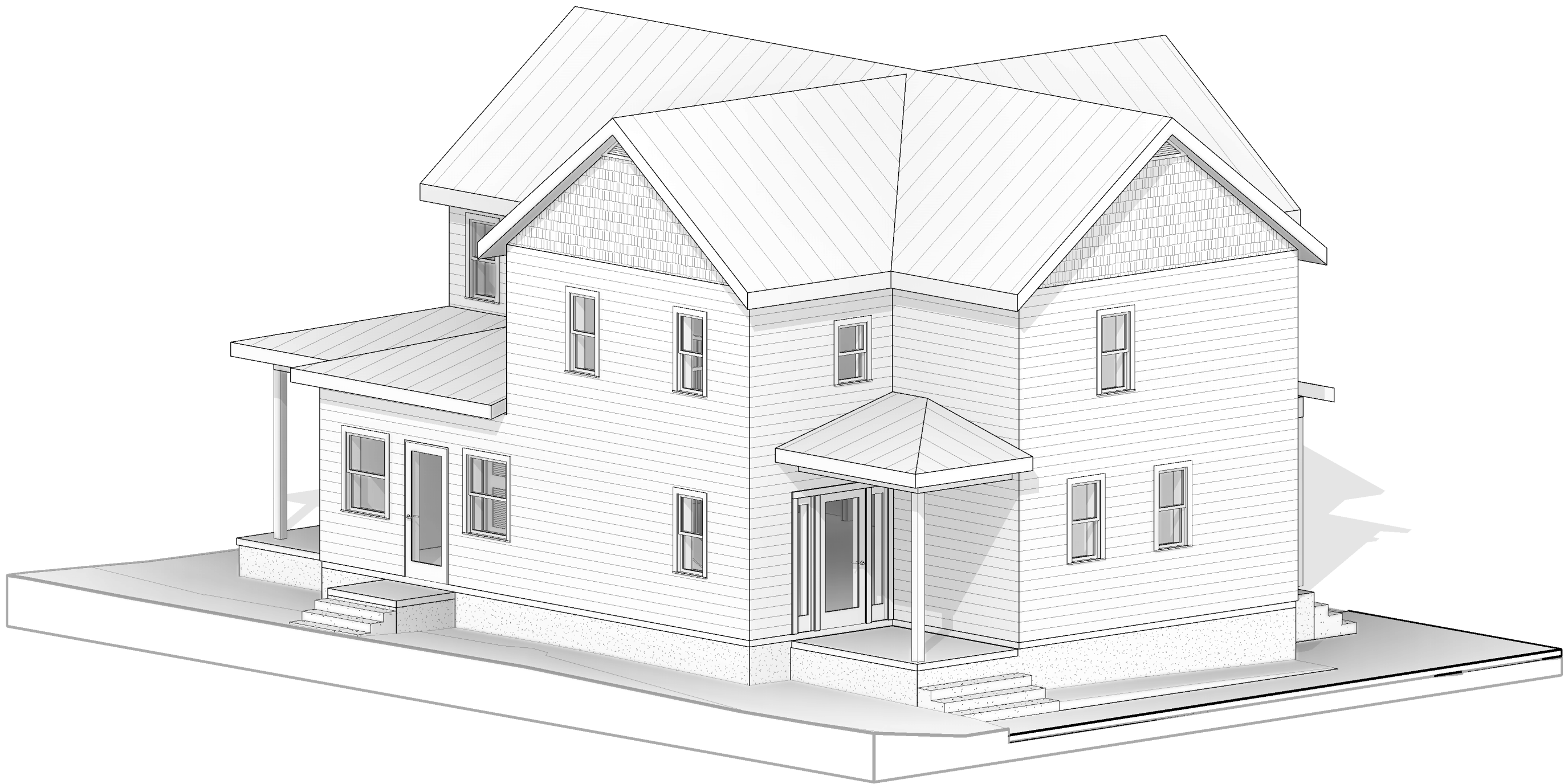


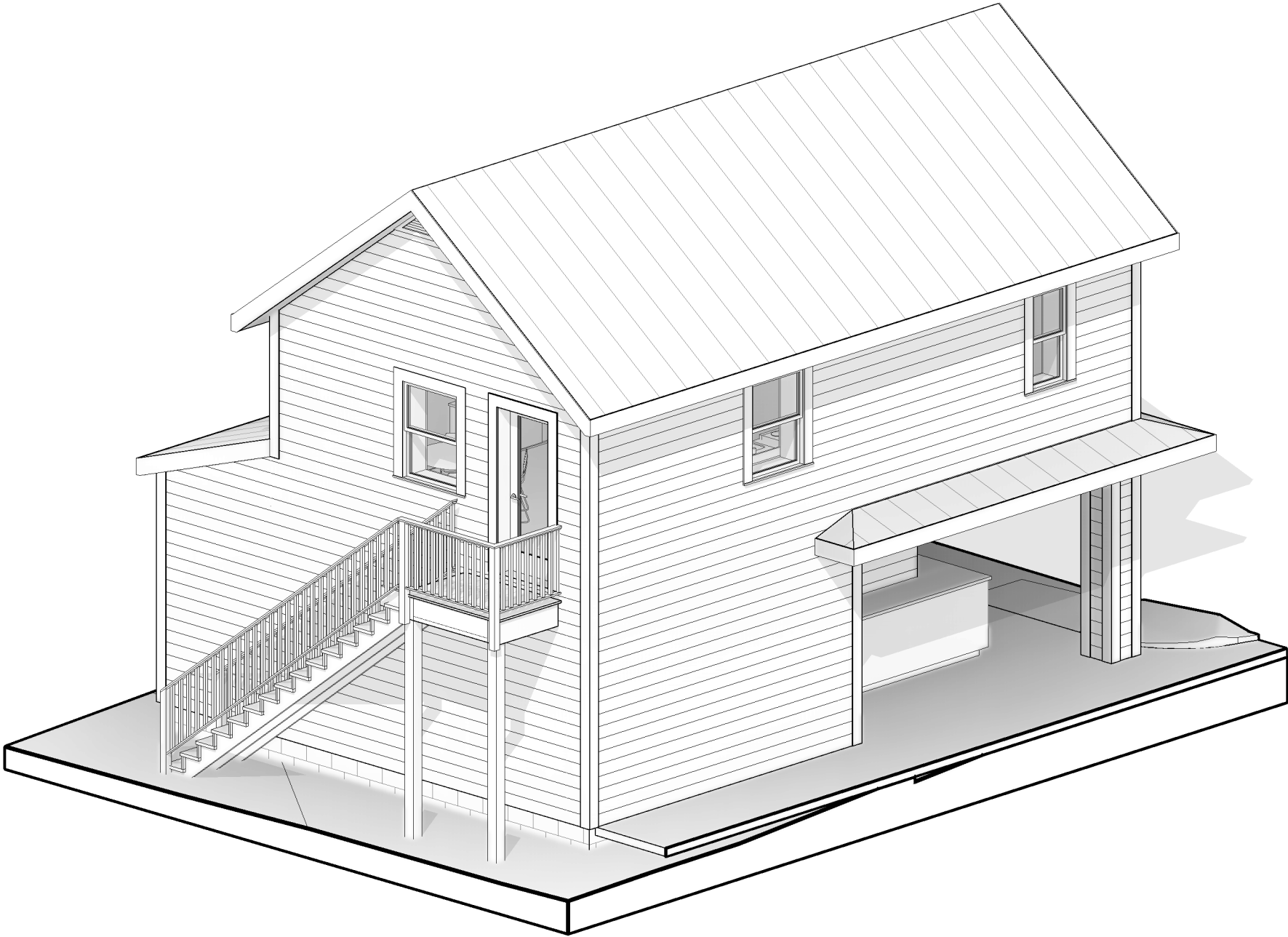
