



City of Tarpon Springs, Florida

Heritage Preservation Board

324 East Pine Street

Tarpon Spring, Florida 34689

(727) 938-3711

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

REGULAR SESSION AGENDA MONDAY, DECEMBER 2, 2024 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. MINUTES FOR APPROVAL

- a. September 9, 2024
- b. October 18, 2024

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

6. APPLICATION(S)

- a. **Application 24.60;** 121 E Tarpon Avenue; Certificate of Approval (CA) to replace three doors on the contributing structure.
- b. **Application 24.72;** 41 N Ring Avenue; Certificate of Approval (CA) to demolish the contributing structure.
- c. **Ordinance 2024-01:** Review of Land Development Code Amendment – Neighborhood Conservation Overlay District(Application 22-112)

7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT

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



**MINUTES
HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
SEPTEMBER 9, 2024**

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, September 9, 2024 AT 6:30 PM with the Following Present:

Vice-Chairperson Philip Mrozinski
Member William Sprecher
Member Rita Kaplan

ABSENT/EXCUSED: Kathleen Hallett, Michelle Ryan

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

CALL TO ORDER

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

ROLL CALL

Board Secretary Creighton called the roll.

PUBLIC COMMENTS

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

MINUTES

1. June 3, 2024, Minutes for Approval

MOTION: Member Sprecher

SECOND: Member Kaplan

to approve the minutes from June 3, 2024, as presented.

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

Yes: Vice-Chairperson Mrozinski
Member Sprecher,
Member Kaplan

No: None

QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Dickman 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.

APPLICATION(S)

1. **Application 24.50:** 36 N Spring Boulevard: Certificate of Approval (CA) to replace windows on the contributing structure.

MOTION: Member Sprecher

SECOND: Member Kaplan

Continue this application to the October 7, 2024, meeting of the Heritage Preservation Board.

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

Yes: Vice-Chairperson Mrozinski
Member Sprecher
Member Kaplan

No: None

2. **Application 24.55:** Hibiscus House, 227 Hibiscus Street: Certificate of Approval to Install New Metal Roof

Staff

Ms. Lanford provided background information and noted that the staff recommended denial of the project as presented by the applicant based on inconsistency with the review criteria as stated in this staff report.

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

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

Applicant:

Maureen Cravey, of 1504 Riverside Drive, noted that she represented Arry's Roofing and that the roof that was on the historic structure was not original, adding a metal roof was not inconsistent with other homes in the neighborhood, and that the owner wanted to improve the structure and keep it historically accurate.

MOTION: Member Kaplan

SECOND: Member Sprecher

To approve the application as requested to include staff conditions.

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

Yes: Vice-Chairperson Mrozinski
Member Sprecher
Member Kaplan

No: None

BOARD AND STAFF COMMENTS

Ms. Lanford noted that last month there was an agenda item for election of a chairperson and a vice-chairperson, but she agreed that since there were only three members of the board present at this meeting, the elections could be tabled.

Mr. Mrozinski asked why there was another election on the agenda.

Ms. Lanford explained that Ms. Dinoff resigned from the board.

Mr. Mrozinski noted that months ago, there was discussion about a training session regarding the powers of the Heritage Preservation Board. He indicated that it would be good if they could have that training as soon as possible.

Ms. Lanford indicated that the State of Florida previously did not have a full-time certified local government representative, but they appointed one and more resources would now be available to Certified Local Governments.

Mr. Mrozinski asked who was responsible for verifying that the applicants who requested Certificate of Appropriateness, completed their work as approved.

Ms. Lanford noted that the inspection process was being discussed topically, and that a Planning Department Representative was going to inspect work done on historic properties, as to ensure that the approved work was completed.

ADJOURNMENT

Vice-Chairperson Mrozinski adjourned the meeting at 07:07 PM.

Chairperson Signature

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



**MINUTES
HERITAGE PRESERVATION BOARD
EMERGENCY MEETING
CITY OF TARPON SPRINGS,
FLORIDA OCTOBER 18, 2024**

The Heritage Preservation Board of the City of Tarpon Springs, Florida, MET for an Emergency Meeting, IN THE CITY HALL AUDITORIUM/COMMISSION CHAMBERS, 324 E. PINE STREET, ON Friday, October 18, 2024 AT 2:00 PM WITH THE FOLLOWING PRESENT:

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

ABSENT/EXCUSED: Rita Kaplan

ALSO PRESENT: Caroline Lanford, AICP, CTP, Principal Planner
Andrew Dickman, Esq., AICP, Board Attorney
Renea Vincent, AICP, CPM, Planning and Zoning Director
Kimberly Creighton, Planning and Zoning Executive Assistant

CALL TO ORDER

Vice-Chairperson Mrozinski called the meeting to order at 2:00 P.M.

ROLL CALL

Board Secretary Creighton called the roll.

PUBLIC COMMENTS

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

DISCUSSION

1. Temporary Delegation of Certificate of Approval Authority

Staff:

Ms. Lanford gave background information and noted that the city had two storms within two weeks that caused flooding and wind damage to the city, including the Local Historic District. She indicated that it would be in the best interest of the city and its citizens if the approval process for permits for certain storm related repairs, that typically required Heritage Preservation Board approval, was temporarily delegated to staff for approval. This temporary change would expedite permits for repairs that were typically subject to review by the Heritage Preservation Board, which added time to the permitting process. Ms. Lanford further noted that all of her approvals would be examined and compared against the Historic District Design Review Guidelines, and approved by her only if they met the guidelines, and they were storm related.

Public:

Cyndi Tarapani, 22 N Spring Blvd, noted that this was a good solution to help streamline the process, but she did not think the administrative process should apply to anything other than storms Helene and Milton, and she also did not think it should go on forever.

MOTION: Member Sprecher
SECOND: Member Hallett

to approve the temporary delegation of approval for repairs related to storm damage from Helene and Milton to the extent of the state of emergency declared by the State of Florida.

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

Yes: Member Hallett,
Vice-Chairperson Mrozinski
Member Sprecher
Member Ryan

No: None

BOARD AND STAFF COMMENTS

Ms. Lanford asked the board to keep their schedules flexible in case there were special cases needing emergency meetings. She further noted that she was designated the planning liaison for the fruit bowl area of the city and that she would help serve the citizens to the greatest extent of her abilities.

ADJOURNMENT

Vice-Chairperson Mrozinsky adjourned the meeting at 02:17 PM.



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
December 2, 2024

STAFF REPORT, November 20, 2024

Application No. / Project Title: 24.60 / CoHatch

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: CoHatch Tarpon Springs, LLC

Property Size: 13,140 square feet (building)

Current Zoning: T5b (Tarpon Ave Main Street)

Current Land Use: Community Redevelopment District

Location / Parcel ID: 121 East Tarpon Avenue / 12-27-15-64998-000-0071

Architectural Type/District Status: Masonry Vernacular / Contributing

BACKGROUND SUMMARY:

The applicant is seeking an after-the-fact Certificate of Approval to replace three doors at the contributing structure at the subject property, known as the “Fernald Building.” Plans approved by the Heritage Preservation Board (HPB) on January 3, 2022, noted that these existing doors were to remain. The applicant has stated that during construction, it was found that the subject doors were too significantly damaged to be salvaged, and they have been destroyed and replaced without consultation with staff or the HPB. The original central entryway previously utilized two separate, narrow, full-lite single wood doors (the westernmost of which featured art nouveau style etched glass with “121” at the center) that were slightly recessed from the plane of the façade. These central doors have been destroyed and converted to two fixed storefront windows flush with the rest of the façade. The eastern recessed entryway full-lite, wood double door has been destroyed and replaced with a two fixed storefront windows flush with the rest of the façade.

According to Florida Master Site File (FMSF) form 8PI1643, this two-part commercial block structure was built for G.W. Fernald by Willis Castaing of New Orleans after the 1894 fire that affected the bulk of the downtown area. The building is the oldest extant commercial structure in the city’s historic district and originally housed a hardware store and grocery on the first floor and a social gathering space and dance hall on the second floor.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends the HPB review the analysis presented in this staff report to determine if the unauthorized replacements satisfy review standards and guidelines or if additional actions or remedies are necessary.



If the project is approved staff recommends the following condition:

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

HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (HPB) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially Guidelines 1, 2, 3, 4, 5, 6, 7, 13, 75, 76, 77, and 80. The DRGM can be accessed at the following link:
<https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

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

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

ANALYSIS: The height and width of the replacement windows are consistent with the doors that were destroyed.

(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 height and width of the replacements maintained the original dimensions of the doors that were to be retained. The replacements are not based on accurate duplications substantiated by historic, physical, or pictorial evidence. The composition and proportions of the historic façade have been altered by the replacements. The historic fenestration plan of the building has been altered by replacing doors with windows. The HPB should determine if these alterations are significantly adverse and/or require remedy.

(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 relationship of the building to the streetscape has been slightly altered through the re-alignment of the previously recessed central and eastern entryways to be flush with the plane of the



façade. The HPB should determine if these alterations are significantly adverse and/or require correction.

(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: The mass of the building has been slightly altered through the removal of the recesses at the central and eastern entryways. The building's symmetrical historical façade design and the historical fenestration plan has been altered through the use of windows where full-lite double doors previously existed. The HPB should determine if these alterations are significantly adverse and/or require remedy.

(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: Past alterations to the façade of this building primarily affected the first floor and included alteration of the storefronts and application of cementitious siding.

Historic photography and interior investigations of the building indicate that a storefront door at the building's western side was walled over at some point in the building's history. This historical fenestration element has been reinstalled and replaced with an aluminum and glass storefront door. A new aluminum and glass storefront door with sidelights has replaced the historical storefront located just east of the original central entryway. The previously extant center wood doors that were to be retained were presumed to be original to the building or an historical alteration that has achieved significance in its own right due to the apparent age of the doors and the art nouveau styling of the full-lite on the westernmost central door. The art nouveau style glass etching on the westernmost central entryway was popular between 1890 and the outbreak of World War I. These doors were to be retained as an architectural feature if they were determined to be inoperable per the January 3, 2021 HPB meeting and subsequent Certificate of Approval. The previously extant full-lite wood double



door at the east end of the building may have been original to the structure or a later replacement. These doors were to be retained because full-lite, wooden, double doors are consistent with the building's original architecture.

The fixed windows do not fully replicate the composition, design, color, texture and other visual qualities of the architectural features that were destroyed. The manufactured wood cladding and glass approximate the visual qualities and texture of the original materials. The mullions used in the replacement windows vary from the historical design of the full-lite doors. The original fenestration pattern is partially maintained through the preservation of the original dimensions and provision of light to the interior and transparency from the public realm.

The HPB should determine if the replacement of historical materials with new materials that do not replicate historical features and are inconsistent with the building's original architecture is significantly adverse and/or requires remedy.

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

ANALYSIS: Not applicable to this project.

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

ANALYSIS: The project does not fully meet the Secretary's standards, in particular:

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

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

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

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

(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.



The project complies with other requirements of the Land Development Code and could be interpreted as balancing the goals of the Comprehensive Plan. While the project is not fully consistent with Policy 1.4.2 of the Historical and Cultural Resources Element, the project achieves related goals of adaptive reuse and redevelopment as noted in the Conservation Element Policy 2.1.7.

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

ANALYSIS: No archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

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

ATTACHMENTS:

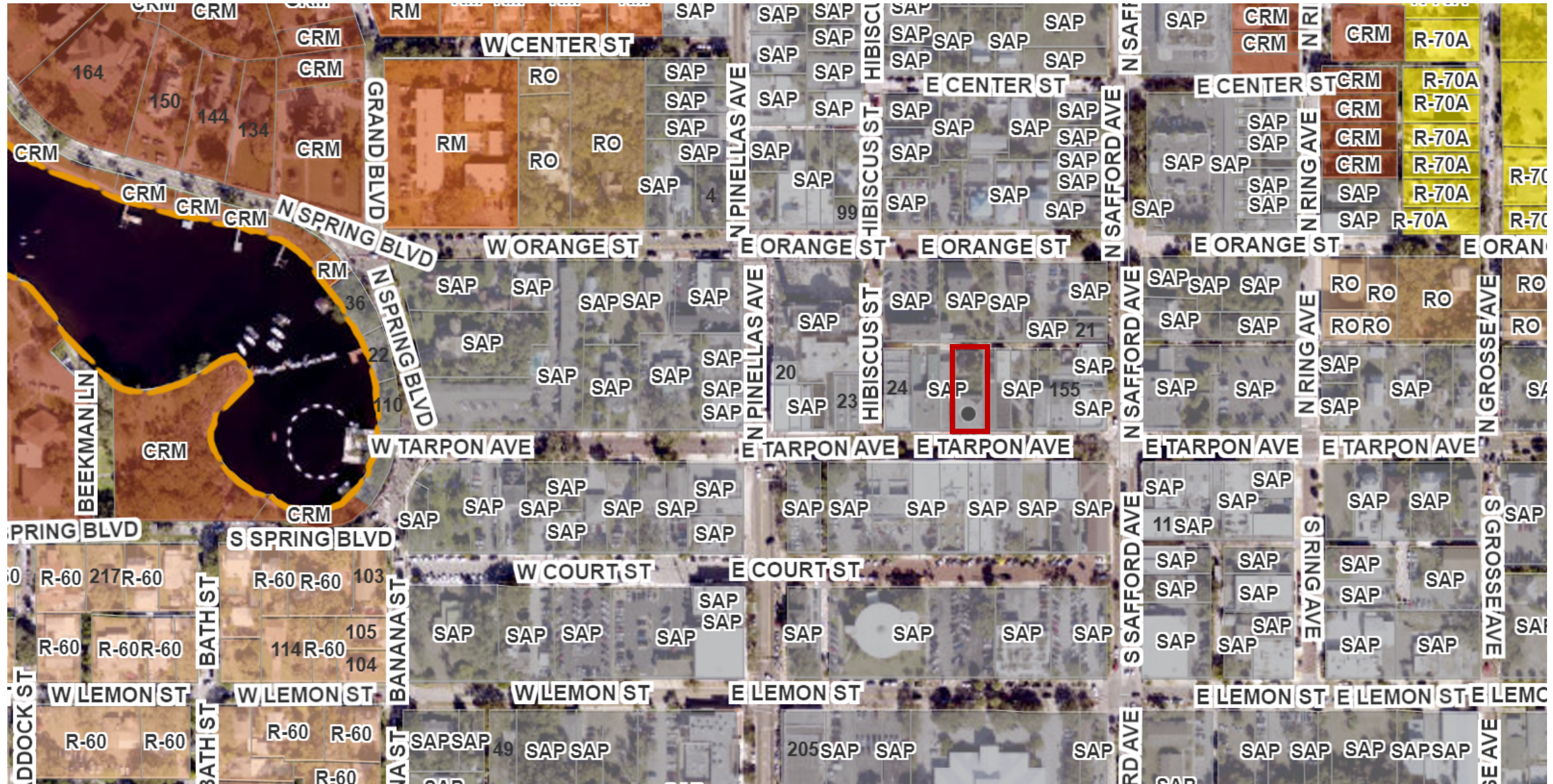
1. Slide Presentation
2. Florida Master Site File Form #8PI1643
3. Application and supporting materials

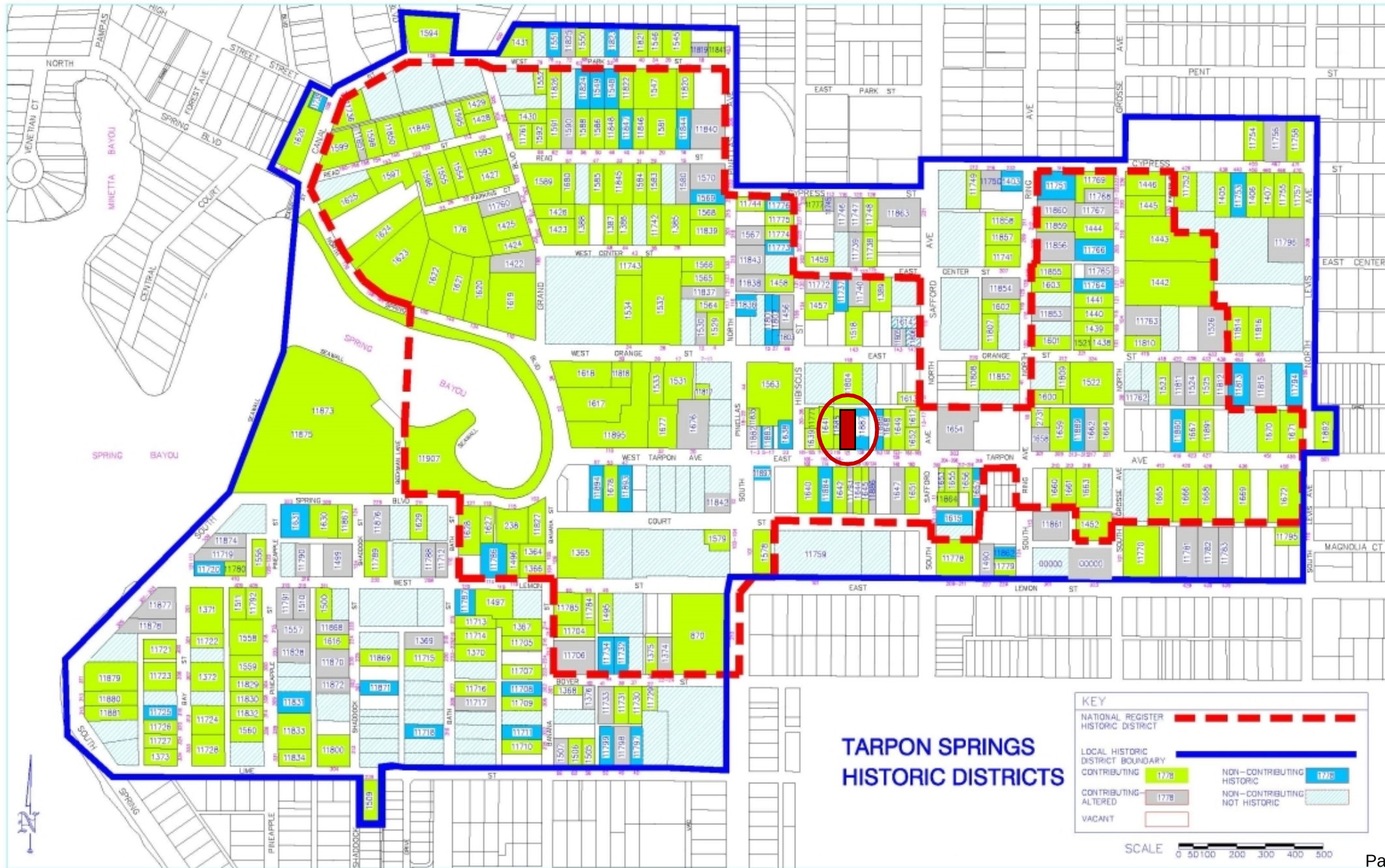
COHATCH APPLICATION #24.60

Heritage Preservation Board, December 2, 2024



LOCATION & CONTEXT





FLORIDA MASTER SITE FILE



FLORIDA MASTER SITE FILE



REQUEST

- Certificate of Approval for 121 East Tarpon Avenue:
 - Replace three doors on the first-floor façade
- Lot Size: approximately 7,125 square feet
- Architecture: Two-part commercial block masonry vernacular storefront
- District Status: Contributing (Florida Master Site File No. 8PI1643)
- Applicant / Owner: CoHatch Tarpon Springs, LLC

FERNALD BUILDING

- Oldest surviving commercial building in Tarpon Springs
- First building constructed after 1894 fire
- First floor – general store
- Second floor – community social space and dance hall





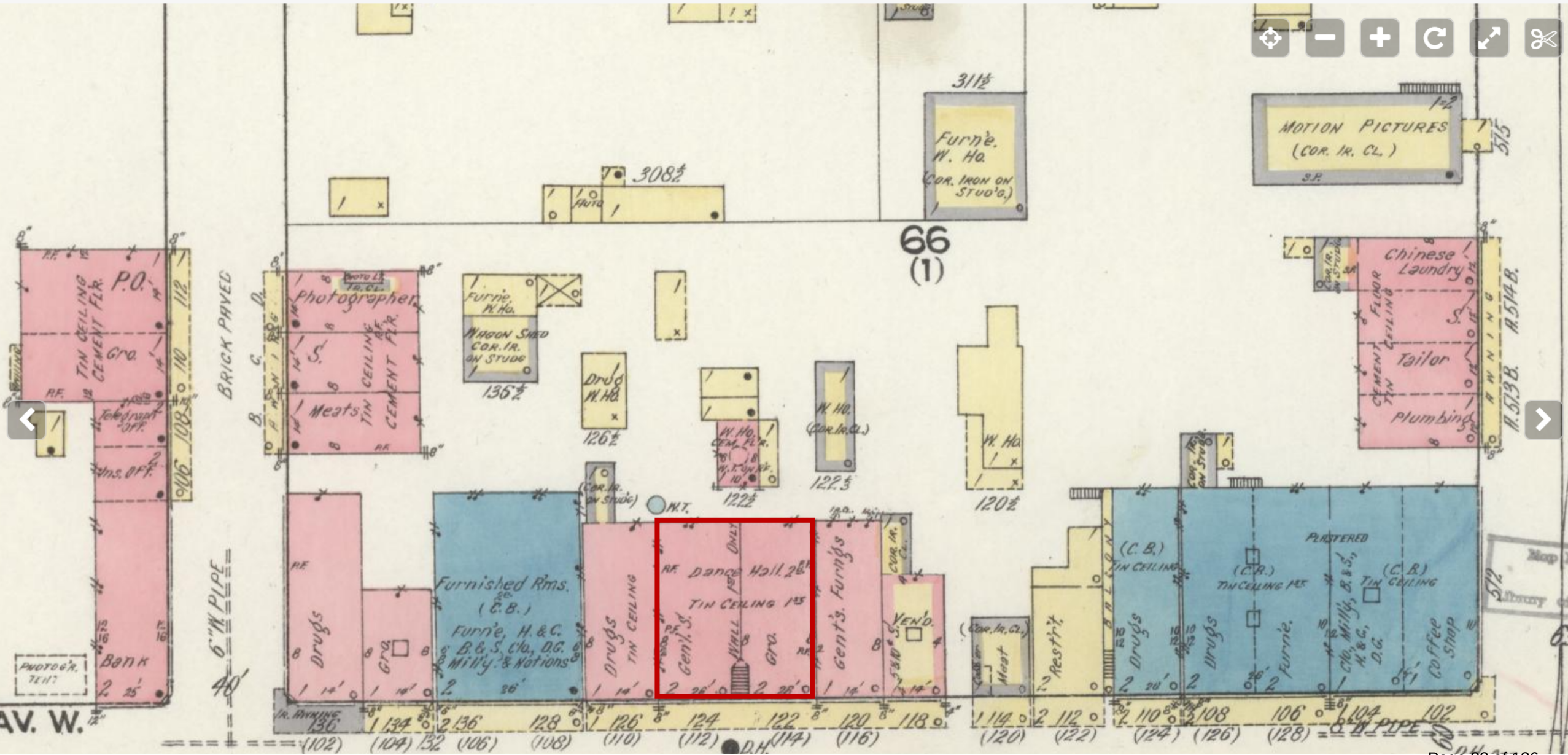
HISTORICAL PHOTO



HISTORICAL PHOTO



1913 SANBORN



FAÇADE 2021



STREET VIEWS 2021



FRONT FAÇADE



Doors to Remain





DOORS



FRONT FACADE



FRONT FAÇADE



BEFORE AND AFTER



BEFORE AND AFTER





PRELIMINARY STAFF RECOMMENDATION

If the Heritage Preservation Board (HPB) approves the application, the following conditions are recommended:

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

The project was publicly noticed. No responses were received.