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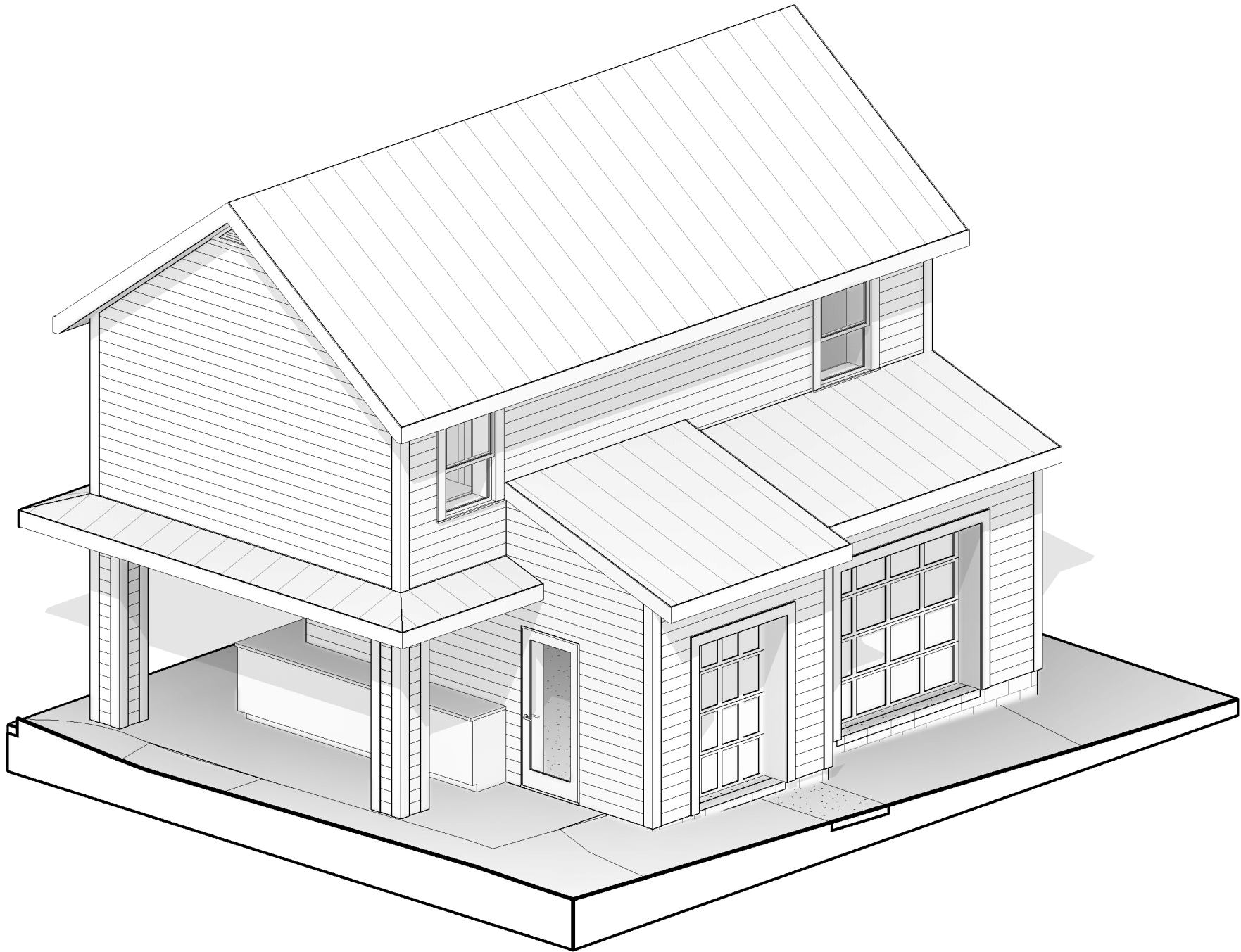
3/16" = 1'-0"