Record no. 274

RECORD NUMBER: 274

Page 1

X original
update

**HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE**

Site 8

PT1643

SITE NAME: G.W. Fernald Building

HISTORIC CONTEXTS: Post-Reconstruction

NAT. REGISTER CATEGORY: Building

OTHER NAMES OR MSF NOS:

COUNTY: **PINELLAS** OWNERSHIP TYPE: Private

PROJECT NAME: Survey of Tarpon Springs: S+P DHR NO. 0

LOCATION:

ADDRESS: 121 East Tarpon Avenue

CITY: Tarpon Springs

1732

VICINITY OF/ROUTE TO: See Attached Maps

SUBDIVISION: Owner's Division

BLOCK NO.

LOT NO.

7

PLAT OR OTHER MAP: Property Map Pinellas County

TOWNSHIP: 27 RANGE: 15 SECTION: 12

1/4: 0 1/4 - 1/4: 0

IRREGULAR SEC? y n LAND GRANT None

USGS 7.5 MAP: Tarpon Springs 1974

UTM: ZONE: 0 EASTING: 0 NORTHING: 0

COORDINATES: LATITUDE: 0 D 0 M 0 S LONGITUDE: 0 D 0 M 0 S

HISTORY

ARCHITECT:

BUILDER: Willis Castaing

CONSTRUCTION DATE: 1894

RESTORATION DATE(S): / / / /

MODIFICATION DATE(S):

MOVE: DATE:

ORIG. LOCATION:

ORIGINAL USE (S): Commercial

PRESENT USE (S): Commercial: Retail

**SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)**

DESCRIPTION

STYLE: Masonry Vernacular

PLAN: EXTERIOR: Rectangular

PLAN: INTERIOR:

NO. STORIES: 2 OUTBLDGs: 0 PORCHES: 0 DORMERS 0

STRUCTURAL SYSTEM(S): Masonry; brick

EXTERIOR FABRIC(S): Stucco

FOUNDATION: TYPE: Continuous

MATLS: Brick

INFILL:

PORCHES:

ROOF: TYPE: Flat

SURFACING:

SECONDARY STRUCs.:

CHIMNEY: NO.: 0 MTLs:

LOCNS:

WINDOWS: DHS, 1/1

Fixed

EXTERIOR ORNAMENT: Brick; carbelled cornice / Concrete; window hoods

CONDITION: Excellent

SURROUNDINGS: Commercial

NARRATIVE:

See Continuation Sheet

ARCHAEOLOGICAL REMAINS AT THE SITE

FMSF ARCHAEOLOGICAL FORM COMPLETED? y X n (If Y, ATTACH)

ARTIFACTS OR OTHER REMAINS: None Observed

RECORD NO: 274

Page 2

FMSF HISTORICAL STRUCTURE FORM

Site 8 _____

RECORDER'S EVALUATION OF SITE

AREAS OF SIGNIFICANCE: Architecture, Commerce

ELIGIBLE FOR NAT. REGISTER? X y n likely, need info insf info

SIGNIF. AS PART OF DISTRICT? X y n likely, need info insf info

SIGNIFICANT AT LOCAL LEVEL? X y n likely, need info insf info

SUMMARY OF SIGNIFICANCE

See Continuation Sheet

* * DHR USE ONLY * * * * DHR USE ONLY * * * *
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES _____ _NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _____ _NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *
* OFFICE _____ *
* * DHR USE ONLY * * * * DHR USE ONLY * *

RECORDER INFORMATION: NAME: Stephen A. Olausen

DATE: 6/1/88 AFFILIATION: Historic Property Associates, Inc.

PHOTOGRAPHS

LOCATION OF NEGATIVES: HPA, St. Augustine, Fl

NEGATIVE NUMBERS: TS8 Frame 35

PHOTOGRAPH

M A P

Attach a B/W photographic print here if available. Please label the print itself with at least: the FMSF site number (survey number or site name if not available), direction and date of photograph. Prints larger than contact size are preferable.

Statement of Significance:

This two-part Masonry Vernacular commercial building is located at 121 East Tarpon Avenue. Notable architectural features include its flat, built-up roof; corbelled brick cornice; round arch second story windows with decorative hoods; large plate glass display windows in the first story; and brick exterior wall fabric.

Masonry Vernacular is defined as the common masonry construction techniques of lay or self taught builders. Prior to the Civil War vernacular designs were local in nature, transmitted by word of mouth or by demonstration, and relying heavily upon native building materials. With the coming of the American Industrial Revolution mass manufacturers became the pervasive influence over vernacular house design. Popular magazines featuring standardized manufactured building components, house plans, and house decorating tips flooded consumer markets and helped to make building trends universal throughout the country. The railroad also aided the process by providing cheap and efficient transportation for manufactured building materials. Ultimately, the individual builder had access to a myriad of finished architectural products from which he could pick and choose to create a design of his own.

The two-part block was the most common commercial design used in small cities and towns in the United States between 1850 and 1950. Generally limited to between two and four story buildings, it is characterized by a horizontal division into two distinct zones. The two zones are separated by the use of the interior space of the building. The lower zone is usually reserved for retail space and often contains large plate glass display windows, while the upper part contains space for offices or apartments. The exterior design of the building is usually homogeneous, but in some cases different building materials and exterior fabrics are used to visually divide the two zones.

The building was constructed by Willis Castaing, a native of New Orleans, for G.W. Fernald in 1894. It is the oldest surviving commercial building in Tarpon Springs. Fernald, along with his son, L.P., operated a grocery and hardware business out of the building's first floor store room. The second story was used as a social gathering place for the city and served as the city dance hall.¹

The historical development of Tarpon Springs is highly significant and in many ways unique among Florida communities. It spans essentially two periods of development. The first period began in 1882 with the arrival of Hamilton Disston, one of Florida's most important nineteenth century developers, and his associates. It lasted until 1905 and saw Tarpon Springs develop as a health center and winter resort for wealthy Northerners. The pre-Greek sponge industry was also developed during the period. Beginning in 1905 the sponge industry became the dominant force in the local economy and Greek immigrants the dominant social group, displacing the

wealthy Northerners. The second period of development ended about 1948, when the sponge industry went into decline. The historic buildings of Tarpon Springs, including (address of building), embody the architecture and are associated with individuals and events significant to the development of the community.

Notes

¹R.F. Pent, *Story of Tarpon Springs* (St. Petersburg, Fl., 1964) 97; *Florida Gazeteer and Business Directory*, 1895, 263; Sanborn Map Company, *Fire Insurance Map of Tarpon Springs, Pinellas County, Florida* (New York, 1909, 1913, 1919, 1926, 1930).

121 E. TARPON AVE.

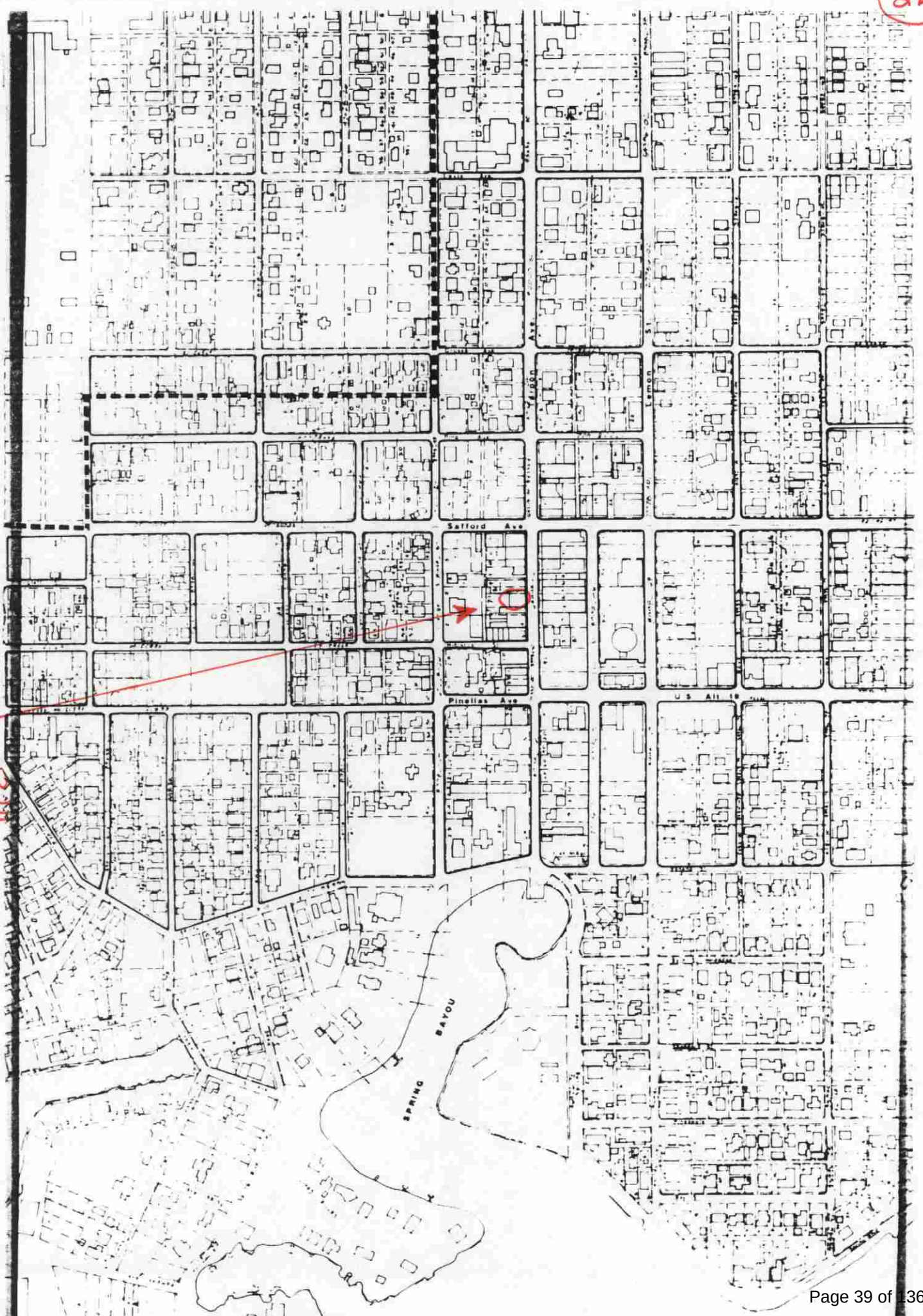
PI 1643

274



121
EAST
TARPOU
AVE

PI
1643



Original ☐Update ☒

HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI1643

Recorder # 81

Recorder Date 1/27/09

Site Name G. W. Fernald Building

Other Names The Zone Lounge

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Post-Reconstruction

National Register Category Building

LOCATION and IDENTIFICATION

Address 121 E Tarpon Avenue

Vicinity of N side of Tarpon Ave in between Safford Ave and Pinellas Ave

City Tarpon Springs

County Pinellas

Ownership Private-corporate

Subdivision

Block #

Lot #

MAPPING

USGS Map TARPON SPRINGS

Township 27S

Range 15E

Section 12

Quarter

Qtr Qtr

Irregular Section ☐

UTM Zone 17

Easting 327625

Northing

3114668

Land Grant Unknown

Latitude

Longitude

Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Willis Castaing (builder)

Construction Date 1894 Circa ☐Alterations ☒ Date c.1990

Type/Location storefronts altered, hardboard applied

Additions ☐ Date

Type/Location

Moved ☐

Original Location

Use Original Residence and commercial

Use Present Commercial

DESCRIPTION

Style Masonry Vernacular

Exterior Plan Rectangular

Interior Plan Unknown

Stories 2

Structural System Brick

Exterior Fabric Brick

Foundation Slab

Foundation Materials Poured concrete

Foundation Infill N/A

No. of Porches 0 Locations/Features

Main Entrance (stylistic details): 2 narrow wood doors in center

Outbldgs. ☐ Number Nature/Location (Describe below)

Roof Type Flat

Roofing Materials Built-up roof

Secondary Structures ☐ Comments Not applicable

Location

Chimneys ☒ Number 2 Orientation East; West

Location Slope/Interior

Material Brick

Wood Windows ☒ Type DHS

Light # 1/1 (arched)

Metal Windows ☒ Type Fixed

Light # Storefront

Exterior Ornament concrete sills, awning

Condition Good

Surroundings Commercial

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

This two-story brick commercial building features a corbelled brick cap at the parapet, arched hoods over the windows, and pilasters at the corners of the building. A plaque with "G. W. Fernald/ 1894" is centered in the parapet. It was the first commercial building built after a devastating fire destroyed most of downtown, replacing Fernald's original wooden general store on the site. The new store was located on the first floor and stocked hay, cattle and horse feed, household goods and groceries. The second floor was called Fernald's Hall and was a community meeting space.

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

HISTORICAL STRUCTURE FORM

Site # 8PI1643

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 commercial 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 Monahan, Kathleen, Ph.D. 2007 Historic Tarpon Springs Walking Tour. Tarpon Springs: City of Tarpon Springs.
 2007 ☐ Historic Tarpon Springs Walking Tour. Tarpon Springs: City of Tarpon Springs.

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #161, 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

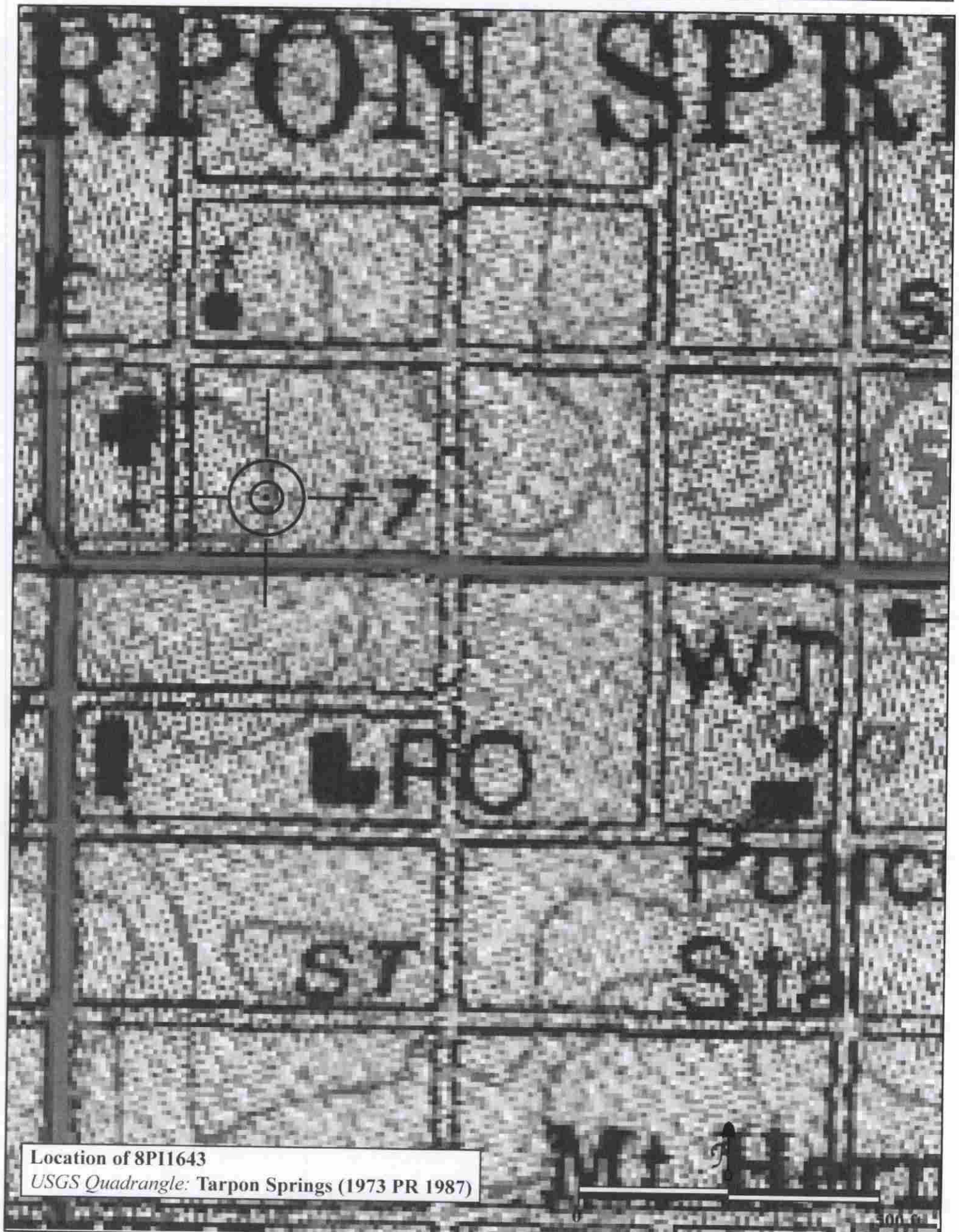
PHOTOGRAPH



SKETCH MAP



USGS QUADRANGLE MAP



Location of 8PI1643

USGS Quadrangle: Tarpon Springs (1973 PR 1987)







APPLICATION ADDENDUM
CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

INSTRUCTIONS

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

1. GENERAL INFORMATION

PROJECT NAME COhatch Tarpon Springs
ADDRESS/LOCATION 121 E. Tarpon Ave, Tarpon Springs, Florida, 34689
TAX PARCEL NUMBER(S) 12-27-15-64998-000-0071

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

- | | | |
|--|--|---------------------------------------|
| ☐ Demolition | ☐ New Construction | ☐ Driveway |
| ☒ Renovation | ☐ Structural Addition | ☐ Other: _____ |
| ☐ Relocation* | ☐ New Roof | |

* If Relocation, please indicate new location:

NEW PROPERTY LOCATION OR ADDRESS		
LEGAL DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NECESSARY)		
TAX PARCEL NUMBER(S)	CURRENT DESIGNATIONS OF PROPERTY	
	LAND USE CATEGORY	ZONING DISTRICT

3. GENERAL BUILDING INFORMATION

YEAR BUILT 1894	ARCHITECTURAL STYLE	PORCHES ☐ YES ☐ NO
ORIGINAL USE	PRESENT USE Bar, With or Without Packag	PROPOSED USE Office/Restaurant
ROOF TYPE & MATERIAL Wood frame truss with built up roof.	EXTERIOR SIDING MATERIAL Brick Masonry	

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

--



(2) Description of Proposed Work

Replacement of two door systems on the 1st floor, south facade of the building, facing Main St. We will be installing doors similar to the previous double door system on the far east end of the building as well as two door units in the middle of the facade.

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

3. HERITAGE PRESERVATION BOARD REVIEW STANDARDS

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

- (1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.
- (2) The width and height of windows, doors, and entries shall be consistent the character of the building's original architectural style. Repair and replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements form other buildings or structures.
- (3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.
- (4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.



- (5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of the proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of façade design.
- (6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.
- (7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.
- (8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alteration, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes which may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.
- (9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- (10) The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.
- (11) The impact upon archaeological sites shall preserve the integrity of the site.

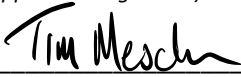
4. SIGNATURE(S)/AUTHORIZATION

APPLICANT/PROPERTY OWNER/AGENT SIGNATURE(S):

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



(Applicant's Signature)



(Property Owner's Signature)

COhatch (CRDV, LLC) John Watkins, Adriana Eraso
Rowe Architects, Angela Hendershot, Luke Keene
JO DeLotto & Sons, Darrin Thomson

(Agent's Signature)

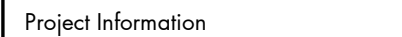
09/03/24

(Date)

09/03/24

(Date)

(Date)



CRDV Tarpon Springs

COhatch
Tarpon Springs

121 East Tarpon Avenue
Tarpon Springs, Florida
34689

Project Number	2110.00
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Distribution

No.	Description	Date
01	DD SET	2022-01-21
02	PERMIT SET	2022-03-14
03	PERMIT COORDINATION	2022-04-25
04	FINAL PERMIT	2022-05-09

Revisions

No.	Description	Date
3	TRC	08/17/2022
	COMMENTS	
4	ADD.06	01/30/2023
5	ADD.08	04/03/2023
6	ADD.09	05/05/2023
7	ADD.10	05/10/2023
8	ADD.11	09/29/2023
9	ASI 01	02/23/2024
10	ASI 02	03/26/2024
11	ASI 03	04/18/2024

Sheet Information

COVER

G000

GENERAL	G000	COVER	11	04/18/2024	FIRE PROTECTION		
	G001	PROJECT INFORMATION	2	05/10/2023	F001	FIRE PROTECTION GENERAL NOTES	
					F111	FIRE PROTECTION FLOOR PLANS	
LIFE SAFETY	LS100				F500	FIRE PROTECTION DETAILS	
	LS101	LIFE SAFETY INFORMATION					
		LIFE SAFETY PLAN	3	02/23/2024	PLUMBING		
CIVIL					P001	PLUMBING SYMBOL LEGEND AND NOTES	
					P002	SHEET SPECIFICATIONS	
	C3.00	SITE PLAN	5	02/23/2024	P100	UNDERGROUND PLUMBIN PLAN	1 04/03/2023
	C200	DEMOLITION PLAN	1	07/29/2022	P111	FIRST FLOOR SANITARY AND VENT PLAN	1 04/03/2023
					P121	SECOND FLOOR SANITARY AND VENT PLAN	1 04/03/2023
					P130	ROOF SANITARY AND VENT	1 04/03/2023
STRUCTURAL	S101	GENERAL STRUCTURAL NOTES			P201	FIRST FLOOR DOMESTIC WATER PLAN	2 03/26/2024
	S102	WIND DESIGN DATA AND LOAD SCHEDULE			P221	SECOND FLOOR DOMESTIC WATER PLAN	1 04/03/2023
	S201	FOUNDATION PLAN	2	05/10/2023	P401	ENLARGED PLUMBING PLANS	1 04/03/2023
	S202	SLAB ON GRADE PLAN	2	05/10/2023	P501	PLUMBING DETAILS	
	S203	2ND FLOOR FRAMING PLAN	2	05/10/2023	P701	PLUMBING SCHEDULES	
	S204	ROOF FRAMING PLAN	2	05/10/2023	P901	PLUMBING ISOMETRICS	1 04/03/2023
	S301	TYPICAL DETAILS			P902	PLUMBING ISOMETRICS	1 04/03/2023
	S302	TYPICAL DETAILS			P903	PLUMBING ISOMETRICS	
	S303	TYPICAL DETAILS	1	05/10/2023			
	S401	SECTIONS AND DETAILS	1	05/10/2023	MECHANICAL		
	S501	ELEVATIONS	1	05/10/2023	M001	MECHANICAL SYMBOL LEGEND AND NOTES	
	S601	COLUMN SCHEDULE	1	05/10/2023	M100D	HVAC DEMOLITION PLAN	
					M110	FIRST FLOOR MECHANICAL PLAN	2 05/10/2023
ARCHITECTURAL					M120	SECOND FLOOR MECHANICAL PLAN	1 06/01/2022
	A100	SITE PLAN DEMOLITION	1	04/03/2023	M130	ROOF MECHANICAL PLAN	
	A101	SITE PLAN	2	04/03/2023	M501	MECHANICAL DETAILS	
	A110	FIRST FLOOR DEMOLITION PLAN/RCP	5	02/23/2024	M502	MECHANICAL DETAILS	
	A111	FIRST FLOOR PLANS	8	02/23/2024	M503	MECHANICAL DETAILS	
	A112	FIRST FLOOR FINISH PLAN/FURNITURE	7	02/23/2024	M601	MECHANICAL CONTROLS	
	A113	FIRST FLOOR REFLECTED CEILING PLAN	8	02/23/2024	M701	MECHANICAL SCHEDULES	1 06/01/2022
	A120	SECOND FLOOR DEMOLITION PLAN			M702	MECHANICAL SCHEDULES	
	A121	SECOND FLOOR PLANS	4	04/18/2024			
	A122	SECOND FLOOR FINISH PLAN/FURNITURE	4	04/18/2024	ELECTRICAL		
	A123	SECOND FLOOR REFLECTED CEILING PLAN	6	04/18/2024	E001	ELECTRICAL SYMBOL LEGEND AND NOTES	2 06/22/2022
	A130	ROOF PLAN	2	04/03/2023	E111	FIRST FLOOR POWER/LIGHTING/FA PLANS	4 05/10/2023
	A200	EXTERIOR ELEVATIONS DEMO	1	02/23/2024	E121	SECOND FLOOR POWER/LIGHTING/FA PLANS	3 07/29/2022
	A201	EXTERIOR ELEVATIONS	7	09/04/2024	E130	ROOF POWER PLAN	1 01/30/2023
8	A201.1	ENTRY ELEVATION	4	08/08/2024	E300	FIRE ALARM SYSTEM RISER AND NOTES	
	A202	EXTERIOR ELEVATIONS	2	04/18/2024	E402	ENLARGED POWER PLANS	3 05/10/2023
	A203	EXTERIOR ELEVATIONS	2	04/18/2024	E501	TYPICAL LIGHTING CONTROL DETAILS	
	A301	BUILDING SECTIONS	1	05/10/2023	E511	POWER DETAILS AND DIAGRAMS	
	A302	BUILDING SECTIONS	1	05/10/2023	E601	ELECTRICAL ONE LINE DIAGRAM	1 05/10/2023
	A303	BUILDING SECTIONS	3	05/10/2023	E701	LUMINAIRE SCHEDULE	3 07/29/2022
	A310	WALL SECTIONS	3	05/10/2023	E711	ELECTRICAL PANEL SCHEDULES	3 01/30/2023
5	A311	WALL SECTION DETAILS	3	04/03/2023	E712	ELECTRICAL PANEL SCHEDULES	2 05/10/2023
	A312	WALL SECTION DETAILS	1	04/03/2023	E721	ELECTRICAL EQUIPMENT CONNECTION SCHEDULES	2 06/22/2022
	A400	ENLARGED ENTRY PLAN AND ELEVATIONS	6	02/23/2024	ED110	FIRST FLOOR DEMOLITION PLAN/RCP	
	A401	ENLARGED PLANS / INTERIOR ELEVATIONS	2	09/29/2023	ED120	SECOND FLOOR DEMOLITION PLAN/RCP	
	A402	ENLARGED LAUNCH PAD PLAN/RCP	1	04/03/2023	ED200	SITE ELECTRICAL DEMOLITION PLAN	
	A403	ENLARGED PLANS / INTERIOR ELEVATIONS	3	07/24/2023			
	A404	FriB INTERIOR ELEVATIONS	1	06/22/2022	LIGHTING		
	A405	ENLARGED KITCHEN PLAN / INTERIOR ELEVATIONS	4	02/23/2024	LT-1	LIGHTING PLANS	1 07/29/2022
	A406	ENLARGED PATIO PLAN / ELEVATIONS	3	05/10/2023	LT-2	LIGHTING SCHEDULE	1 06/22/2022
	A407	ENLARGED PLANS / INTERIOR ELEVATIONS	4	05/05/2023			
	A408	ENLARGED PLANS / INTERIOR ELEVATIONS	4	09/29/2023	FOOD SERVICE		
	A409	INTERIOR ELEVATIONS	4	04/03/2			

**FLORIDA PRODUCT APPROVAL:**

- **SKYLIGHTS:** KALWALL - S-JUNE
FL4097-R7
 - **WINDOWS:** KAWNEER - IR 501
FL8787.2
 - **EXTERIOR DOORS:** KAWNEER - 190 ENTRANCE DOORS
FL10388.1
 - **ROOFING MATERIAL:** JOHNS MANVILLE - APP
FL17013
 - **METAL WALL PANEL:** ATAS INTERNATIONAL - METAFOR
FL3077.3
- GEOLAM SIDING -

PREPARED FOR **CRDV**
TARPON SPRINGS BY:

ROWE ARCHITECTS
100 MADISON STREET, SUITE 200
TAMPA, FLORIDA 33602

MASTER CONSULTING ENGINEERS
5523 WEST CYPRESS STREET, SUITE 200
TAMPA, FLORIDA 33607

OSBORN ENGINEERING
400 NORTH TAMPA STREET - SUITE 2230
TAMPA, FLORIDA 33602

PROPOSED FIRST FLOOR: (FITS WITHIN 80% MAXIMUM LOT COVERAGE)

FOOD AND BEVERAGE -	2500 SF
RECEPTION/OFFICES/MEETING ROOMS -	3290 SF
TOTAL FIRST FLOOR SF -	5790 SF

PROPOSED SECOND FLOOR:
OFFICES/CO-WORKING/MEETING ROOMS - **6650 SF**

TOTAL PROJECT: 12440 SF

ZONING INFORMATION : T5b

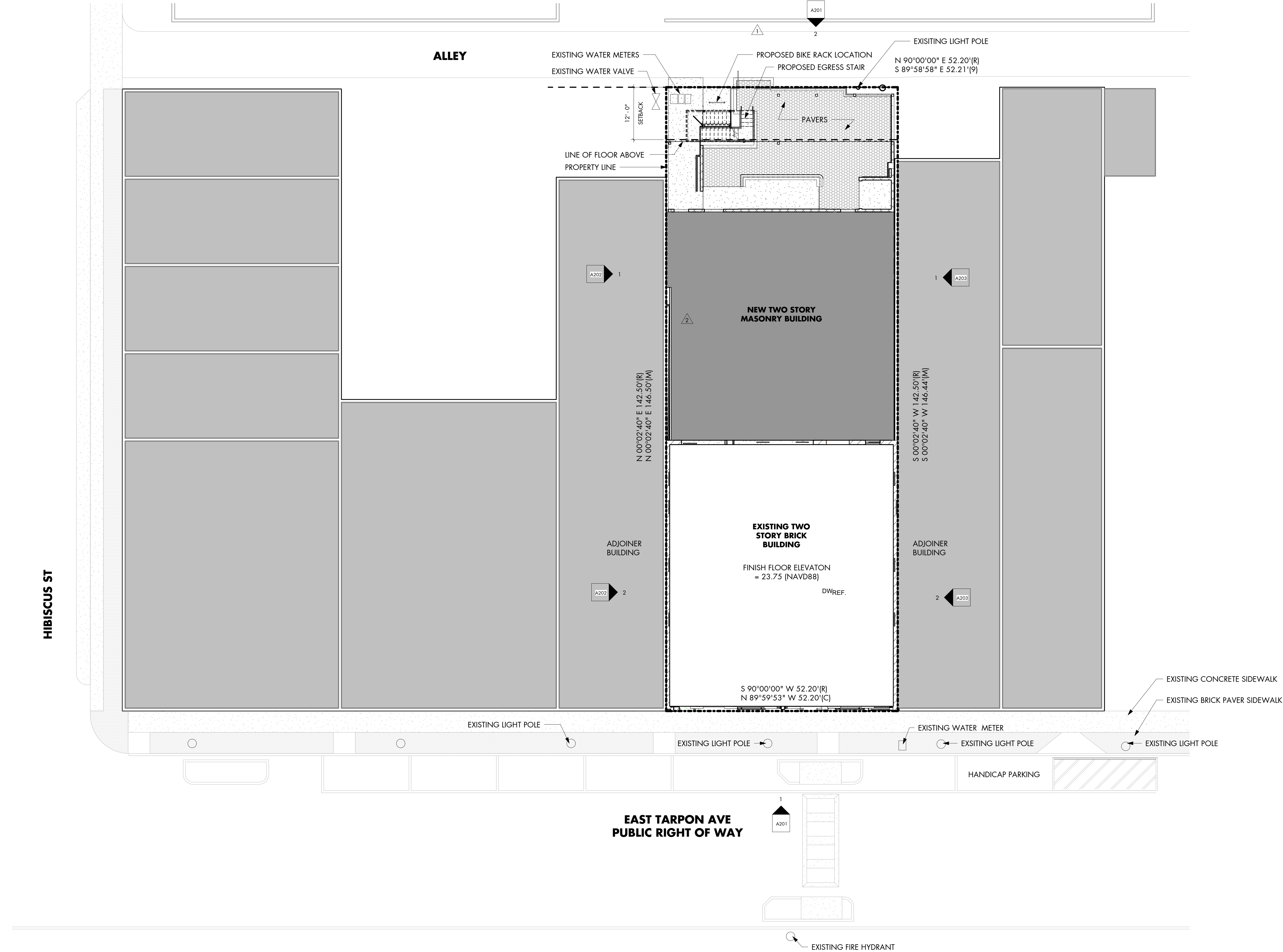
LOT COVERAGE - 80% MAX
FRONT SETBACK - 0'
REAR SETBACK - 12' MIN
HEIGHT - 2-3 STORIES MAX
SHOPFRONT/AWNING - MANDATORY
OFFICE/RETAIL - OPEN USE

FLOOD ZONE : X

FLOOD INSURANCE RATE MAP, COMMUNITY PANEL
NO. 12103C0019G

COHATCH TARPON SPRINGS

121 East Tarpon Avenue, Tarpon Springs, Florida 34689

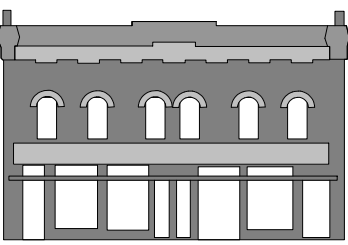


1 SITE PLAN
scale : 3/32" = 1'-0"



ROWE ARCHITECTS
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100 Madison Street, Suite 200
Tampa, Florida 33602-4704
www.RoweArchitects.com
Phone 813.221.8771
AR0013510

Angela Hendershot
AR94066 2023.11.06



Project Information
CRDV Tarpon Springs

COhatch
Tarpon Springs

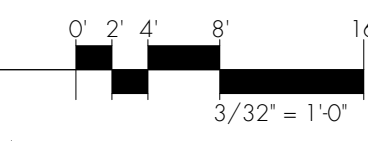
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Tarpon Springs, Florida
34689

Project Number 2110.00

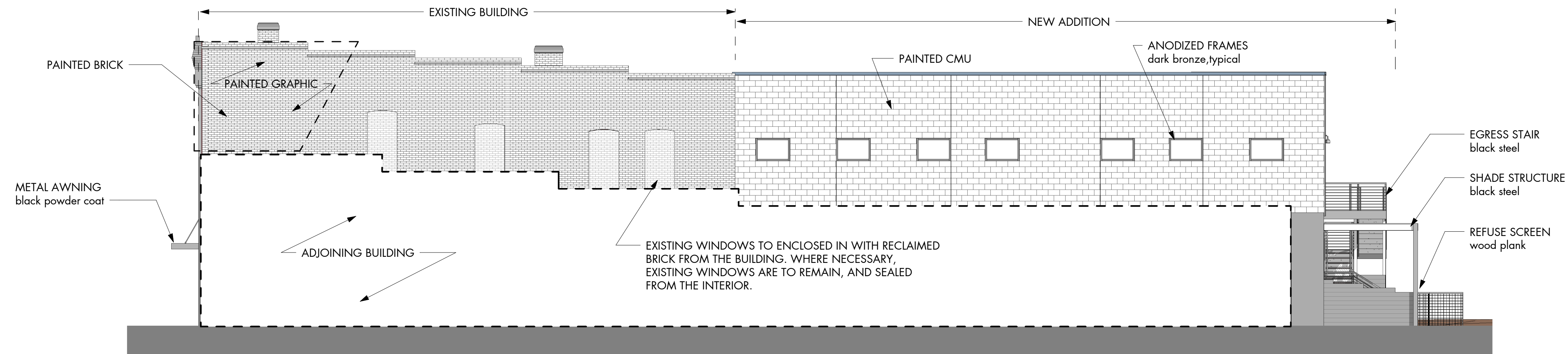
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No.	Description	Date
01	DD SET	2022-01-21
02	PERMIT SET	2022-03-14
03	PERMIT COORDINATION	2022-04-25
04	FINAL PERMIT	2022-05-09

Revisions		
No.	Description	Date
1	TRC	08/17/2022
	COMMENTS	
2	ADD.08	04/03/2023

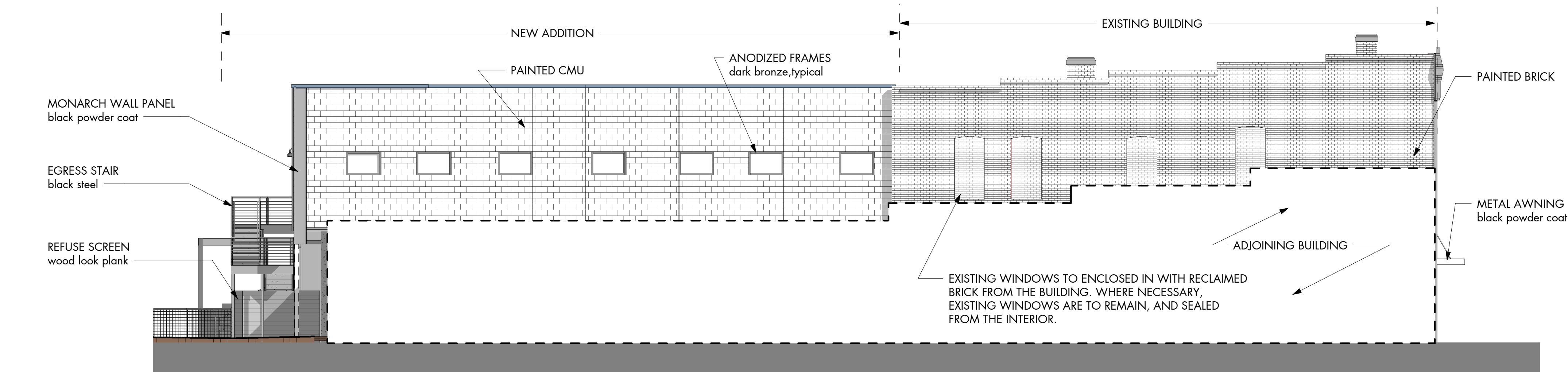
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SITE PLAN



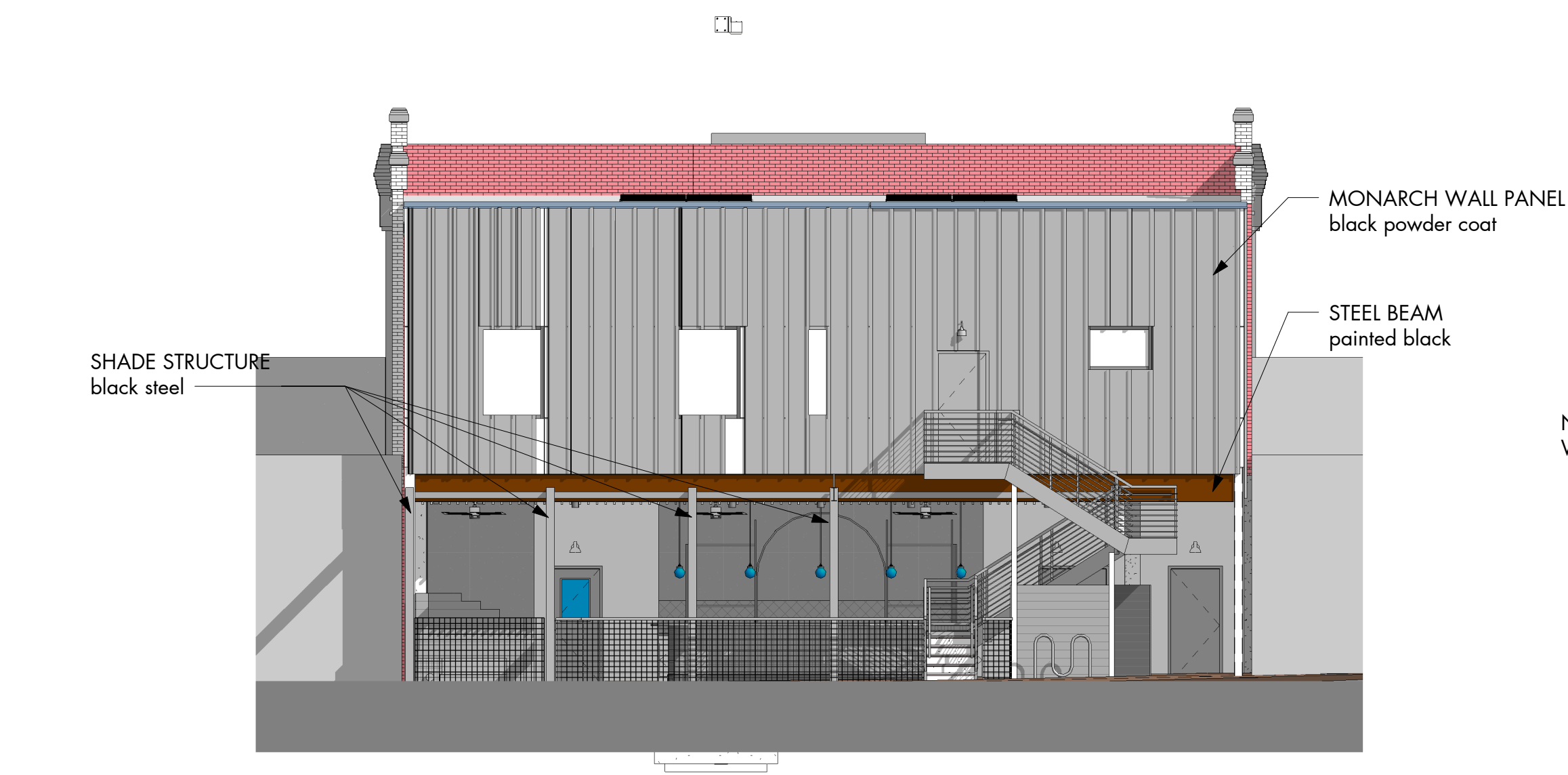
A101



4 East HPB
scale : 1/8" = 1'-0"



3 West HPB
scale : 1/8" = 1'-0"



2 North HPB
scale : 1/8" = 1'-0"



1 South HPB
scale : 1/8" = 1'-0"



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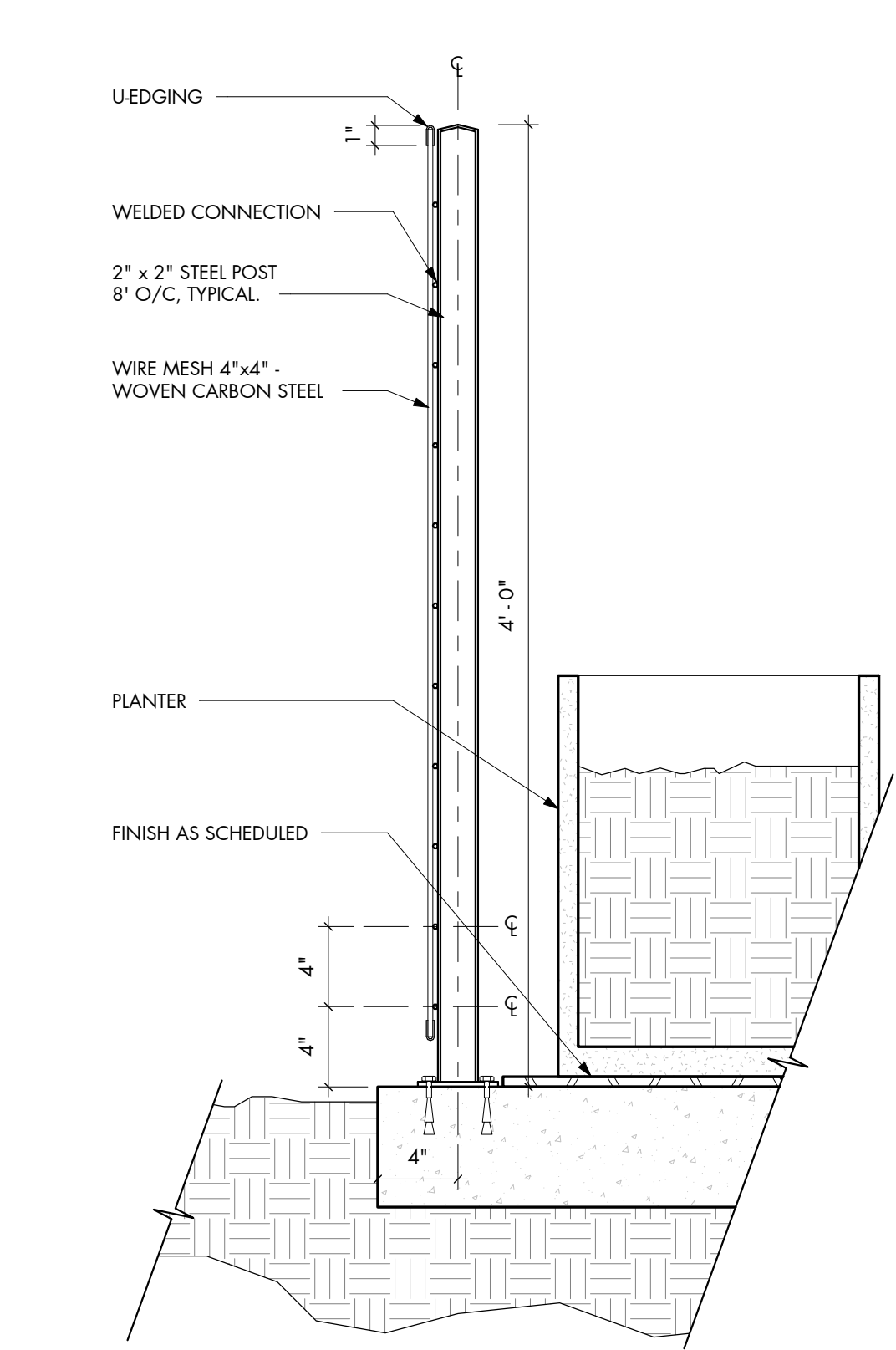
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Revisions