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

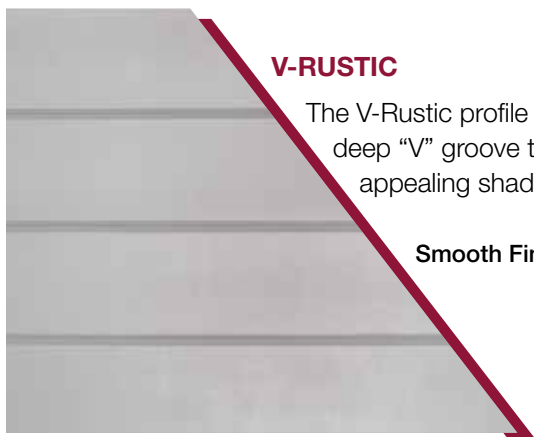
WARRANTY

- 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. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.

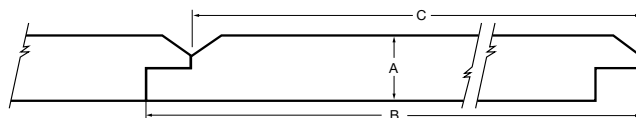


V-RUSTIC

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"

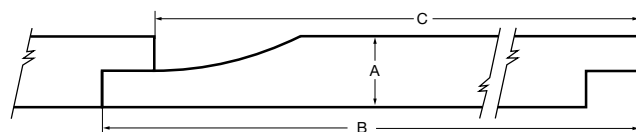


COVE/DUTCH LAP

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"

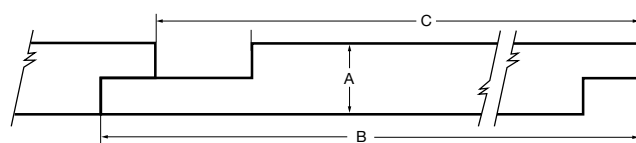


CHANNEL

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"

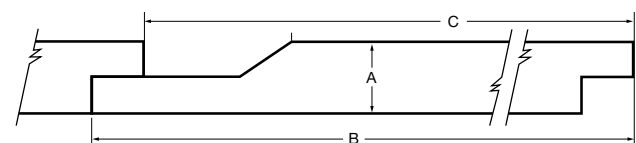


CHANNEL BEVEL

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

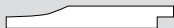


CODE LISTINGS

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

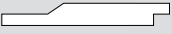
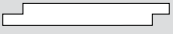
V-Rustic			Cove/Dutch Lap		
					
Nominal	Boards per square		Nominal	Boards per square	
	12' Length	16' Length		12' Length	16' Length
1 x 6	20	15	1 x 6	20	15
1 x 8	14	11	1 x 8	15	12
1 x 10	11	9	1 x 10	11	9

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

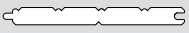
Reversible Shiplap-Nickel Gap		
		
Nominal	Boards per square	
	12' Length	16' Length
1 x 4	32	24
1 x 6	19	15
1 x 8	14	11
1 x 10	11	10

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

Sticking:	Bevel (BV)
Panel:	Raised (A)
Glass:	Clear
Material:	MDF
Finish:	Light Gray
Displayed Size:	32" x 84" x 1 ¾"

Your design code is:

c7GPOzjVn

(Click to see your design in the Door Visualizer)

Need assistance?

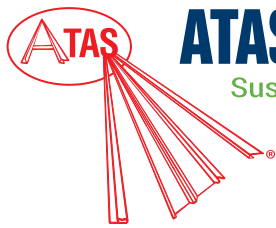
Contact us and reference your design code:

(877) 283-4511

visualizer@trustile.com

www.trustile.com

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
Email: 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

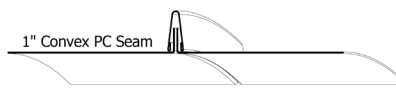
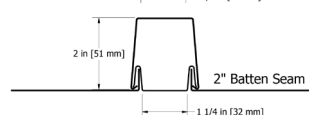
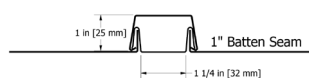
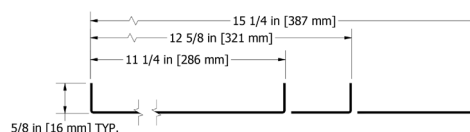
- Mandrel Bend Flexibility: ASTM D 522
- Impact Resistance: ASTM D 2794
- Adhesion: ASTM D 3359
- Water Immersion Resistance: ASTM D 870
- Abrasion Resistance: ASTM D 968
- Acid Resistance: ASTM D 1308
- Acid Rain Resistance (Kesternich): ASTM G 87 or DIN 50018
- Salt Spray: ASTM B 117
- Cyclic Salt 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