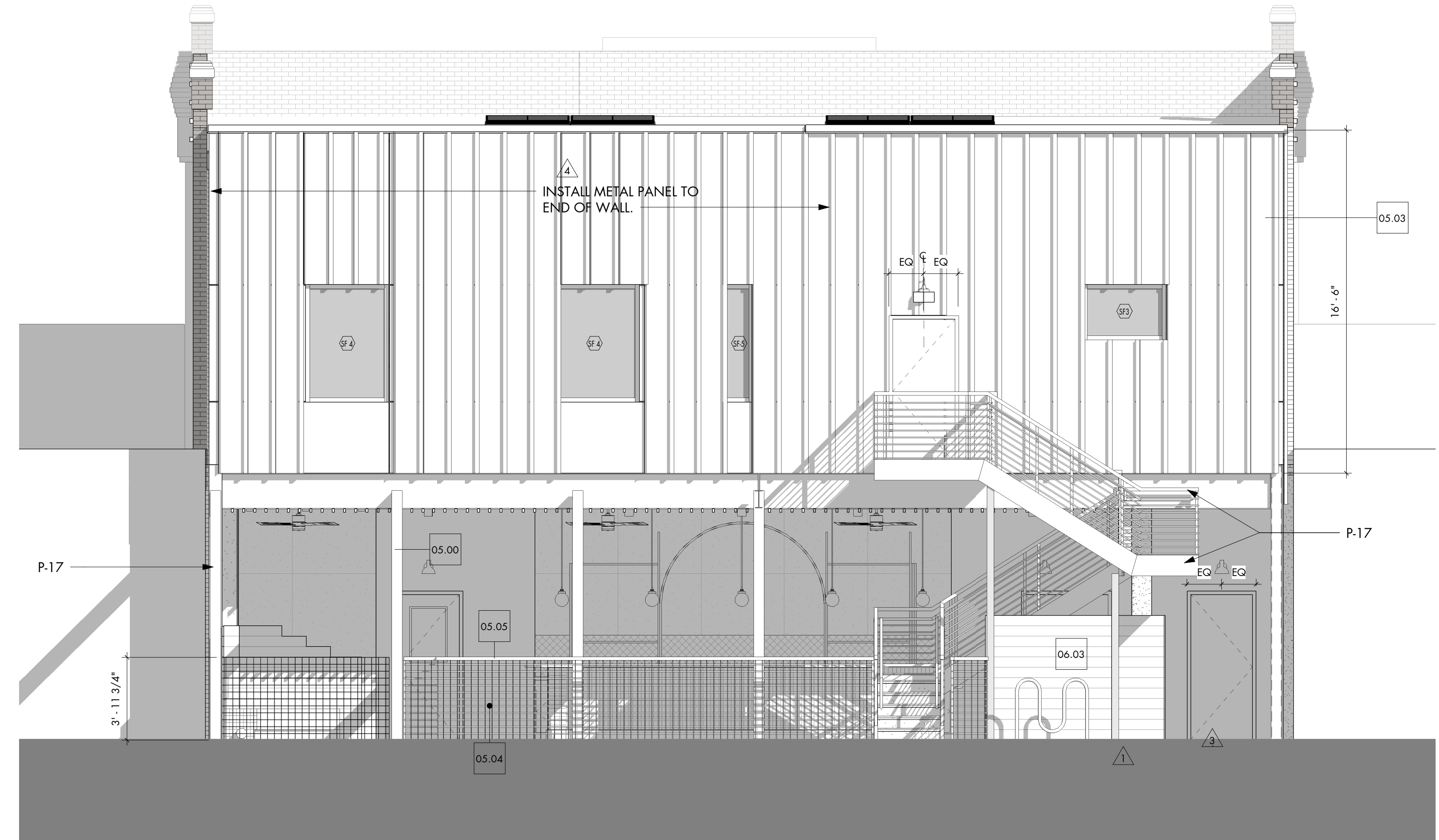
No.	Description	Date

Sheet Information
HPB ELEVATIONS

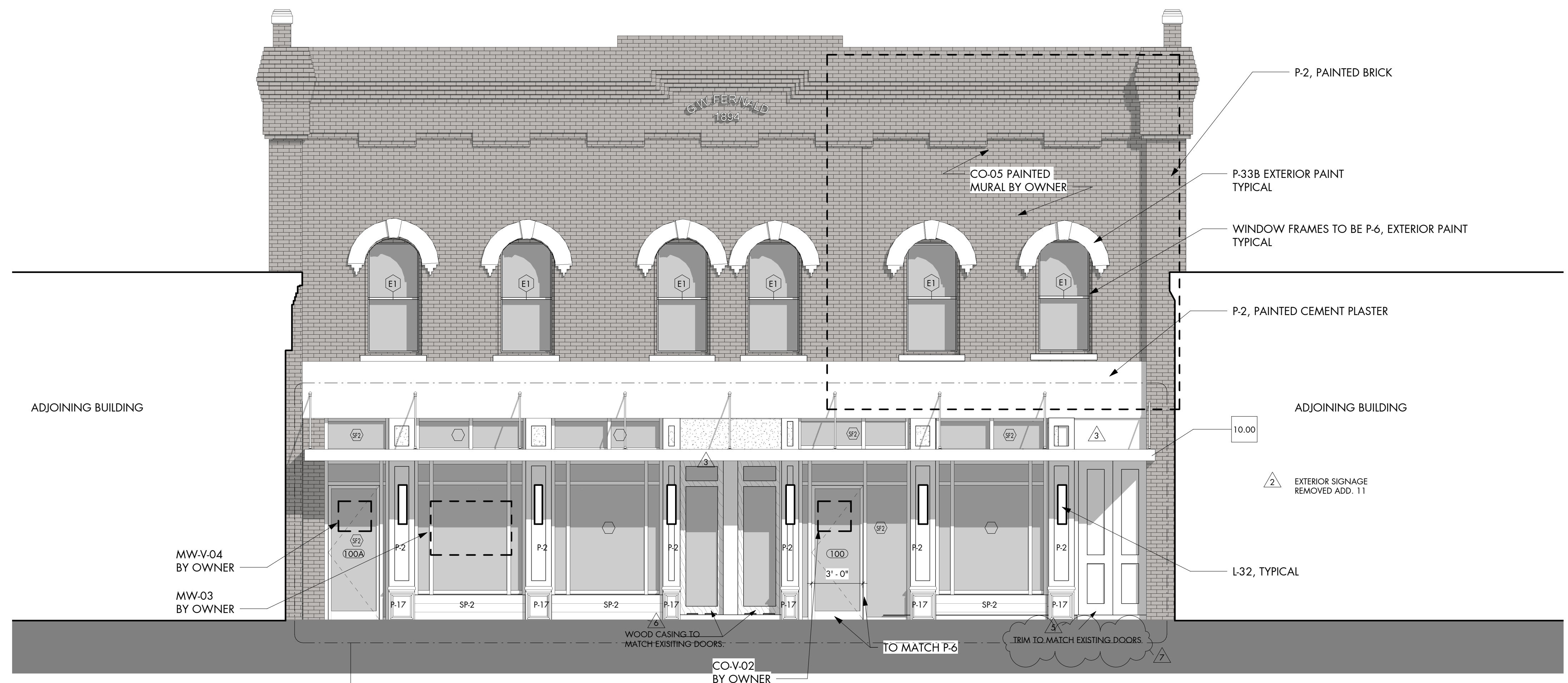
A-HPB



3 WWM - Fence
scale : 1 1/2" = 1'-0"



2 NORTH ELEVATION
scale : 1/4" = 1'-0"



1 SOUTH ELEVATION
scale : 1/4" = 1'-0"

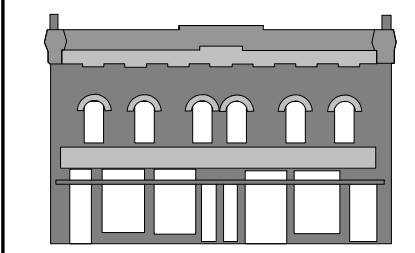
KEYNOTES

- 05.00 SHADE STRUCTURE, SHADEFX RETRACTABLE CANOPY
- 05.03 ATAS - MONARCH PANEL, COLOR TO MATCH P-17
- 05.04 MCNICHOLS WIRE MESH - 4"x4" WOVEN CARBON STEEL, PC-1
- 05.05 MCNICHOLS U-EDGING - 1/4 GAUGE TYPE 450 U EDGING, PC-1
- 06.03 GEOLAM - SOLEO 6030
- 10.00 MAPES SUPERSHADE ALUMINUM CANOPY



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AR0013510

Angela Hendershot
AR94066 2023.11.06



Project Information
CRDV Tarpon Springs

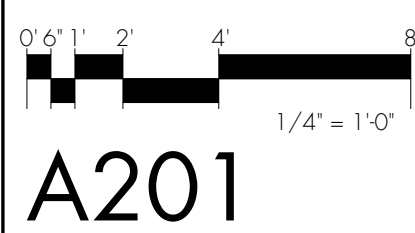
COhatch
Tarpon Springs

121 East Tarpon Avenue
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34689

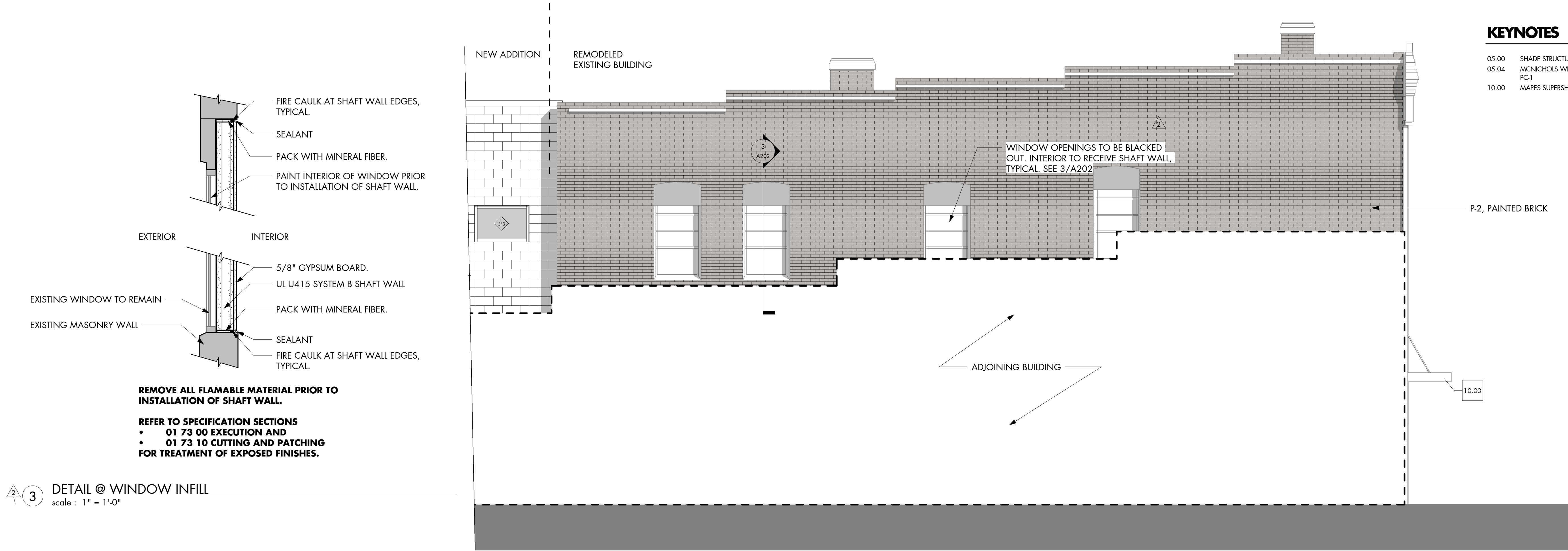
Project Number		2110.00
Distribution		
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Revisions		
No.	Description	Date
1	TRC COMMENTS	08/17/2022
2	ADD.11	09/29/2023
3	ASI 01	02/23/2024
4	ASI 03	04/18/2024
5	CTS COMMENTS	07/31/2024
6	CTS COMMENTS	08/08/2024
7	CTS HPB COMMENTS	09/04/2024

Sheet Information
EXTERIOR ELEVATIONS

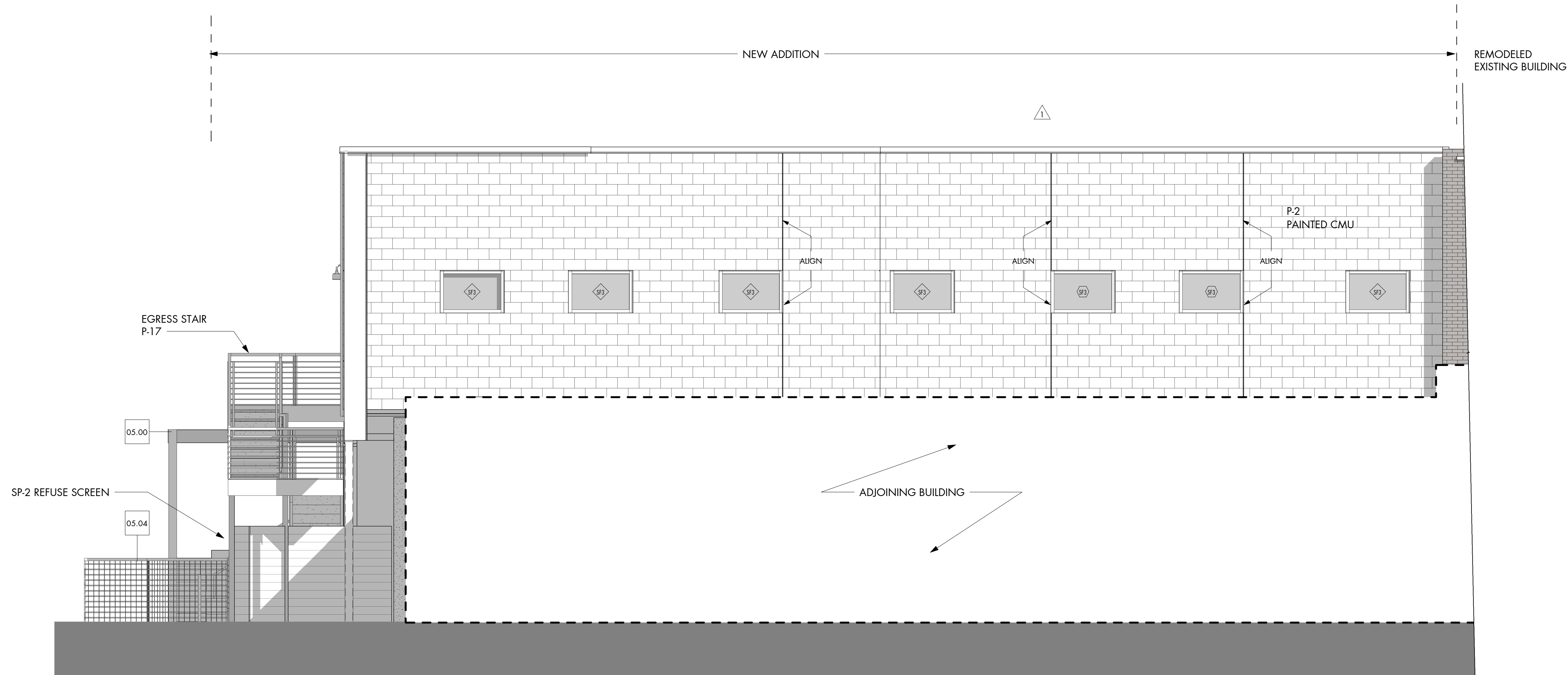


A201



3 DETAIL @ WINDOW INFILL
scale : 1" = 1'-0"

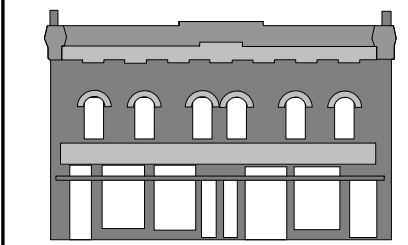
2 WEST ELEVATION - EXISTING BUILDING
scale : 1/4" = 1'-0"



1 WEST ELEVATION - ADDITION
scale : 1/4" = 1'-0"

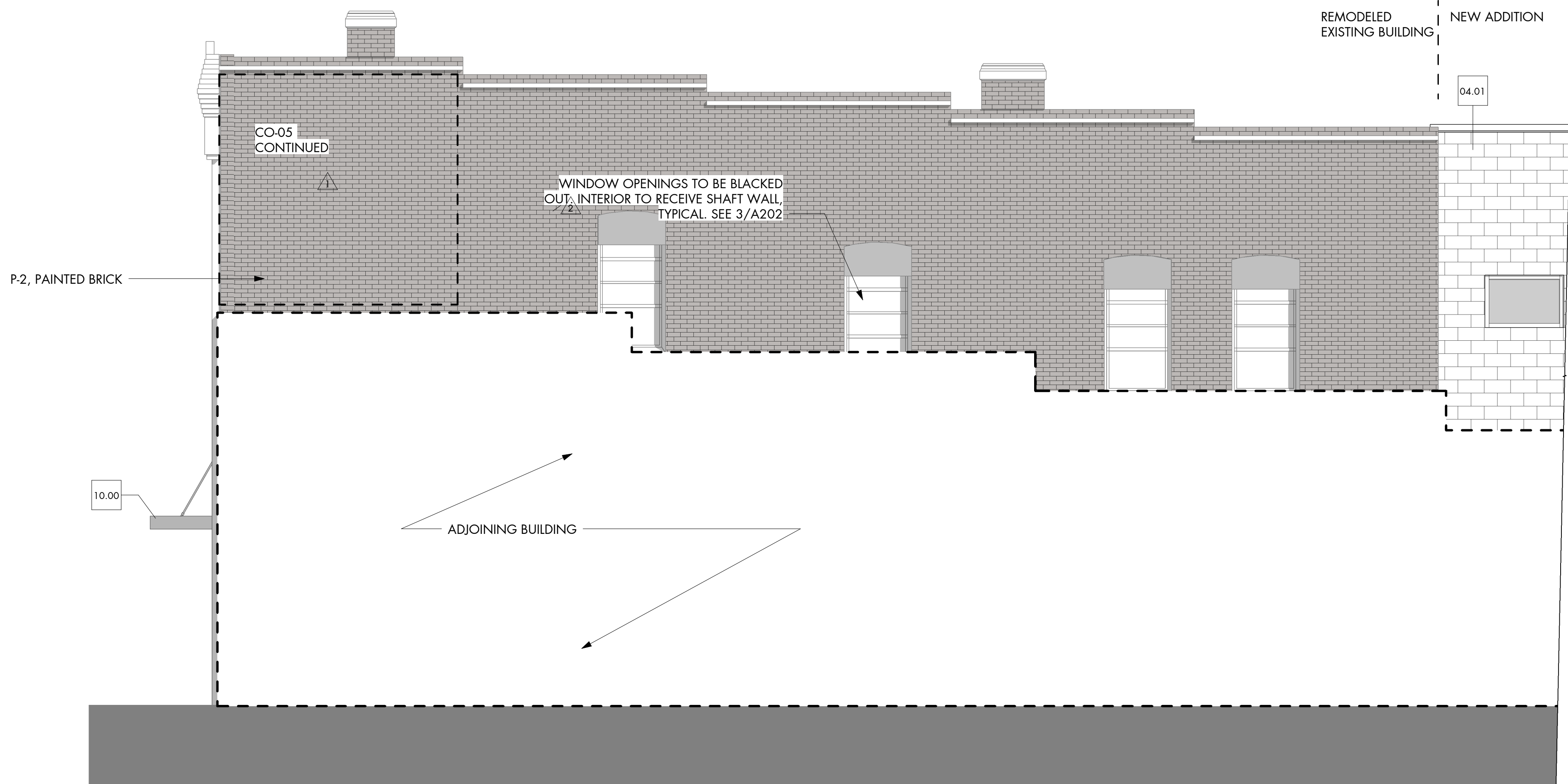
KEYNOTES

- 05.00 SHADE STRUCTURE, SHADEFX RETRACTABLE CANOPY
05.04 MCNICHOLS WIRE MESH - 4"x4" WOVEN CARBON STEEL, PC-1
10.00 MAPES SUPERSHADE ALUMINUM CANOPY

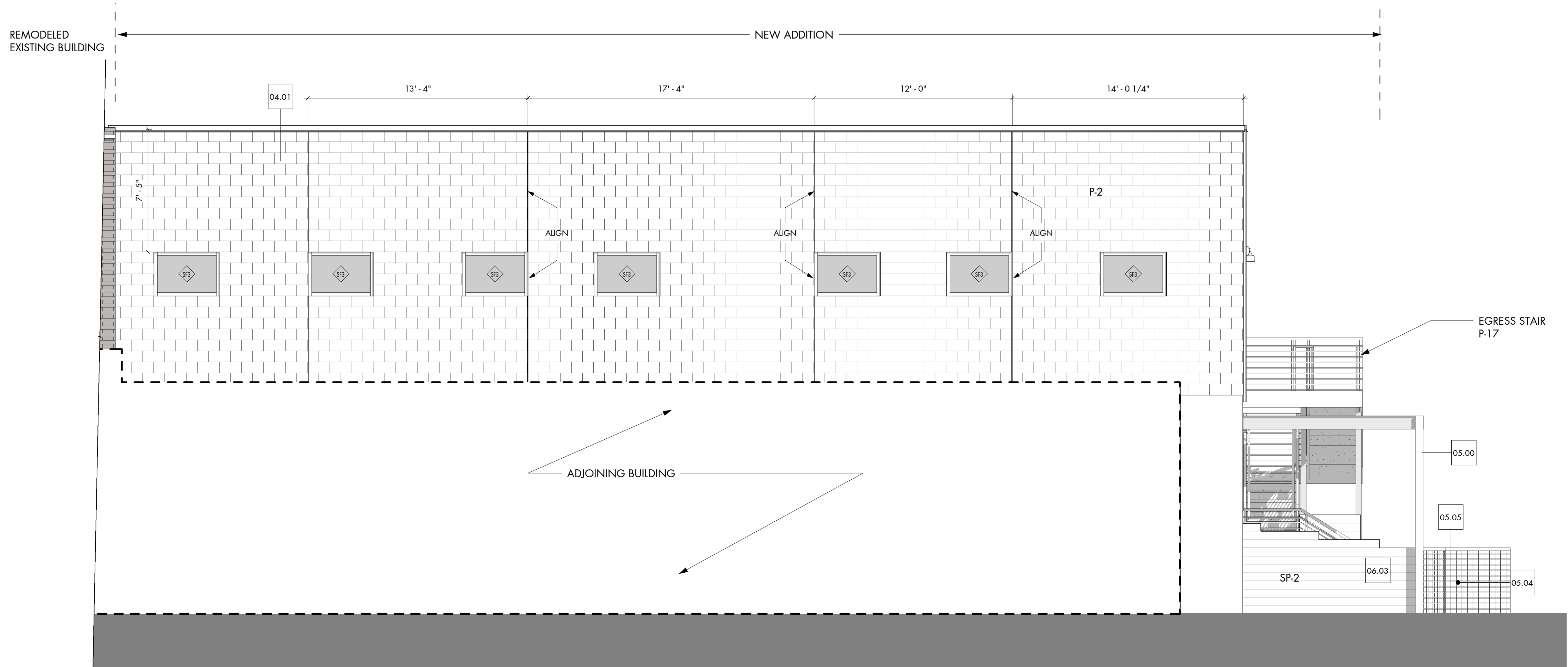


Project Number	2110.00	
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Revisions		
No.	Description	Date
1	ADD.08	04/03/2023
2	ASI.03	04/18/2024



2 EAST ELEVATION - EXISTING BUILDING
scale : 1/4" = 1'-0"



1 EAST ELEVATION - ADDITION
scale : 1/4" = 1'-0"

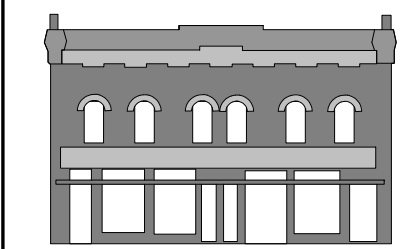
KEYNOTES

- 04.01 CONCRETE MASONRY UNIT
- 05.00 SHADE STRUCTURE, SHADEFX RETRACTABLE CANOPY
- 05.04 MCNICHOLS WIRE MESH - 4"x4" WOVEN CARBON STEEL, PC-1
- 05.05 MCNICHOLS U-EDGING - 1/4 GAUGE TYPE 450 U EDGING, PC-1
- 06.03 GEOLAM - SOLEO 6030
- 10.00 MAPES SUPERSHADE ALUMINUM CANOPY



ROWE ARCHITECTS
INCORPORATED
100 Madison Street, Suite 200
Tampa, Florida 33602-4704
www.RoweArchitects.com
Phone 813.221.8771
AR0013510

Angela Hendershot
AR94066 2023.11.06



Project Information
CRDV Tarpon Springs

COhatch
Tarpon Springs

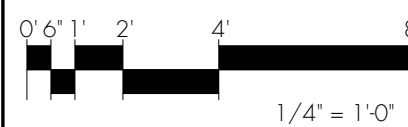
121 East Tarpon Avenue
Tarpon Springs, Florida
34689

Project Number 2110.00

Distribution		
No.	Description	Date
01	DD SET	2022-01-21
02	PERMIT SET	2022-03-14
03	PERMIT COORDINATION	2022-04-25
04	FINAL PERMIT	2022-05-09

Revisions		
No.	Description	Date
1	ADD.03	07/11/2022
2	ASI.03	04/18/2024

Sheet Information
EXTERIOR ELEVATIONS



A203



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
December 2, 2024

STAFF REPORT, November 25, 2024

Application No. / Project Title: 24.60 / East Orange LLC

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: East Orange LLC / John and Kay Koulianos

Property Size: 13,861 sf square feet

Current Zoning: T4a Residential + Retail/Office

Current Land Use: Community Redevelopment District

Location / Parcel ID: 41 N Ring Avenue / 12-27-15-52218-000-0010

Architectural Type/District Status: Masonry Vernacular / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Approval to demolish the contributing structure at the subject property, a circa 1958 commercial masonry vernacular structure constructed of concrete block and stucco. According to Florida Master Site File (FMSF) 8PI11852, "the flat roof commercial building has a broad concrete overhang and features an ornate pelican and palm tree door." The contributing structure is an example of Modern-era architecture and is representative of the development in Tarpon Springs at the time.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends the HPB review the analysis presented in this staff report to determine if the demolition 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.
2. The local artisan-carved door will be salvaged.
3. The demolition permit will not be issued until there is an HPB approved plan for site development.
4. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (HPB) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially Chapter 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.
4. Guideline 42 states that demolition by neglect occurs when regular maintenance and repair of a property is not the result of a property owner’s financial inability to carry these actions out. The applicant has not provided any information regarding financial inability to maintain and repair the property.
5. The applicant has provided the following materials in support of this request:
 - Exhibit A Legal Description
 - Exhibit B Planning Report
 - Exhibit C Survey
 - Exhibit D Photographs
 - Exhibit E City Directories
 - Exhibit F 1990 District Map
 - Exhibit G 3009 District Map
 - HPB Application

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 110 - Demolition, states in Section (B), “When authorizing a Certificate of Approval 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 special significance beyond the fact that it is contributing to the local district. See further discussion of the property in the context of the district (see item 2 below) and in the context of the architectural type (see 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 documented significance beyond contributing to the local historic district. In a transitional area of the historic downtown, the block the subject property is located on is currently surrounded by vacant land, a commercial structure constructed in 1984, parking lots, and a circa 1905 contributing-altered structure. Demolition of the structure would alter the streetscape and increase the area of vacant property in the City’s historic downtown. The HPB should determine if this alteration is 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. The location/setting is not unique to a commercial masonry vernacular structure.



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

ANALYSIS: The majority of the post-1920s masonry vernacular buildings in the local historic district are residential. There are 107 masonry vernacular structures in the district, and 38 of these were built in the 1950 to 1959 period. Of the 38 masonry vernacular structures built in the 1950's, four commercial structures contributing to the district remain: 229 E Lemon Street, 128 N Pinellas Avenue, 143 E Tarpon Avenue, and the subject property. The masonry vernacular commercial structure at 61 W Tarpon Avenue was constructed circa 1956 and has a similar architectural style to the subject property. However, while this building is located in the local historic district, it was not included in the 2009 survey. There are many examples of commercial masonry vernacular structures outside of the local historic district. The HPB should determine if there is sufficient representation of 1950s commercial masonry vernacular style in the district.

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

ANALYSIS: The site is located in the T4a Residential + Retail/Office transect of the Downtown Character District of the Special Area Plan. The Downtown Character District is focused on Tarpon Avenue and suggested uses for this district are intended to promote the retail development and encourage medium density and mixed-use residential development to support retail along Tarpon Avenue. The density, intensity and use standards in the Downtown Character District allow for significantly more dense and intense development, and from a planning perspective, the site is currently underutilized. The applicant intends to redevelop the site with a mixed-use project that supports the goals and objectives of the Special Area Plan.

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

ANALYSIS: The applicant has not provided any evidence that the property is damaged or unusable. The building appears to be in good repair.

(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: Typically, this standard compels that the Heritage Preservation Board compare the current property to the value of the restored property and analyze whether the cost of restoration is justified. As there are no known issues with the existing building, analysis of this review standard must focus on the location of the subject property, and whether the perpetuation of the existing building can provide a reasonable economic return.

According to The Appraisal Institute, the highest and best use of a property is defined as: "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value."



The Pinellas County Property Appraiser (PCPA) sets the January 2023 just market value of the building at \$186,300 and the property as a whole at \$250,000. Staff cannot render an expert opinion regarding reasonable economic return and/or economic feasibility, however; the entitlements available for this property allow for new development that could far exceed its present value.

PUBLIC CORRESPONDENCE:

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

ATTACHMENTS:

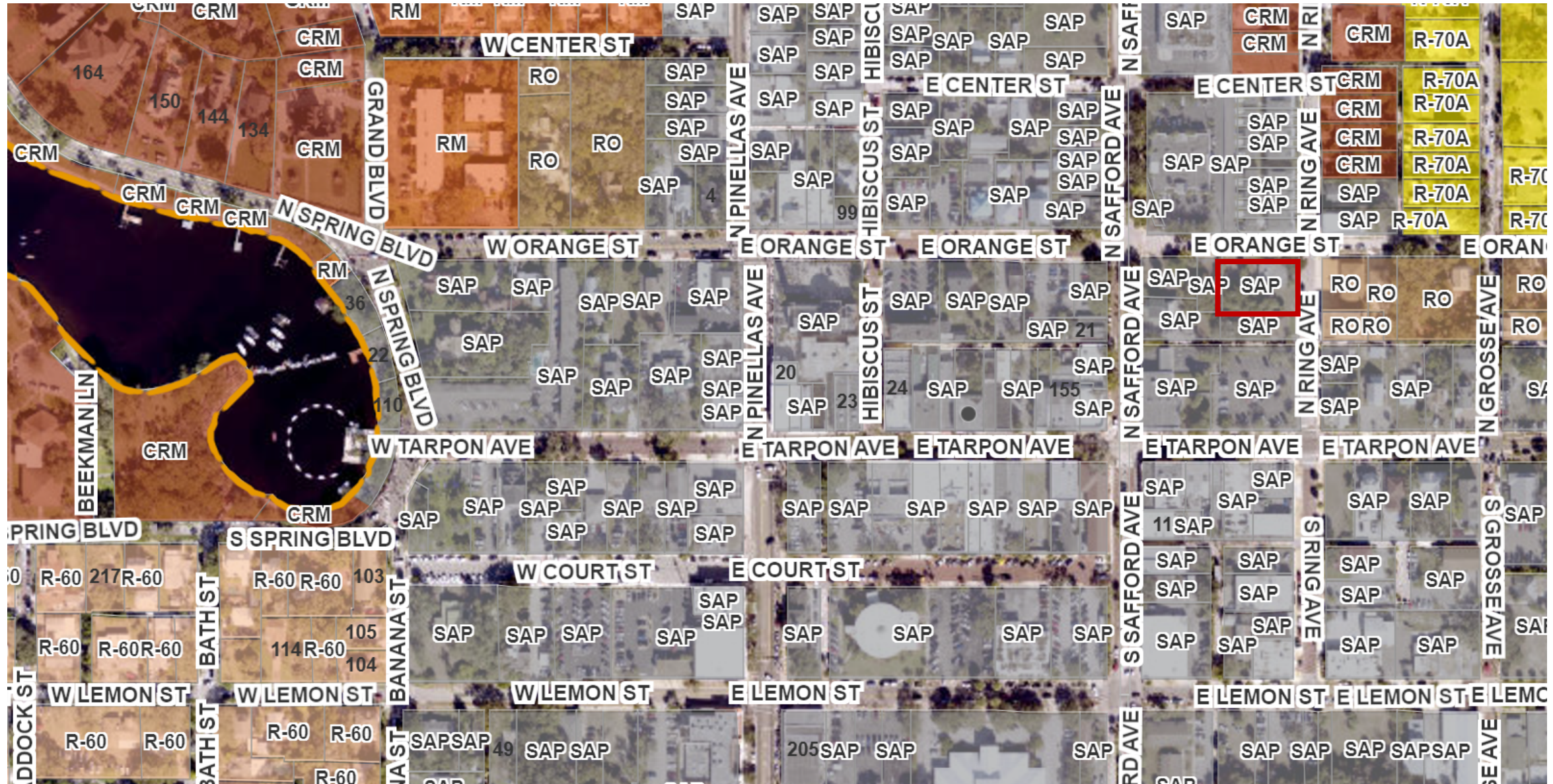
1. Slide Presentation
2. Florida Master Site File Form #8PI11852
3. Application
4. Exhibit A Legal Description
5. Exhibit B Planning Report
6. Exhibit C Survey
7. Exhibit D Photographs
8. Exhibit E City Directories
9. Exhibit F 1990 District Map
10. Exhibit G 2009 District Map

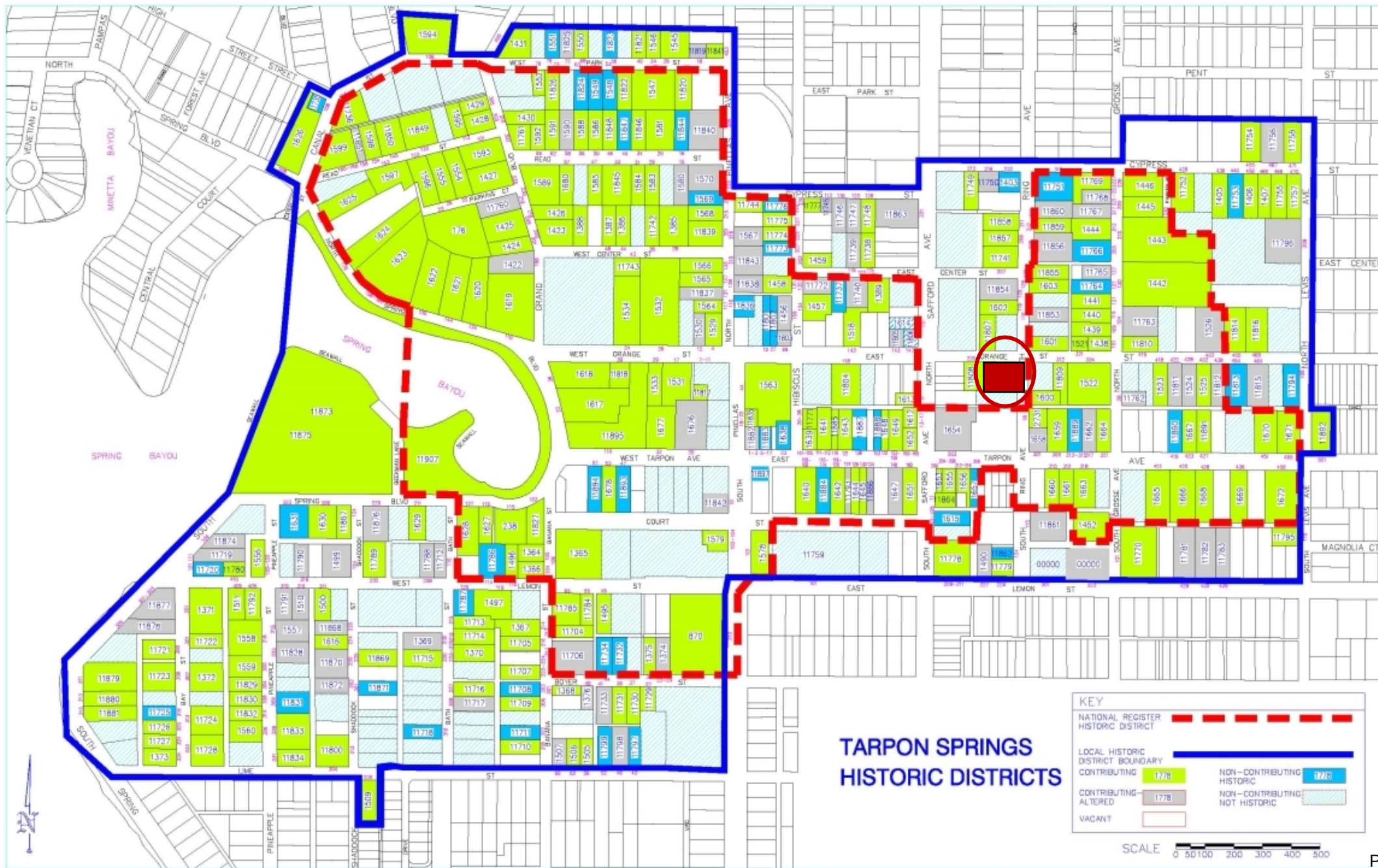
EAST ORANGE, LLC APPLICATION #24.72

Heritage Preservation Board, December 2, 2024



LOCATION & CONTEXT





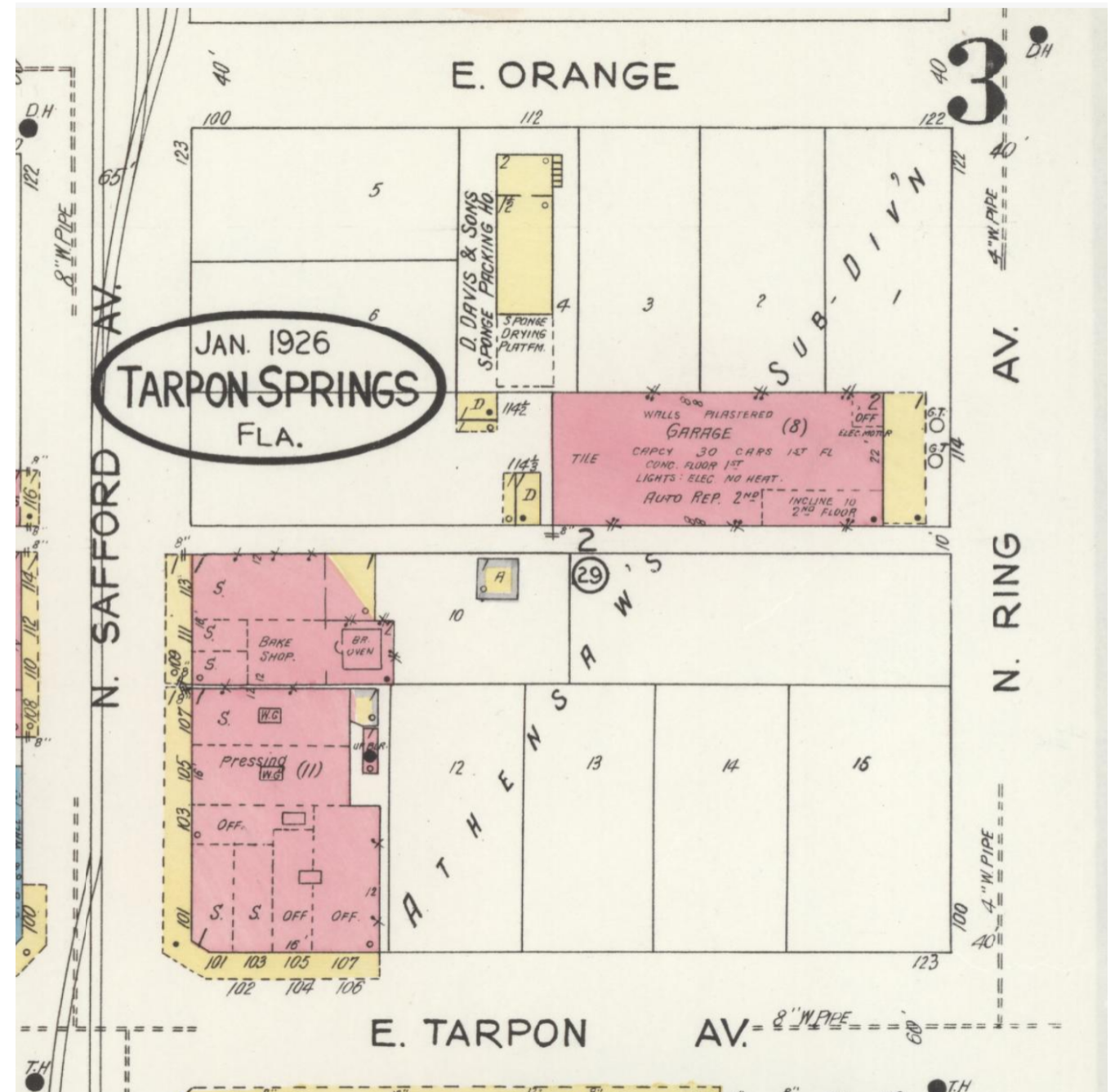
FLORIDA MASTER SITE FILE



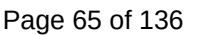
REQUEST

- Certificate of Approval for 41 N Ring Avenue:
 - Demolish the contributing structure
- Lot Size: 13,861 square feet
- Architecture: Commercial Masonry Vernacular
- District Status: Contributing (Florida Master Site File No. 8PI11852)
- Applicant / Owner: East Orange LLC / John and Kay Koulianos

1926 SANBORN



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



FAÇADE



SOUTH



NORTH



WEST





CONTEXT SOUTH



NORTH CONTEXT





4.13 Universal Guidelines for Demolition

Historic buildings throughout the Tarpon Springs Historic District contribute to the overall historical and physical significance of the district; the loss of any one of these historic buildings could have a negative impact on the integrity of the district as a whole. As such, demolition is strongly discouraged for any historic building within the historic district. Demolition results in a loss of architectural and historical integrity and can dramatically change the character of a block or historic district. Demolition is generally discouraged; however, it may be approved in certain situations.

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

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

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

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

Guideline 41. Guidelines for Demolition of Historic Properties

- a. Establish a permanent record of the property prior to demolition. The level of documentation and the person responsible for producing the documentation will be determined by the Tarpon Springs HPB.
- b. Identify salvageable building materials and potential buyers or recipients of salvaged material before demolition.
- c. Protect historic site features, including mature trees and potential archaeological resources.
- d. Ensure the safety of the adjacent properties and historic resources.

PRELIMINARY STAFF RECOMMENDATION

If the Heritage Preservation Board (HPB) approves the application, the following conditions are recommended:

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

The project was publicly noticed. No responses were received.



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11852

Recorder # 113

Recorder Date 1/28/09

Original ☒Update ☐

Site Name 41 N Ring Avenue Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Modern National Register Category Building

LOCATION and IDENTIFICATION

Address 41 N Ring Avenue

Vicinity of SW corner of Ring Ave and Orange St.

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision Block # Lot #

MAPPING

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

Quarter Qtr Qtr Irregular Section ☐ UTM Zone 17

Easting 327782 Northing 3114741 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1958 Circa ☒Alterations ☒ Date c.1980 Type/Location windows replacedAdditions ☐ Date Type/LocationMoved ☐ Original Location

Use Original Private residence Use Present Office

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Interior Plan Unknown Stories 1

Structural System Concrete block Exterior Fabric Stucco

Foundation Slab Foundation Materials Poured concrete Foundation Infill N/A

No. of Porches 0 Locations/Features N/A

Main Entrance (stylistic details): off-set center door with fabric awning

Outbldgs. ☐ Number Nature/Location (Describe below)

Roof Type Flat Roofing Materials Built-up roof

Secondary Structures ☐ Comments Not applicable LocationChimneys ☐ Number 0 Orientation N/A Location N/A Material Not applicableWood Windows ☐ Type Light #Metal Windows ☒ Type SHS; Fixed Light # 2/2; 1

Exterior Ornament concrete sills, fabric awning

Condition Good Surroundings Residential, Commercial

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

This flat roof commercial building has a broad concrete overhang and features an ornate pelican and palm tree door.

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 Modern-era and is representative of the development of the City of Tarpon Springs. Possible expansion of the NRHP Historic District was evaluated, and resources immediately surrounding the current boundaries were considered for inclusion within the district if the NRHP boundaries are enlarged. This resource is considered contributing to the NRHP Historic District if the boundaries are enlarged.

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

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #234, Facing SW

RECORDER INFORMATION

Recorder Name Janus Research

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

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



SKETCH MAP





Location of 8PI11852

USGS Quadrangle: Tarpon Springs (1973 PR 1987)

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

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

(Please type or print clearly)

Property Owner(s)

Name John M. and Kay Koulianos		Email	
Address 41 N. Ring Avenue			
City Tarpon Springs	State Florida	Zip 34689	
Phone	Fax	Cellular 727-422-5022	

Applicant

Name East Orange LLC, Joseph Kokolakis, Manager		Email jkokolakis@jkokolakis.com	
Address 202 E. Center Street			
City Tarpon Springs	State Florida	Zip 34689	
Phone 727-942-2211, ext. 245	Fax	Cellular 727-423-4135	

Agent (if applicable)

Name Cynthia Tarapani, Tarapani Planning Strategies		Email c.tarapani@tarapaniplanning.com	
Address 128 E. Tarpon Avenue			
City Tarpon Springs	State Florida	Zip 34689	
Phone	Fax	Cellular 727-642-2030	

General Information

Property Location or Address 41 N. Ring Avenue					
Legal Description (attach additional sheets as necessary) See Attached Exhibit A					
Tax Parcel Number(s) 12-27-15-52218-000-0010	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center; padding: 5px;">Current Designations of Property</th> </tr> <tr> <td style="padding: 5px;">Land Use Category CRD- Downtown District</td> <td style="padding: 5px;">Zoning District Smart Code-Transect T4a</td> </tr> </table>	Current Designations of Property		Land Use Category CRD- Downtown District	Zoning District Smart Code-Transect T4a
Current Designations of Property					
Land Use Category CRD- Downtown District	Zoning District Smart Code-Transect T4a				
Current Use of Property Vacant Office Building	Contributing Structure? ☒ YES ☐ NO				

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

- | | | | |
|--|---|--|--------------------------------------|
| ☒ Demolition | ☐ Relocation * | ☐ Structural Addition | ☐ Driveway |
| ☐ Renovation | ☐ New Construction | ☐ New Roof | ☐ Other _____ |

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

New Property Location or Address N.A.					
Legal Description (attach additional sheets as necessary)					
Tax Parcel Number(s)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center; padding: 5px;">Current Designations of Property</th> </tr> <tr> <td style="padding: 5px;">Land Use Category</td> <td style="padding: 5px;">Zoning District</td> </tr> </table>	Current Designations of Property		Land Use Category	Zoning District
Current Designations of Property					
Land Use Category	Zoning District				

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

General Building Information

Year Built 1958	Architectural Style Masonry Vernacular	Porches? ☐ YES ☒ NO
Original Use Pinellas Co. Health Department	Present Use Accounting Office (now vacant)	Proposed Use Mixed Use Redevelopment
Roof Type & Material Flat	Exterior Siding Material None	

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

Description of Proposed Work:

Demolish building to allow for redevelopment of site.