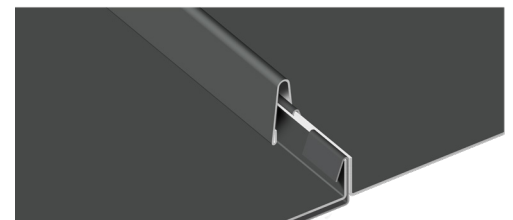
PC Systems require minimal maintenance. Surface residue may be easily removed by conventional cleaning methods. For painted products, minor scratches should be touched up with a matching paint, available from the manufacturer.

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
- 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 5 inch exposure (Straight edge)	48	14	1/4
Shingle Panel 6 inch Exposure (Staggered Edge)	48	15-1/4	1/4
Shingle Panel 7 inch exposure (Straight Edge & Half Round)	48	15-1/4	1/4
Individual shingles 5 inch exposure	3-1/2, 4-1/2, 5-1/2, 7, 8-3/4	14	1/4
Individual shingles 7 inch exposure	4-3/16, 5-1/2, 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. 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 _{eff})		6.62
	Thermal Resistance		R=1/ K _{eff}		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.





1st floor



2nd floor

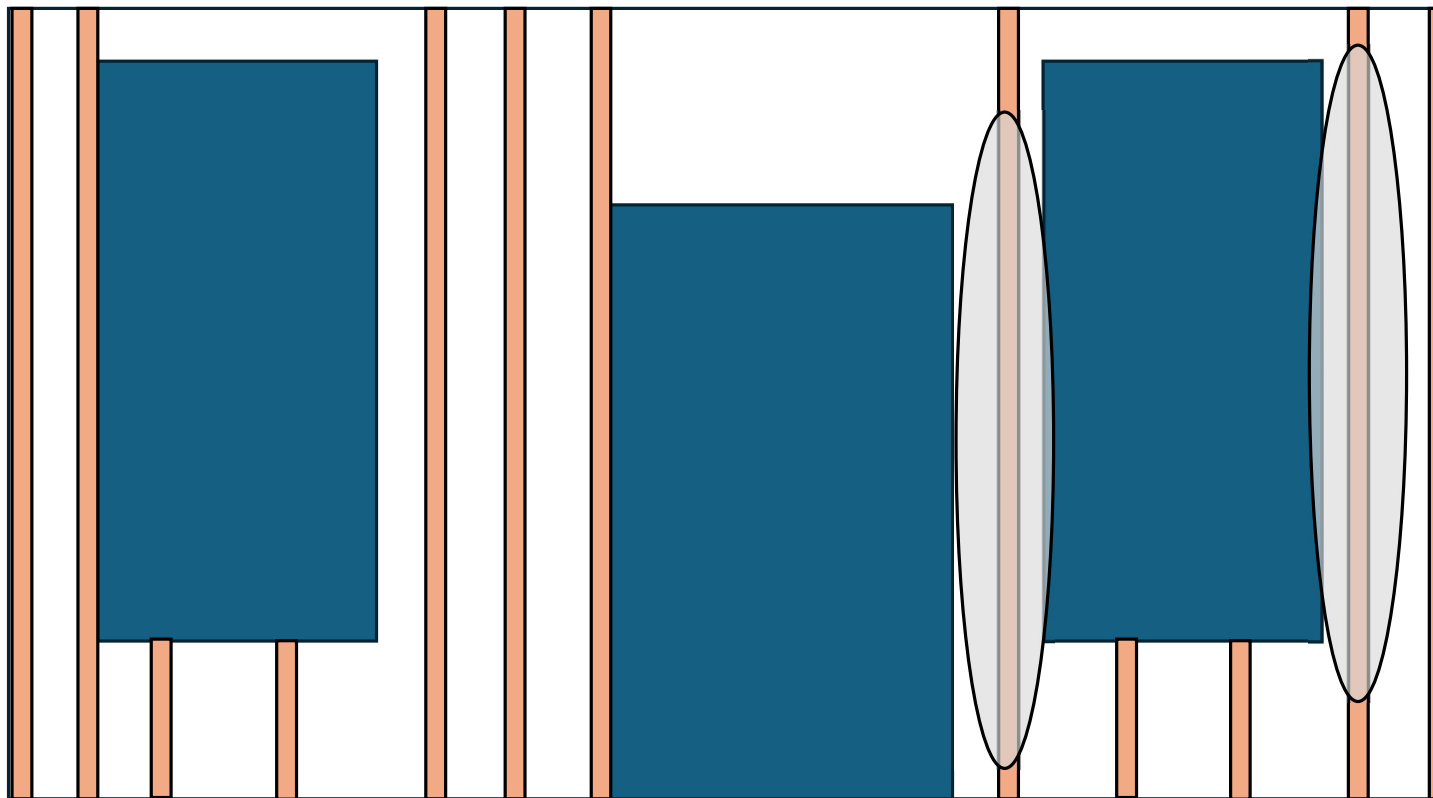






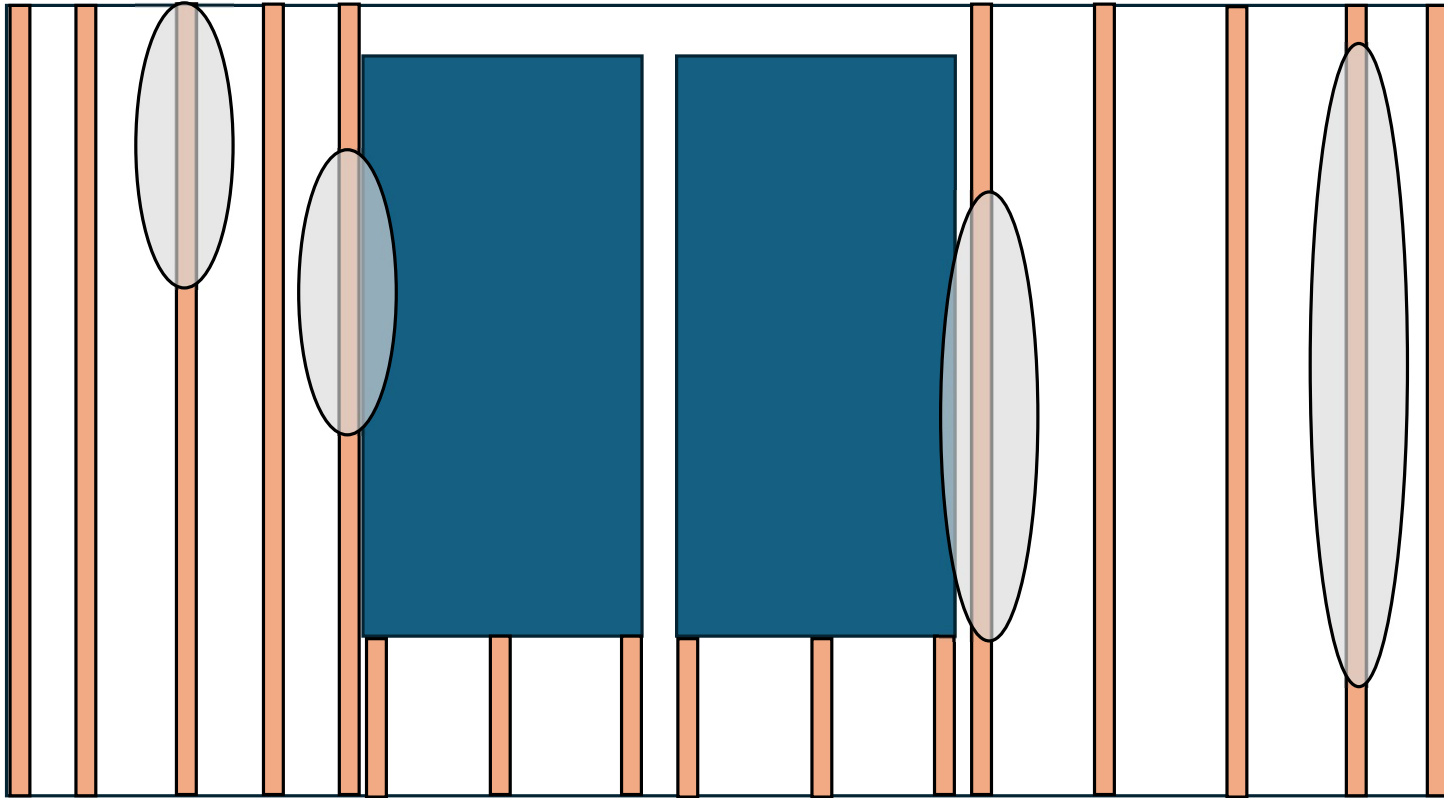
Damaged/termite

1st floor



Siding appears to be in reasonable condition

2nd floor



Siding appears to have significant rot.

7/29/2026

Dear members of the Planning and Zoning Department and Heritage Preservation Board,

Good afternoon my name is Christine Gallagher and I reside at 220 N Grosse Ave. Tarpon Springs. My property sits directly South of the parcel associated with application 25.65.

My husband and I purchased our home in 1998 with the understanding that we would uphold and respect the stewardship of the National Historic District guidelines, and I write this letter in that spirit.