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

See Attached Exhibit B

Requirements for Submission:

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

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

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

AFFIDAVIT

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

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

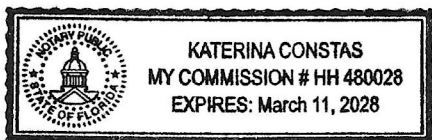
I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 10/11/2024
Date: 10/11/2024
Date: _____
Date: _____

Title Holder/Property Owner: [Signature]
Title Holder/Property Owner: [Signature]
Title Holder/Property Owner: _____
Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 11th day of OCTOBER, A.D., 2024
by JOHN AND KAY KOULIANOS, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
_____ as identification and who did (did not) take an oath.



NOTARY PUBLIC
Name: KATERINA CONSTAS
Signature: [Signature]
Stamp: _____

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

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

- (1) The height and width of any proposed alteration or new construction shall be consistent with that of adjacent contributing structures and with those structures of similar character and architectural style found throughout the immediate neighborhood or the district.*
- (2) The width and height of windows, doors, and entries shall be consistent with the character of the building's original architectural style. Repair or replacement of missing architectural features such as windows, mullions, doors, entries, hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*
- (3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.*
- (4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.*
- (5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.*
- (6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.*
- (7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.*
- (8) All buildings, structures, sites and traditional cultural properties shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes which may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and respected.*
- (9) The renovation of contributing structures in an historic or cultural district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.*
- (10) The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.*
- (11) The impact upon archaeological sites shall preserve the integrity of the site.*

**41 NORTH RING AVENUE
CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION**

**EXHIBIT A
LEGAL DESCRIPTION**

Lots 1, 2, and 3, Athanasow's Little Greece, according to map or Plat thereof as recorded in Plat Book 5, Page 17, of the Public Records of Hillsborough County, Florida, of which County Pinellas was formerly a part.

**41 NORTH RING AVENUE
CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION**

**EXHIBIT B
LAND USE PLANNING EXPERT REPORT**

Presented to:

**Heritage Preservation Board
City of Tarpon Springs
324 E. Pine Street
Tarpon Springs, Florida**

Prepared for:

**East Orange, LLC
Joseph Kokolakis, Manager
202 E. Center Street
Tarpon Springs, Florida 34689**

Prepared by:

**Cynthia Tarapani, Owner
Tarapani Planning Strategies
Land Use Planning Expert
128 E. Tarpon Avenue
Tarpon Springs, Florida 34689
Telephone 727-642-2030
c.tarapani@tarapaniplanning.com**

October 14, 2024

**41 NORTH RING AVENUE
CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION**

**EXHIBIT B
LAND USE PLANNING EXPERT REPORT**

TABLE OF CONTENTS

	Page
I. CERTIFICATE OF APPROPRIATENESS REQUEST	1
II. HISTORY OF SITE	1-4
III. COMPLIANCE WITH DEMOLITION CRITERIA	5-7
IV. SUMMARY	8

LIST OF SUBMITTAL DOCUMENTS

Exhibit A	Legal Description of 41 N. Ring Avenue
Exhibit B	Land Use Planning Expert Report
Exhibit C	Property Survey
Exhibit D	Current Photographs of 41 N. Ring Avenue
Exhibit E	Compilation of City Directory Information, 1962-1987
Exhibit F	Tarpon Springs Historic District Map, <i>National Register of Historic Places Registration Form</i> , Listed on December 6, 1990
Exhibit G	Tarpon Springs Historic District Map, <i>Historic Resources Survey Final Report</i> , July, 2009

I. CERTIFICATE OF APPROPRIATENESS REQUEST

This Application for a Certificate of Appropriateness is a request to demolish the existing building located at 41 North Ring Avenue, Tarpon Springs. The building is located at the southwest corner of the intersection of Ring Avenue and Orange Street. The building is currently located within the Tarpon Springs Historic District, and, therefore, in order to demolish this building, approval from the City's Heritage Preservation Board is requested.

The building is located on three lots owned by property owners John M. and Kay Koulianos. To the west of the building, these property owners own an additional two and one-half lots that front on Orange Street and Safford Avenue. These additional lots are currently vacant. The entire property owned by the Koulianos' is under contract to be sold to East Orange, LLC, Joseph Kokolakis, Manager (See **Exhibit C** for the Survey of the entire property). Should the demolition be approved for the building, Mr. Kokolakis intends to construct a mixed use development that will contribute to the urban character of downtown Tarpon Springs and be consistent with the City's *Special Area Plan, Transect Based Infill Code ("Smart Code")*, and the *Historic District Design Review Guidelines Manual*.

II. HISTORY OF SITE

A. Original Construction and Occupancy

According to the Pinellas County Property Appraiser's Website, the building was constructed in 1958. The Property Appraiser's data indicates that the building was constructed of concrete block and stucco, as a slab on grade method of construction and with a built-up wood roof. The Property Appraiser also indicates that the building type is "offices" and the approximate building size is 1,610 square feet. Please refer to **Exhibit D** for current photographs of each façade of the building.

Research conducted at the Archives of the Tarpon Springs Area Historical Society revealed that from 1962 to 2000, the building was in use as the Pinellas County Health Department. The source of this data is the available City Directories for the years 1962, 1969, 1972, 1981 and 1987 (See **Exhibit E**, Compilation of City Directories). On January 7, 2000, Pinellas County sold the property to John M. Koulianos. After the sale of the property to Mr. Koulianos, the building has been in continuous use as his accounting office.

Other than the information indicating the use of the building by the County Health Department, the Historical Society's archives do not contain any additional information about historic events that occurred on the site or building.

B. Historic Designation of Building- 1990 National Register Listing

On December 6, 1990, the Tarpon Springs Historic District was entered into the National Register of Historic Places (**Exhibit F**, Tarpon Springs Historic District Map). As is evident on **Exhibit F**, the District Map, 41 N. Ring Avenue was designated as a Non-contributing Building and was located outside of the District Boundaries.

There are four criteria used to designate a site or district on the National Register. When the Tarpon Springs Historic District was listed in 1990, the Registration Form indicated that the District met two criteria for listing: Criteria A and C. The specific wording for these two criteria as defined by the National Register is stated below:

“Criteria: The Quality of significance in American history, architecture, archaeology, engineering, and cultures is present in districts, sites, buildings structure and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
...
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose component may lack individual distinction; or

In addition to establishing which criterion apply to the Tarpon Springs Historic District, the National Register Registration Form identifies a “Period of Significance” which is the time period in which the District properties were associated with important events and/ or people that make the District eligible for the National Register. In other words, the Period of Significance is the time period in which the buildings in the District were built or when important events occurred within the District’s buildings. The Period of Significance for the Tarpon Springs District is 1881 to 1943 which encompasses major events in the City such as the arrival of early pioneers, the construction of the downtown and Spring Bayou homes, the arrival of the Railroad, the founding/ incorporation of the City in 1887 which was the first incorporated city on the Pinellas Peninsula, the winter residents who created a tourist economy, the establishment of the sponging industry, and the development of the diverse ethnic heritage of the City.

The likely reasons that the building located at 41 N. Ring Avenue was not included in the 1990 National Register boundary and was shown as a Non-contributing building are several including the first and most important reason that the building was constructed in 1958 which is after the Period of Significance. It should also be noted that the minimum age for buildings to be deemed “historic” is at least 50 years old and the building had not been in existence for a minimum of 50 years at the time of the 1990 Listing on the National Register.

Second, the building does not meet either Criterion A or C as outlined in the Registration Form. Specifically, the building does not meet Criterion A since there is no evidence that the building or site is associated with events that were significant in the City's history. The building also does not meet Criterion C since it does not embody the characteristics of a specific architectural style or the work of a master. In fact, the building is a nondescript block one-story building that does not embody any of the defining characteristics of 1950's style or design features.

C. Historic Designation of Building- 2009 Update

In 2009, the City hired Janus Research, a historic consulting firm, to evaluate the current Historic District and evaluate the potential for expansion of the District. The *Historic Resources Survey of Tarpon Springs* (to be known as the "2009 Final Report") is dated July, 2009 and it contained three major areas of updates:

- Identification of Buildings that were at least 50 years as of the date of the *2009 Final Report*, i.e., buildings that were built in 1959 or earlier;
- Evaluation of the Contributing, Contributing Altered or Non-Contributing Status of all buildings in the current Local District and adjacent to it for the creation of a new map identifying the status of all structures within the District; and
- Potential Expansion of the Historic District to the south to incorporate part of the "Fruit Salad" area.

With regard specifically to 41 N. Ring Avenue, the *2009 Final Report* classified this building as "Potentially Contributing" due to the building's age of more than 50 years (*Source: Page 111, Figure 100, 2009 Final Report*). However, the Report also stated that **if** the National Register Registration Form were updated to lengthen the Period of Significance from the current cutoff of 1943 to a new date of 1960, then the National Register District may be expanded in size and contain additional Contributing Structures, of which the 41 N. Ring Avenue building would be one (*Source: Page 149, 2009 Final Report*). It should be noted that the *2009 Final Report* did not identify this building as containing the characteristics to be eligible to be individually listed on the National Register as a single building. Examples of buildings in Tarpon Springs that are individually listed or eligible for this type of listing are the following buildings:

Structures that are Currently Individually Listed on the National Register:

- Safford House, 23 Parkin Court
- Tarpon Arcade, 210 N. Pinellas Avenue
- Tarpon Springs Old City Hall, 101 S. Pinellas Avenue
- N.G. Arfaras Sponge Packing House, 26 W. Park Street
- E.R. Meres Sponge Packing House, 106 E. Park Street

Structures considered Eligible to be Individually Listed on the National Register:

- Knapp House, 115 S. Spring Boulevard
- Fleming House, 22 N. Spring Boulevard
- Clemson House 110 N. Spring Boulevard
- Inness Manor, 34 W. Orange Street
- Tarpon Springs Historical Society, (Train Depot), 160 E. Tarpon Avenue

Source: 2009 Final Report, Page 150.

It is noted that the boundaries of National Register District and the Local Historic District are not coterminous and the Local Historic District is larger than the National Register District. However, the historic research and legal basis for the creation of the Local District is the data and research contained in the National Register Listing.

In summary, the building was excluded from the boundaries of the original Historic District listed on the National Register in 1990. Further, in the original 1990 National Register Listing, the building was not considered to be a Contributing Building. In the Update to the Local and National Register Districts, the *2009 Final Report* stated that the building was then more than 50 years old and could be considered to be Contributing if the Period of Significance were extended to include the decade of the 1950s and 1960s. Based on the writer's research and as confirmed by the City, the National Register Listing has not been revised to extend the Period of Significance for the Historic District. In conclusion, it appears that the only reason that the building was determined to be a Contributing structure in 2009 was due to its age of more than 50 years. In my professional opinion, the building is not a Contributing structure and does not add to the historic character or ambiance of the Historic District.

III. COMPLIANCE WITH DEMOLITION CRITERIA

The City of Tarpon Springs' *Land Development Code* Section 110.00 establishes seven criteria to be considered when reviewing a request for Demolition of a Contributing Structure. Each criterion is shown below in **bold** followed by an analysis demonstrating that the criterion is met for this application.

Section 110.00 Demolition

(B). When authorizing a Certificate of Approval for the issuance of a demolition permit, the Board shall consider the following criteria:

Criterion 1: The historic, architectural or cultural significance of the building or structure.

Analysis of Criterion 1: As described in **Section II** of this Report, our research has not identified any significant historic or cultural events that occurred in the building. Additionally, the building is not unique architecturally nor is it the work of a master architect, engineer or contractor. Therefore, the demolition of this building would not remove a building from the Historic District that is significant for historic, architectural or cultural reasons.

Criterion 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 of Criterion 2: As described in **Section II** of this Report, the building does not contribute to the ambiance or character of the Historic District because the building's design does not possess a strong identify of one of the significant architectural styles present in the Historic District. The building also does not represent the cultural traditions of either the community or a local ethnic group.

Criterion 3: The difficulty or impossibility of reproducing such a building or structure because of its design, texture, material, detail, or unique location.

Analysis of Criterion 3: The building was constructed of masonry and stucco, both of which are common easily- available materials. The one-story square building with flat roof is not a difficult style to reproduce since it is not a historic design style nor does it represent the use of unusual or historic materials.

Criterion 4: Whether the building or structure is one of the last remaining examples of its kind in the district or in the city.

Analysis of Criterion 4: According to the *2009 Final Report*, the style of the building is “Masonry Vernacular” (Source: *2009 Final Report*, Table 7). The Masonry Vernacular style includes buildings constructed from brick, concrete block, and rusticated block and the building is constructed of masonry and stucco. There are many extant examples of contributing buildings in the Masonry Vernacular style in the commercial area of the Historic District, especially buildings located on Tarpon Avenue. Some examples of contributing commercial buildings constructed in the Masonry Vernacular style within the Downtown section of the District include:

- Meres Building, 106 E. Tarpon Avenue (Brick)
- Currents Restaurant, 200 E. Tarpon Avenue (Rusticated Concrete Block)
- Vinson Funeral Home, 456 E. Tarpon Avenue (Rusticated Concrete Block)
- The Livery Stable, 100 N. Ring Avenue (Brick and Rusticated Concrete Block)

Source: 2009 Final Report, Table 7

The design and architectural style of these commercial Masonry Vernacular buildings makes a significant contribution to the historic character of the Historic District.

Additionally, in the expansion area of the Historic District known as the “Fruit Salad,” there are many residential structures that are of the Masonry Vernacular design. Many of these residences were constructed in the late 1940s, and 1950s and so gained significance only in the last few years. Additionally, many of these Masonry Vernacular residences exhibit this style very distinctly through horizontal patterns of windows and roofs, large plate glass windows, and limited architectural details. In summary, there are other extant Masonry Vernacular commercial and residential buildings within the Historic District that are more rich in the characteristics of the style and are easily observable as this style.

Criterion 5: The future utilization of the site and/ or group occupancy of the structure.

Analysis of Criterion 5: The Applicant’s purpose of demolishing this building is to enable a new mixed-use building that would encompass the building site as well as additional land to the west to the border of Safford Avenue. The site is located in the Downtown Character District of the *Special Area Plan* and the Plan establishes the following allowable uses, density and Floor Area Ratio:

“The Downtown Character District is focused on Tarpon Ave. which is the main street for the CRA. The suggested uses for this district are intended to promote the retail development and encourage medium density and mixed use residential development to support the retail along Tarpon Ave. “

Density (Base/ Max.) in dus/ acre	15/ No Max.
FAR (Max.)	1.25
Non-Residential FAR (Max.)	1.0
...	

Uses: Townhomes
Midrise Apartments
Live/ Work Housing
Mixed Use- Residential Mixed Use
Commercial Mixed Use
Commercial Building
...”

The current building is severely under -utilized when compared to the development potential of the site allowable through the *Special Area Plan* and *Smart Code*. If a redevelopment of a new mixed-use project is approved, the new project will contribute towards the Community Redevelopment Area’s overall goals of an active mixed use Downtown incorporating new residents to the area. The new project will also contribute to the character of the Historic District through a new design that is compatible with the historic ambiance of the Historic District.

Criterion 6: Whether reasonable measures can be taken to save the building, structure or traditional cultural property.

Analysis of Criterion 6: Since the building does not contribute to the ambiance or character of the Historic District, it is not reasonable to require the Applicant to preserve this building

Criterion 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 of Criterion 7: The building is part of an overall ownership site of 25,900 square feet (0.594 ac) with frontage on three streets: Ring Avenue, Orange Street and Safford Avenue. The overall site’s size, regular shape and multiple street frontages coupled with the site’s location one block north of Tarpon Avenue, the main downtown street, makes this overall site a valued opportunity for redevelopment. As noted above, redevelopment of this site will make a more significant contribution both to the goals of the CRA as well as to the City’s tax base than is currently possible due to the small existing building.

IV. SUMMARY

The building proposed for demolition, 41 N. Ring Avenue, is located within the Tarpon Springs Historic District and therefore, requires approval from the Heritage Preservation Board for its demolition. The building was constructed in 1958 as a one-story concrete block building and has not significantly been altered since its original construction. From 1962 to 2000, the building was in use as the Pinellas County Health Department (**Exhibit E**). In 2000, the County sold the building to the current owner who occupied the building for his accounting offices since that time. Our research through the Historical Society archives and other available documents did not reveal any significant events that occurred in the building or site.

When the City's Historic District was first created and listed on the National Register of Historic Places in December, 1990, the building was excluded from the boundaries of the District. Further, in the original research, the building was not considered to be a Contributing Building (**Exhibit F**).

In 2009, the City hired Janus Research to update the Local and National Historic Districts including a review of the status of all buildings within and adjacent to the Districts, and an evaluation of an expansion of the Districts. The *2009 Final Report* stated that the building was then more than 50 years old and could be considered to be Contributing if the Period of Significance were extended to include the decades of the 1950s and 1960s. Based on the writer's research and as confirmed by the City staff, the National Register Listing has not been revised to extend the Period of Significance for the Historic District. It appears that the only reason that the building was determined to be a Contributing structure in 2009 was due to its age of more than 50 years.

According to the *2009 Final Report*, the building's style is Masonry Vernacular; however the building does not contain the defining features of this style and is a one-story concrete block unadorned building. In my professional opinion, the building is not a Contributing structure and does not add to the historic character or ambiance of the Historic District. There are other extant commercial and residential buildings located in the Historic District that are rich in the characteristics of the style and are easily observable as this style.

The current building is in common ownership with additional property that comprises approximately 29,500 square feet (0.594 acres) with frontage on Ring Avenue, Orange Street and Safford Avenue. The size, shape and location of this site within one block of the main commercial street of the Historic District renders it a valuable redevelopment site within the CRA and Special Area Plan. The redevelopment of this site with a compatible mixed-use project will make a significant contribution to the goals of the CRA and *Special Area Plan*, to the City's tax base, and to the Historic District than is possible in the current configuration.

In summary, the request for a Certificate of Appropriateness to demolish 41 N. Ring Avenue meets all of the criteria contained in the City's *Land Development Code* Section 110.00 and should be approved.

LEGAL DESCRIPTION

SEC 12, TWP 27S, RGE 15E

PARCEL 1:
LOTS 1, 2 AND 3, ATHANASOW'S LITTLE GREECE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PARCEL 2:
LOT 4, ATHANASOW'S LITTLE GREECE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
PARCEL 3:
LOT 5 AND THE NORTH 25 FEET OF LOT 6, ATHANASOW'S LITTLE GREECE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 17, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL NO: 12-27-15-52218-000-0010, 12-27-15-52218-000-0040 & 12-27-15-52218-000-0050

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD

SCHEDULE B, PART II - EXCEPTIONS

1-4 - ARE GENERAL/STANDARD EXCEPTIONS AND THEREFORE ARE NOT APPLICABLE TO REVIEW.
5 & 7-10 - ARE NOT SURVEY ITEMS
6 - TELEPHONE DISTRIBUTION EASEMENT - ORB.:8086, PG.1813 -

LEGEND

A = ARC
A/C = AIR CONDITIONER
AC = ACREAGE
C.B. = CHORD BEARING
CH = CHORD
CLF = CHAIN LINK FENCE
CONC = CONCRETE
DI = DRAINAGE INLET
EL. = ELEVATION
EP = EDGE OF PAVEMENT
F.F. = FINISHED FLOOR ELEVATION
FCIR = FOUND CAPPED IRON ROD
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
FOEP = FOUND OPEN END PIPE
GAR. EL. = GARAGE ELEVATION
HYD = HYDRANT
LP = LIGHT POLE
(M) = MEASURED
(P) = PLAT
(R) = RECORD
(C) = CALCULATED
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.PIPE = PINCHED PIPE
PG. = PAGE
PP = POWER POLE
R = RADIUS
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SCIR = SET 1/2" IRON ROD #5545
UP = UTILITY POLE

(S) SANITARY MANHOLE
(D) DRAINAGE MANHOLE
(M) MANHOLE
(C) SURVEY CONTROL POINT
(CO) CLEANOUT
(O) BOUNDARY POINT FOUND
(F) FOUND CONC. MONUMENT
(GT) GREASE TRAP
(LP) LIGHTPOLE
(G) GAS VALVE
(W) WATER VALVE (POTABLE)
(R) WATER VALVE (NON-POTABLE)
(S) SANITARY VALVE
(V) VALVE
(T) TELEPHONE PEDESTAL
(E) ELECTRIC PEDESTAL
(TV) CABLE TELEVISION PEDESTAL
(SC) SERVICE CABINET
(VW) VALVE COVER (WATER)
(VIR) VALVE COVER (IRRIGATION)
(WP) WIRE PULL BOX
(WM) WATER METER BOX
(H) HYDRANT
(UP) UTILITY POLE
(ET) ELECTRIC TRANSFORMER
(V) VALVE (BACKFLOW)
(S) SINGLE SUPPORT SIGN
(M) MULTI SUPPORT SIGN
(P) PROPERTY LINE
(C) CENTER LINE
(D) DELTA
(X) COLUMN

PALM TREE

TREE

UTILITY EASEMENT

FENCE

GRADE BREAK

BUILDING/BOUNDARY

SURVEYOR NOTES:

- ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
- THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 NORTH.
- CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, & OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
- DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
- THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 08/09/2024. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
- THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERRECTED.
- FLOODPLAIN CERTIFICATION: ACCORDING TO THE F.I.R.M. MAP COMMUNITY PANEL NUMBER: 12103C/0019/H DATED: 8/24/2021. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X". ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11, 13, 16, 17 AND 19-21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 9, 2024.

DATE OF PLAT OR MAP: AUGUST 12, 2024.