After reviewing the application packet, we would like to express our concerns. From a historic preservation standpoint, the proposed structure no longer follows the original historic footprint. This project was originally presented as a renovation that would retain the forward-facing portion of the existing structure. This was discussed at the Historic Preservation Board meeting in September 2025, when conditional approval was granted prior to the purchase of the property. However, the current site drawings no longer reflect the same footprint or square footage as the existing structure.

In our opinion, this project is no longer a renovation but instead a demolition with the intent to construct a new home and a detached, two-story, two-car garage with an apartment above it. Over the past ten months, we have not observed any effort to prevent the continued deterioration of the existing structure, and we understand that rehabilitation may involve significant expense. If the Board determines that demolition is legally appropriate and justified, we will respect that decision. However, doing so raises additional concerns regarding the proposed new home and accessory structure.

We believe the revised plan does not follow the original building footprint, resulting in changes to the light, viewshed, and overall character of the surrounding properties. As long-standing homeowners invested in the National Historic District, we purchased our property with the reasonable expectation that neighborhood building footprints and setbacks would remain consistent. The proposed home extends farther toward both the southern property line and the front property line, no longer aligning with the setbacks of the surrounding historic structures. The increased square footage and revised placement have also resulted in a substantially different roofline.

While accessory dwelling units and garages may be permitted under certain conditions, any new construction within the Historic District should be harmonious in scale, massing, and rhythm with the surrounding properties. We do not believe the proposed two-story garage with an apartment above it meets those standards. Furthermore, any approved building footprint should protect the privacy and viewsheds of neighboring properties. The properties to the east and south would be significantly affected, as would the streetscape of Parker Place. We urge the Board to require any approved accessory structure to be reduced in height, scale, and footprint to ensure it remains compatible with adjacent historic structures.

Thank you for your dedicated service to the City of Tarpon Springs, for your careful consideration of these concerns, and for your continued commitment to preserving the historic integrity of our community.

Sincerely,

Christine Gallagher

220 North Grosse Avenue

Tarpon Springs

7/29/2026



7/29/2026



Current setback and view from front porch of 220 N. Grosse Ave facing property

7/29/2026



Current view of the south side of property from 220 N. Grosse Ave

7/29/2026



Current view of
proposed garage/ADU
addition from 220 N.
Grosse Ave



Current view of potential
accessory dwelling unit
from west side of 426
Cypress Street and Parker
Place.

7/29/2026



Parker Place north. Proposed ADU on west side.