MOHAMMAD B. FAR
No. 5545
STATE OF FLORIDA
REGISTERED SURVEYOR

REGISTRATION/LICENSE NO. 5545

REVISIONS

41 N RING AVENUE
TARPON SPRINGS, FL 34689

ALTA/NSPS
LAND TITLE SURVEY

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

JOB NO: 41 N RING

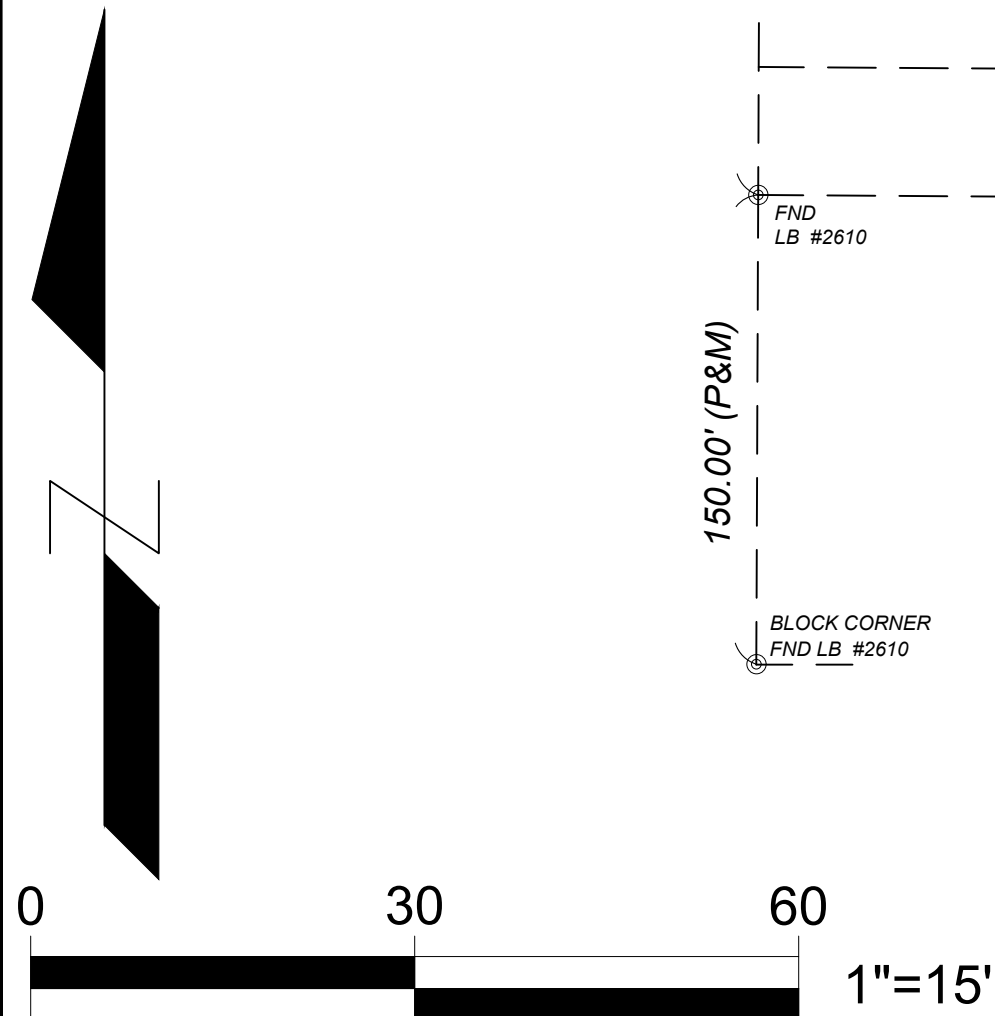
FIELD DATE: 08/09/2024

DRAWN BY: E.I.

CHECKED BY: M.B.F.

SCALE: 1"=15'

PG 1 of 1



- THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF **FIDELITY NATIONAL TITLE INSURANCE COMPANY** COMMITMENT NO. **24-305** DATED EFFECTIVE **JULY 9, 2024 AT 05:00PM**. THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT EACH CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH THE APPROPRIATE RECORDING REFERENCE. IF ANY SUCH MATTER IS NOT PLOTTABLE, THE REASON IS STATED HEREIN. IF ANY SUCH MATTER DOES NOT AFFECT THE SUBJECT PROPERTY, A STATEMENT TO THIS EFFECT IS STATED HEREIN.
- THE LAND DESCRIBED AND DEPICTED IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED ABOVE.
- INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY **N RING AVENUE, E ORANGE STREET & SAFFORD AVENUE**, TO WHICH THE SUBJECT PROPERTY ABUTS, THE SAME BEING PAVED AND DEDICATED PUBLIC RIGHTS-OF-WAY WAY MAINTAINED BY **TARPON SPRINGS, COUNTY OF PINELLAS, STATE OF FLORIDA**.
- CURRENT ZONING CLASSIFICATION: 4800 GENERAL WAREHOUSE - ZONING REPORT AND SETBACKS NOT PROVIDED AT TIME OF SURVEY.
- UNDERGROUND UTILITIES WERE NOT MARKED AT TIME OF SURVEY.
- NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORD, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

**41 NORTH RING AVENUE
CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION**

**EXHIBIT D
CURRENT PHOTOGRAPHS OF SITE**

Photograph 1: Front Façade (East Elevation)

Photograph 2: Rear Façade (West Elevation)

Photograph 3: Orange Street Side Façade (North Elevation)

Photograph 4: Side Façade (South Elevation)



Photograph 1: Front Facade



Photograph 2: Rear Facade



Photograph 3: Side Facade



Photograph 4 : Side Facade

1309 Arcadia Motel 937-5666
Thalashos Gus @
City limits

PLAZA DRIVE — From Sun-
shine dr east (not open)

PLEASANT VALLEY ROAD —
From Roberts rd west 1 south
Klosterman rd west of ACLER
Vacant

Ammon Tommy @
Playford Chas L @ 937-6793
Long Burton A @
Downing L C @
Hale Chas Jr @
Jenkins Lee @
Carey John P @
Sutton Walter @
Mobley Eva B Mrs @
Graves Ruby Y Mrs @
Adkins B Alto @
Miralles Frank @ poultry
Howard Levi W @
Marker Hazel I Mrs @
937-6636
Reeds Frank B @ 937-5859

PLEASURE DR (Buena Vista)
— From Bonita rd south 1 west
Inlulaby dr

231 Oliver Jas R @
232 Grimsley Theo @
233 Tanquary Ray A @
235 Oppat Fred J @
236 Vacant
242 Staniewicz Chester H @
937-6876
243 Skarritt Gladys Mrs @
244 Blue Wm
245 Finklea John O W @ 937-6972
246 Davenport Abner W @
937-5857

247 Searles J Robt @
248 Johnson Jay @
249 Singer Estes @ 937-6977
250 Barker Fredk A @
251 McClain C Raymond @
252 Allen Ethel Mrs @
254 Weaver Henry @
255 Kirsch Roscoe C @ 937-5298
Buena Vista intersects
256 Mendell Guy E @
257 Lawrence Arth C @
258 Kricha John @ 937-5825
259 Wilson Hugh @
260 Vacant
261 Hagen Arnold H @
262 Palmer Geo T @
263 Vacant
264 Snyder Reed G @
265 Bachelor Mark D @
266 Potter Ralph A @
267 Fountain Forrest E @
268 Young J @
269 Moehle Carl H @
270 Guy Fred @
272 Baker Robt W @ 937-6588
273 O'Hara Lynn D @
276 Nelson Roy W @
400 Kelly Lewis O @ 733-8868
431 Boedeker Henry @
432 Rudder Wm H @

438 Slope Frank @
440 McCall Elwyn @
441 Langdon Joseph @
442 Woiski Peter P @
444 Price A L @
446 Watson Francis L @
447 Vacant
448 Smith Edw F @
449 Mackinnon Florence Mrs
937-4976

450 Geertsema Geo D @
456 Smith Helen Mrs @
457 McClain Roy G @
458 McClain C W @
459 Udeil Geo I @
460 Kuhn Oscar G @
462 Linstead Gilbert @
463 Buena Vista Pump Hse
464 Vacant
466 Pickreal Elmer L @
468 Buckholz Rose E Mrs @
937-6559
467 Vacant
468 Ward Roger R @

POINSETTIA AV — From River-
side dr west, 1 south of Forde
av

Peninsula av intersects
(not open)
815 Aide John E @ 937-3510
820 Mahinis Theo T @ 937-4082
825 Ahtas Peter G @ 937-3509
830 Sardieh Mike S @ 937-3503
835 Lelekis Mich J @ bldg contr
937-3000

POTTER — From Mango south,
4 east of S Disston av (not
open)

POWERS (Crystal Beach) —
From Crystal Beach av south,
1 west of Alta US No 19 S
Pennsylvania av intersects
Sherris Donald C 937-3843
Maryland av intersects

PRINCESS — From Ashland av
north, 1 east of Tarpon dr

RAMONA CIRCLE (Palm
Harbor) — From Country rd 43
in circle 1 east of Alt US Hwy
19 S
cor Kallemback Louis M @
937-8110

101 Reynolds Wm
102 Wallace Harriet R @
103 Owens Chas @ 937-3845
104 Hatcher Wm R @ 937-3839
105 Vapouris Nick J @ 937-3840
106 Hydu Joseph A @
107 McAllester Curtis W @
108 Cummings Chas D @
109 Sutton Torn @ 937-8107
111 Geyer Wm J @
113 Wiegman P Lincoln @ 937-8109
117 Brown Jas E Jr @ 937-3842
119 Mascolo Victor A @ 937-5660

READ — From 300 N Pinellas
av west, 1 north of W Center
14 Karaphillis Theophilos Rev
@ 937-6000
15 Chailourakis Alice A Mrs @
16 Kolias Christ P @ 937-5936
rear Turlas John J 937-6990

1962 City Directory

The Only Exclusive Paint Store Where Quality Prevails
COMPLETE LINE OF PAINTERS SUPPLIES
17 E. ORANGE
PHONE 987-3796

Read—Contd

20 Wharton Frank M @
21 Xouris John B @
29 Simo Naoum @
31 Tsardoulas Angelos @
33a Lemke Carl K @
33b Tsardoulas Christopher
34 Vacant
34½ Moustakas Anna Mrs @
40 Nosal John @
46 Maros Mike 937-5370
Vasilakis Niki @
47 Lisgaris Mike @
50 Rouse Ruth H Mrs @ 937-4681
53 Hourdas Olympia Mrs @
937-5211
56 Megaloudis Demos A @
937-8137
57 Scott Clinton L Rev 937-4632
58 Hourdas Steve @ 937-3306
62 Manousos Geo @ 937-8138
66 Veniamis Siemos @ 937-5000
69 Hobbs Juanita T Mrs
Grand Blvd intersects
101 Emmanuel Geo M @ 937-4700
112 Apostolou Delen Mrs @
120 Tscourakis Emmanuel @
937-4418
123 Vacant
140 Crulishank John T @
937-3992
143 Vacant
153 Vacant
154 Shaddock Myrtle Mrs @
158 Vacant
160 First Bapt Ch 937-8742;
937-3902
Canal begins
Spring Blvd intersects

REVVO PLAGE — From Live Oak
north, 1 east of US Hwy 19
911 Tansey Co The partition
mirs 937-3505

RIDGE ROAD (Ozona) — From
Orange west 1 south Tampa
rd (Hous in order)
Lambrunshi Angelo @
733-5857
Koterman Chester A @
733-5866
Crouse Jas E @ 733-5873
Johnson Gustaf @
Cotton Robt H @ 733-5864
Sweeney Leo E @ 733-5865
Beeman Clarence W J @
733-5863
Lennox Paul J @ 733-5855
Gough Dorothy C Mrs @
733-5852
Van Tuinen @
Vacant
Baudo Edith E Mrs @
733-6776
Vacant
Kramer Frank @ 733-6775
Bay Shore dr intersects

RING AV N — From 310 E Tar-
pon av north, 3 east of N Pinel-
las av

18 Comos Mike J @ 937-4583
28 Masonic Hall
Tarpon Springs Lodge No
112 (T&AM)
Electra Chapter No 18
(OES)
40 Petalidis Geo @ furn rms
Orange intersects
cor County Health Dept 937-6401
100 Triantafillou John @
105 Colletis Mike
108 Rentroe Benj D @ 937-5058
113 Sagonias Nick @ real est
937-3001
116 Davis Cora E Mrs @ 937-4748
119 Pondakos Steve @
122 Davis Chas @ 937-4746
128 Vacant
129 Transients
136 Sagonias John @
E Center intersects
202 Houston Alma P Mrs @
937-4339
202½ Tones Delanie Mrs
206 Read Quinnie C Mrs @
209 Nicolau Tony @ 937-6738
211 Katra Wm @ 937-6736
212 Read Apartments
1-4 Vacant
216 Arnold Sarah E @ real est
937-6626
219 Vauvalis Chas @
Cypress intersects
318 Vacant
323 Little Minnie M Mrs @ furn
rms 937-5602
330 Vacant
333 Bennett Mae A Mrs @
937-5303
411 Sakiotis Sylvia Mrs @
937-5301
415 Vacant
419 Melligon Kastias S @
423 Arfatas Michel @ 937-6442
427 Leich Joseph 937-5836
Pine intersects

RING AV S — From 310 E Tar-
pon av south
108 Zarafon Geo @
115 Lopez Clara Mrs @ furn
rms 937-6472
116 Simantras Constantinos @
120 Beasis Sam S @ 937-8141
126 Cannon A H Metal Shop
126 Odd Fellows Hall
Tarpon Springs Lodge No 34
(IOOF)
Surprise Rebekah Lodge
No 50 (IOOF)
Internati Chemical Workers
(AFL-CIO)
Fishermans Union
131 Lemon St Feed Store 937-6944
Worsham Roy @
E Lemon intersects

ON THE BAYOU
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FISHING
Chesapeake Point Mobile Court
Page 99 of 136
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126

RIDGE RD (OZ)-Contd

307 Johnson Gustav ©
308 Cotton Robt E © 784-3769
315 Kotterman Cath F Mrs ©
784-3571
316 Wiggins G Kenneth ©
784-1624
318 Crouse James E © 784-2767
324 Furst Richd J © 784-3833
326 Lamburshi Clara Mrs ©
784-1663
329 Chase Steph © 784-2501

**RIDGE ST -FROM OAK AV
SOUTH, 1 EAST OF
HIGHLAND ST**

ZIP CODE 335899
1 Pearce Edw F ©
MAPLE AV INTERSECTS

**RIDGEWOOD GARDENS -A
SUBDIVISION FROM US
HWY 19 N WEST,
INTERSECTED BY BONITA
RD**

**RING AV N -FROM 310 E
TARPON AV NORTH, 3
EAST OF N PINELLAS AV**

ZIP CODE 33589
18 Comos Mike J © 937-4583
28 Masonic Hall
Electra Chapter No 18 (OES)
Past Matrons & Patrons Club
Scottish Rite Assn
Tarpon Springs Lodge No 112
(F&AM)

ORANGE INTERSECTS

69 County Health Dept 937-6401
100 Triantafiou John ©
108 Renfro Benj D © 937-5058
113 Sagonias Nick 937-8486
116 Vacant
119 Pondakos Nickie Mrs ©
122 Davis Charles F © 937-4746
128 Leich Alice I Mrs
129 Owlett H B ©
136 Sagonias John ©
CENTER INTERSECTS
202 Weldon Annie M Mrs
206 Read Quinzie C Mrs ©
209 Nicolau Tony © 937-6738
211 Katra Wm L © 937-6740
212 Novak Apartments
1-3 Vacant
4 Vacant
216 Arnold Sarah E Mrs ©
937-6626
219 Vouvalis Charles ©

315 Under Constn

CYPRESS INTERSECTS
318 Criticos Nick © 937-6407
323 Vacant
325 Under Constn
330 Erotokritas Cretio L 937-6329
333 Dawkins C W © 937-6410
411 Sakiotis Sylvia Mrs ©
937-5301
415 Slikoutis Geo © 937-6395
419 Meligion Kastias S ©
423 Krouskos Pete 937-4081
427 Martin C Ralph
PINE INTERSECTS

**RING AV S -FROM 310 E
TARPON AV SOUTH**

ZIP CODE 33589
108 Johns Bernard C
Johns' Yard Work
115 City Pub Wks Dept 937-6104
116 Miley Thelma M Mrs ©
120 Dichtas Effie Mrs 937-5850

**RIVER VIEW LA -FROM
DISSTON AV NORTH, 1
EAST OF DISSTON ST**

ZIP CODE 33589
RIVER VILLAGE DR BEGINS
505 Ailes Grover C © 937-6690
507 Stump Ira © 937-6148
509 Smalley Harrington D ©
937-7690
511 Parrish Harvey S 937-7317
DRIFTWOOD LA BEGINS
515 Anclote River Village Club-
House community center
519 Rueger Don H © 937-8930
521 Nicholson John T ©
937-8359

523 Mac Donald John ©
606 Bickell Howard L ©
937-6696
801 Yenny Earl K © 937-6058
802 Saint Arnud Fred ©
803 Fischer Wm C ©
804 Thiele Robt C © 937-7848
817 Nielsen John C © 937-8572
826 Piester Marie P Mrs ©
937-6683
831 Morrow Richd A 937-7135
842 Kelley Frank ©
847 Nies Harry © 937-6394

**RIVER VILLAGE DR -FROM
505 RIVER VIEW LA EAST,
1 NORTH OF SCLR**

ZIP CODE 33589
491 Crane James E ©
606 Manuli Philin A Jr ©

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RIVER VILLAGE DR-Contd

610 Murray Charles R 937-3967
614 Mc Cloud Keith ©
619 Ough Oscar ©
630 La Rose Ralph
631 Morrow Harry J ©
632 Thara Ray 937-9422
640 Ammons Geo © 937-7481
651 Prince Esther H Mrs ©
937-3828
654 Nelson Larry
655 Morgan Lynn R ©
664 Pullian Leslie A © 937-9445
756 Morgan Juanita J Mrs ©

**RIVERSIDE DR -FROM
BRIDGE ON TARPON
BAYOU WEST, SOUTH AND
THEN NORTHWEST
BEYOND CITY LIMITS
(NUMBERS IRREGULAR)**

ZIP CODE 33589
BAYSHORE DR BEGINS
4 Minnerly Percy W © 937-4053
6 Turner Price G © 937-3611
3 Kelly Rudolph R © 937-6036
7 Gause Robt P © 937-3739
11 Alderman Lewis L Jr ©
937-6257
12 Furman Phillip A © 937-5384
TARPON DR BEGINS
13 Brown Helen L Mrs ©
937-3400

16 Raptis Michl J © 937-4647
17 Freehand E P © 937-5654
18 Karl Geo L 937-7748
20 Swendsen Paul © 937-4080
21 Kirkland Claude M 937-5940
22 Finlason Frank D © 937-0107
24 Boggess Kathleen L Mrs ©
937-3903
25 Lukken Chaucney © 937-3905
26 Basley Wm R © 937-4079
28 Carlson Carl S © 937-4078
29 Weiskopf Robt C © 937-3904
GLADE DR BEGINS
32 Parmenter Elsie Mrs ©
937-0781
33 Karaphillis Geo T © 937-3906
39 Mack John S © 937-6220
41 Roman Fatiana ©
43 Lark Helen K Mrs ©
937-6218
45 Burley James A © 937-3533
49 Pitman Rowland M ©

2

208 Vacant

209 Christian Grace S Mrs ©
937-5307
210 Gadd Richd H © 937-9184
211 Woodall Baxter P ©
937-3591
213 Hiers John M © 937-3592
215 Morse Selby H ©
217 Baker Richd S © 937-0913
219 Morse Brian K
SEMINOLE BLVD ENDS
230 Littlel Geo W C ©
274 Smitez Louis J 937-3002
415 Gause Roy C © 937-6805
KRAEMER AV ENDS
PARK AV ENDS
474 Vacant
482 Giuliani Joseph F ©
937-6481
518 Ellis Alpheus L
520 Smitez Louis © 937-5502
522 Kachikis Ernest D 937-6389
530 Marston J ©
534 Dudley Philo H © 937-4543

SUNSET DR INTERSECTS

335 O'Hara Clarence B ©
937-4707
326 Gattin Randle B © 937-3646
327 Leist Leland E ©
328 Poffenbarger Sherman G ©
937-6961
330 Roberts L L © 937-5335
PENINSULA AV
INTERSECTS
332 Nicholis Mike N © 937-5438
334 Temple Geo M © 937-5437
335 Hicks Robt C © 937-3825
375 Hooper James L © 937-8104
395 Huffman Wm U © 937-7676
399 Higginbotham Glenn N ©

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PHONE 441-6444 FOR CLASSIFIED ADS

194

RIDGE RD (OZONA)-FROM
ORANGE ST WEST I SOUTH
TAMPA RD

ZIP CODE 33560
225 Allen Mildred Mrs @
784-3706

BAY SHORE DR INTERSECTS
229 * Uguhart W Stanley
784-4235

230 Vacant
235 Van Tuinen Arth J @
784-3603

303 Micchie Anthony @ 784-3462
304 Kneller Ernest @ 784-3159
305 * Sweeney Stella Mrs @
784-1265

306 Todd L W @ 784-1190
307 Johnson Bertha Mrs @
784-3701

308 No Return
315 No Return
316 Wiggins G Kenneth @

318 Crouse James E @ 784-2767
322 * Kahns John @ 784-2443
324 Furst Richd J @ 784-3833

326 * Wertz Geo W Mrs @
784-4308

329 Chase Helen Mrs @ 784-2501

RIDGE ST -FROM OAK AV
SOUTH I EAST OF
HIGHLAND ST

ZIP CODE 33589
MAPLE AV INTERSECTS

RIDGEVIEW LA -FROM END
OF RIDGE ST NORTH I
EAST OF U S HWY 19

ZIP CODE 33589
4710 * Abblett Joseph D @
937-6871

4716 * Barnes Wm @

RIDGEWOOD GARDENS -A
SUBDIVISION FROM U S
HWY 19 N WEST
INTERSECTED BY BONITA
RD

RING AV N -FROM 310 E
TARPON AV NORTH 3 EAST
OF N PINELLAS AV

ZIP CODE 33589
18 Comons Mike J @ 937-4583
28 Masonic Hall

Electra Chapter No 18 (OES)
Past Matrons & Patrons Club
Scottish Rite Assn
Tarpon Springs Lodge No 112
(F&AM)

40 Petalidis Geo furn rms @
ORANGE INTERSECTS
41 County Health Dept 937-6401

100 Triantafyllou John @
108 Renfro Benj D @ 937-5058
113 Sagonias Nick @ 937-8486

116 * West Richd
116 * Dutcher Peter A
119 Pondakos Nickie Mrs @

122 Davis Charles F @ 937-4746
128 Vacant
129 Owlett H B @ 737-5844

136 Sagonias John @
CENTER INTERSECTS
202 Vacant

206 Read Quinnie C Mrs @
209 Nicolaou Tony @
211 Katra Mary Z Mrs @

212 Novak Apartments
1 * Mair Mark D

2 Vacant
3 * Mc Kinstry Everett
4 Vacant

216 Arnold Sarah E Mrs @
937-6626

195

N RING AV-Contd
219 Vouvalis Anna K Mrs @
937-0824

305 Apartments
1 Symon Peter 934-2324
2 * Weeks Roy
3 Gialousis Menelaos N
937-0345

4 Pappas Louis 937-4466
5 * Gavales C
6 Thomas Tom
7 Vacant

8 Vacant
9 Mangos Euanthia
10 Costopoulos Stella Mrs
937-8681

11 Choloritis Frances Mrs
933-9225
12 Frangos Frances Mrs
937-2653

13 Partelis Emmanuel
14 Weiden Annie Mrs
15 Karas Peter
16 Vaportis John 934-4368

17 Delashmit Frank 934-1983
18 Vacant
19 Saline Wm 937-2871

20 Vacant
21 White Arvena
22 Coleman Leona Mrs
934-3930

23 Forbes James
24 Vacant
25 Gentry Gladys B Mrs
26 Blackford E 937-9103

27 Crockett Rosa Mrs 934-5254
28 Pizani John G
29 Theodore Mary 937-7757

30 * Pope Geo
CYPRESS INTERSECTS
318 Gritkou Forene @ 937-6407

323 Higuera Margt A Mrs
937-2822
* Van Dine Dan

333 Dawkins C W @ 937-6410
411 Sakiotis Sylvia Mrs @
937-5301

415 Boudouris Tsasos @ 937-9267
419 * Otis Geo F @ 937-5730

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423 Krouskos Pete 937-4081
427 Vacant
PINE INTERSECTS

RING AV S -FROM 310 E
TARPON AV SOUTH

ZIP CODE 33589
115 City Pub Wls Dept 937-6104
116 Vacant
120 Dichas Effie Mrs 937-5850

125 Cannon A H Metal Shop

RIVER VIEW LA -FROM
DISSTON AV NORTH I
EAST OF DISSTON ST

ZIP CODE 33589
RIVER VILLAGE DR BEGINS
505 Ford Wm W 937-1221
507 Stump Ira @ 937-6148

509 Smalley Harrington D @
937-7690
511 Parish Harvey S @ 937-7317

DRIFTWOOD LA BEGINS
513 River Village Club Inc
515 Swann Roderick L @
937-6425

519 Luckert Chet @ 937-3725
521 Nicholson John T @ 937-8359
523 Mac Donald John @ 937-0704

801 Vacant
802 Saint Arnaud Fred @
937-8734

803 Fischer Wm C @
804 Thiele Robt C @ 937-7848
807 Hoskins Seymour W @
937-7436

808 * Viverito Paul L 93-7357
814 Pence Clayton @ 937-7498
815 Strathman Howard E @
934-2159

817 Vacant
818 Shaw Forest D @ 937-1750
822 Vacant
826 Pfister Marie P Mrs @
937-6683

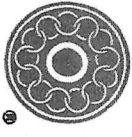
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RIDGE RD (OZ)—Contd

303 Michichi Anne @
304 Knoeller Ernest @ 784-3159
306 Sweeney Stella M Mrs @ 784-1265
306 Todd Leamon W @ 784-1190
307 Williams Janice J @ 784-4375
308 Bonney C S Jack act @ 784-7109
312**Hall Reginald @
314 Froelich Lee @ 784-3265
315**Premo Michael @ 784-6373
316 Kett Julia @ 784-4929
318 Crouse James E @ 784-2767
319**Puckett Rich W @
322**Woods Wm @ 784-2443
334 Couch Mark
336 Wertz Edna M Mrs @ 784-4303
339 No Return

RIDGE ST (PALM HARBOR)—FROM OAK AV SOUTH 1 EAST OF HIGHLAND ST

ZIP CODE 33663
MAPLE AV INTERSECTS
99 Probst Robt E @ 934-4038

RIDGECREST CT (PALM HARBOR) FROM TRADEWINDS TRL EAST 1 SOUTH OF RIDGE DR

ZIP CODE 33663
1146 Blaszak Steven R @ 785-2437
1162**Rutman Jeffrey A @ 784-2762
1178 Hunter Howard J @ 785-2314

RIDGEVIEW ST (PALM HARBOR) FROM RITA LA NORTH 1 EAST OF US HWY 19 N

ZIP CODE 33663
4700**Flammer Karl F @ 937-2576

RIDGEWOOD GARDENS (HOLIDAY)—A SUBDIVISION FROM U S HWY 19 N WEST INTERSECTED BY BONITA RD

RING AV N—FROM 310 E TARPON AV NORTH 3 EAST OF N PINELLAS AV

ZIP CODE 33669
18 Comons Mike J @ 937-4683
30 Masonic Hall 937-1919
Electra Chapter No 18 (OES)
Past Matrons & Patrons Club
Scottish Rite Assn

E ORANGE ST INTERSECTS

41 County Health Dept 934-5708
100**Jones Marvin B @ 938-5547
108 Renfro Benj D @ 934-5846
113 Vacant
116 No Return
119 Owens Fred winter res 937-0208
122 Davis Charles F @ 937-4746
128**Cummings Jay A @ 937-4464
129 Owlett Howard B winter res @ 937-5844
136 Sagonia
E CENTER ST INTERSECTS
206 Pickman Jack R @ 937-8518
209 Nicolau Tony @ 937-6738
211 Katta Mary Z Mrs @ 934-0064
212 Apartments
1 Long Kenneth
2 Loska Steve
3 Willett Paul
4 Vacant
216 Vacant
219 Vouvalis Anna K Mrs @ 937-0824
E CYPRESS ST INTERSECTS
305 Apartments
1 Zervas Tom 937-7372
2 Constantin Mike 937-8437
3 Galloussis Menelaos N 937-0345
4**Cody Reville
5 No Return
6 Thomas Tom
7 Demos Aressea Mrs 934-2044
8 No Return
9 Brounades Katina 937-7469
10 Costopoulos Stella Mrs 937-8661
11 Karfili Despina
12 Frangos Cathy Mrs 937-2653
13 Fowler Marie 937-4696
14 Chlas
15 Phlakos Geo 934-8111
16**Guthrie J Howard
17 Milley Marie 938-1669
18 Kalogreitis Stamatis 934-4501
19 No Return
20**Jangos Geo
21 Stavriops Luca 938-1672
22**Coleman Leona 934-3830
23**James Tom
24**Richardson Herman
25 Thompson Louis
26 Orphan Theodora 938-3028
27 Adams Beulah M 938-3637
28 Essie
29 Herman
30 Washington Robt

318**Criticos Nick @ 937-6407
333 Vales Pantelis @ 937-5670
411 Saklotts Helen N @ 937-5301
415 Coleman Chas S @
419 Ois Geo F @ 937-5730
423 Krouskos Pete @ 937-8432

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RING AV S—FROM 310 E TARPON AV SOUTH

ZIP CODE 33669
115 City Parks Dept 938-3711
City St Dept 938-3711

RITA LA (PALM HARBOR)—FROM US HWY 19 N EAST 1 SOUTH OF KLOSTERMAN RD

ZIP CODE 33663
4710 Ablett Joseph D @ 937-6871
4716 Barnes Louise G Mrs @ 937-3612

RIVER RD (HOLIDAY)—FROM TUMBLEWEED RD EAST 1 NORTH OF RIDDLE RD

ZIP CODE 33690
2006 Garos John @ 937-0735
2008**Burton Thos L 938-2114
2010**Rushing Wm 938-5273
2016 Wooton Edwin E @ 937-9358
2020**Rhye Chas
2028**Ryder John
2114**Mickelsen Danl J @ 934-9560

RIVER VILLAGE DR—FROM 505 RIVERVIEW LA EAST 1 NORTH OF S C L R R

ZIP CODE 33689
491 Dixon Morris F @ 937-6446
491**Nichols Bea @
495 Jeffries Alex @
497 Caldwell Alf winter res @ 938-9202
499 Johnson Harold F winter res @ 938-3326
601 Treseott Louise B @ 937-6743
606 Morrell
607 No Return
608 Castrecho Claude T @ 937-9515
609 Girchardt Erich C @ 934-1180
610**Castrecho John L @ 938-5210
612**Bouguer Delores @
614 Routes Leslie G @ 937-1424
615 Squires Gifford @ 938-1776
618 Bugher Robt R @ 934-7990
619 Gowen Harold O @
622 Roberts Floesie E Mrs @ 938-2079
626 No Return
627 Mc Lean Jean M Mrs 934-5967
630 Good Le Roy S @ 937-0124
631 Morrow
632 Tillman Arles @ 937-1653
633 Klisch Albert R @

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RIERSIDE DR—FR TARPON BAYOU V THEN NORTHWEST LIMITS

ZIP CODE 33659
436**Collins Jerry 934-2
442 Vacant
470 Clinton Amy Mrs @
474 Mansson Peter J 93
482 Giuliani Joseph F
485 Triarchi John @
485 Gause Roy C @ 93
504 Kaehlin Ernest D
518 Ellis Albert L @ 9
524 Smitez Louis J @
530 Marston John @ 9
NUMBERS IRREGU
403 Bayshore Mobile H
Pamozzo O J 937-
Lots
1 Vacant
2 Aranson
3 Culbertson Rene
4 Vacant
5 Humbles Sam @
6 Polites Steve 934-
7**Moore Charles B
7a Gough Geo
7b Vacant
7c Marshall Adolf
7d Keith
7e Hoffman
7f Vacant
7g Vacant
8 Cook
9 Lockhart Paul
9a Walsh
10 Avers Lew @ 93
10a Micco
11 Collins Raymond
12 Vacant
13 Calcott Harold
14 Vacant
15 No Return
16 Vacant
17 Miller John @ 9

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S RIDGEGROVE DR-Contd

- 1209 Vacant
- 1214 Vacant
- 1216*Nickruts Algis 784-4056
- 1220 Vacant
- 1224 Vacant
- 1226 Highland Mobile Home Service repr
serv 785-0783
- *Sparling Greg
- 1237 Kraupert Richd @ 786-1977
- 1240 Shinafelt Terry L @ 786-2375
- 1247 Goetz Larry C (Guest Home)
- 1248 Morgan Dick @ 785-5831
- 1256 Markopoulos Nick @ 785-4813
- 1267 Mazelka Stanley J @ 786-2214
- 1284 Walters Mark @ 786-2680
- 1280 Martin Ralph @

RIDGEVIEW ST (PALM HARBOR) FROM RITA LA NORTH 1 EAST OF US HWY 19 N

- ZIP CODE 34689
- 8 Thurmond R V 934-6989

RIDGEWOOD GARDENS (HOLIDAY) A SUBDIVISION FROM U S HWY 19 N WEST INTERSECTED BY BONITA RD

- ZIP CODE 34690

RING AV N -FROM 310 E TARPON AV NORTH 3 EAST OF N PINELLAS AV

- ZIP CODE 34689
- 18 Conons Mike J @ 937-4583
- 27 Alderman Robt L cpa 937-3116
- 30 Masonic Temple 937-1919
- Electra Chapter No 18 (OES)
- Past Masters Club
- Scottish Rite Assn
- Tarpon Springs Lodge No 112 (F&AM)
- Tsavaris Construction Inc genl contr
- 937-4303
- E ORANGE ST INTERSECTS
- 41 Pinellas County Social Serts 934-2047
- 100 Grogan Chas
- 108 Reinroe Benj D @ 934-5846
- 113 Sagonias Mary E Mrs @ 937-8486
- Sagonias Thma real estate
- 119*Douglas John W
- 122 Davis Charles F @ 937-4746
- 128 Vacant
- 129 Owlett Howard B winter res @ 937-5844
- Keim Francis A Mrs 934-2098
- 136 Gerbert Peter R @ 938-5225
- E CENTER ST INTERSECTS
- 206*Brown Irwin H @ 938-9059
- 208 Nicolson Tony A putr @ 937-6738
- 211 Katta Mary Z Mrs @ 934-6664
- 212 Apartments
- 1*Hoff Keith
- 2*Spanos Kathina
- 3*Thompson Joy
- 4*Kandess Thos
- 216*Thompson Edgar
- 219 Vourais Anna K Mrs @ 937-0824
- E CYPRESS ST INTERSECTS
- 305 Apartments
- 1 Vacant
- 2 No Return
- 3 Gallionis Mendacos N 937-0345
- 4*Corbet Geo
- 5*Robinson Jas

RIDGEMOOR BLVD -FROM EAST LAKE RD EAST

21-A

- ZIP CODE 33663
- JADEMOOR CIR INTERSECTS
- TARDON WOODS BLVD INTERSECTS
- HILLMOOR DR INTERSECTS
- VALEMOOR DR INTERSECTS
- DAVENTRY LA INTERSECTS
- GLENBRIDGE DR INTERSECTS
- WINDBER BLVD INTERSECTS
- GREYSTON ST INTERSECTS

RIDGEVIEW LA (PALM HARBOR) FROM TAMERON TER SOUTH 2 WEST OF COUNTY RD 94

10

- ZIP CODE 34683
- 1020 Under Conshn
- 1082*Smith Michael @ 787-1052
- 1043 Model Home

331

RING AV-Contd

- 18 Kalogridis Stamatis 934-4501
- 19*Prentice Edith J 888-8809
- 20*Jones Angela
- 21*Washington Robt 942-1200
- 22 Coleman Leona 934-3930
- 23 Dames Tom 934-0001
- 24 Dixon Roseetta Mrs 937-0312
- 25 Thompson Louis
- 26 Orphan Theodore 938-3028
- 27*Ecklund Robt 937-8339
- 28*Garcia Albert
- 29*Wood Edna
- 30*Adams Beulah 937-8896
- 318 Grikhou Nick 937-6407
- 333 Veles Pantelis @ 937-5570
- 410 City Clk 938-3711
- 411 Sakotis Helen N @ 937-5301
- 415*Kristodoulou John @ 937-3745
- 419 Ots A Louise Mrs @ 937-5730
- 423 Krouskos Pete @ 937-8432
- *Michael Nikosteleos 938-4688
- 427 Brasil Jose V @ 934-8080
- E PINE ST INTERSECTS

RING AV S -FROM 310 E TARPON AV SOUTH

6

- ZIP CODE 33689
- 115 City Utilities Dept 938-3711
- City Meter Repair & Maintenance
- 938-3711

RISING SUN DR -FROM 1122 BARTLEL RD EAST

16-B

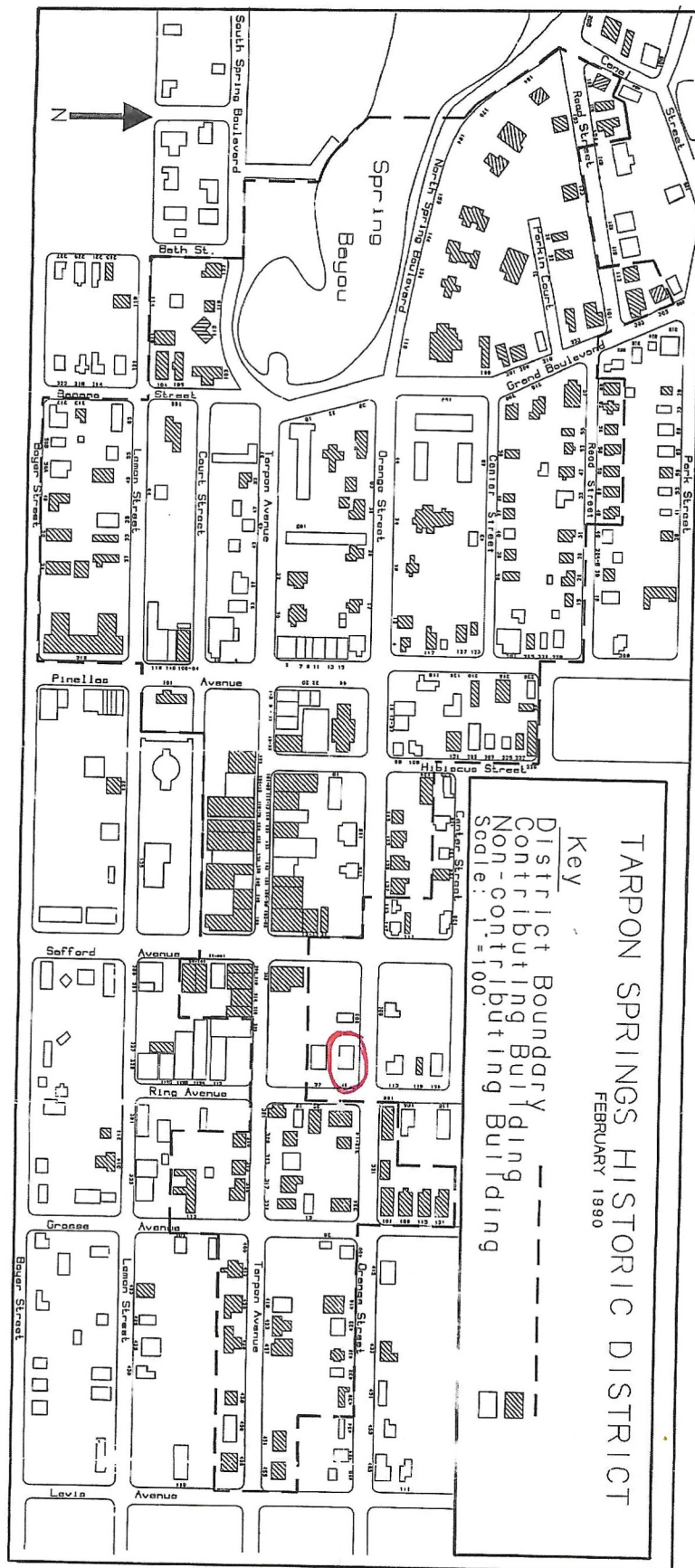
- ZIP CODE 34690
- 430 Sunrise Square Villas 934-1926
- 101 Potocnik Raymond J @
- 102 Ravetto Frances
- 103 Taylor Thad @ 938-9516
- 104 Juhl Dennis D @ 938-5927
- 105 Vernon Barbara A @ 934-7437
- 106 Vacant
- 201 Vacant
- 202 Boyle Sarah Mrs @
- 203 Johnson Ingeborg @ 937-1077
- 204 Nappalitano Michl @ 937-5621
- 205 Meidahl Louis K @ 934-6492
- 206 Tessier Rene M @ 937-3825
- 301 Busch Helen @ 938-2056
- 301 Bocskay Pauline @
- 302 Sadowsky Ellen K Mrs @ 934-1834
- 303 Booth Frank @ 934-7342
- 304 Nagy Alexander @ 842-8539
- 401 Albrecht Frank H @ 937-8510
- 402 Hutchinson Marian A Mrs @



AUTO BODY REPAIRS

784-234

Our 32nd Year in Pa



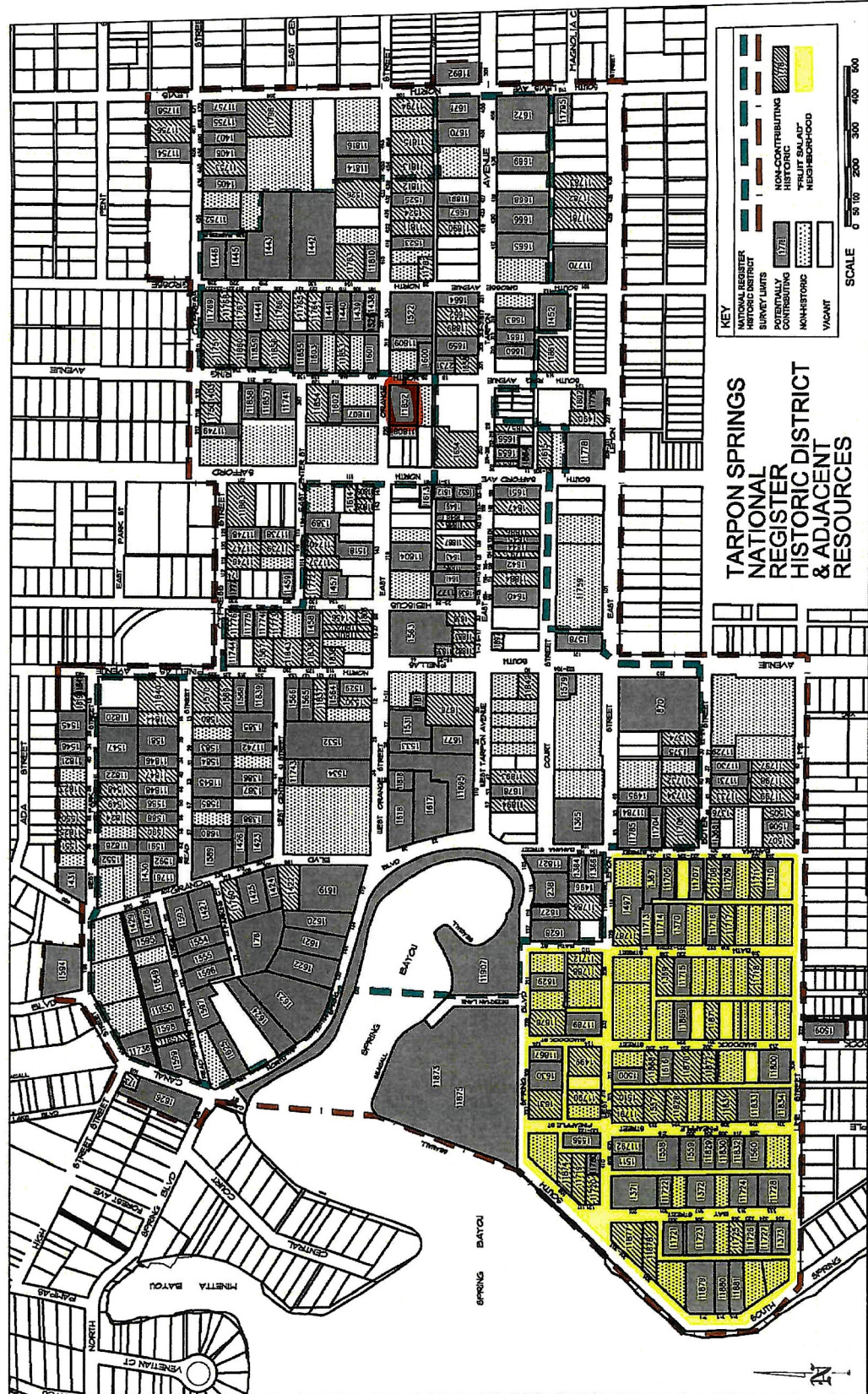


Figure 100: Map showing potential contributing historic resources within the Survey Area



MEMORANDUM

To: Heritage Preservation Board

From: Renea Vincent, AICP, CPM, Planning and Zoning Director

Date: November 25, 2024

Subject: **Review of Land Development Code Amendment –
Neighborhood Conservation Overlay District**

Background:

The City is currently engaged in the following neighborhood planning efforts in the Greektown Community and the Union Academy Neighborhood areas of the City:

- “Greektown Traditional Cultural Property” Preservation and Placemaking Plan (recently completed)
- Union Academy Cultural Resource Survey (recently completed)
- Central Tarpon Springs Potential Community Redevelopment Area

As part of community engagement conducted during these planning efforts, a neighborhood conservation overlay tool has been discussed as a mechanism for retention of neighborhood character. A neighborhood conservation overlay (NCO) is a land use tool that offers communities the ability to tailor the management of community character to the needs of specific areas and neighborhood residents, as opposed to the one-size-fits-all approach of a traditional historic preservation ordinance.

Staff has communicated with interested stakeholders through the drafting process. The draft ordinance was also reviewed and edited by Tom Scofield (Pinellas County Historic Preservation Specialist). The City’s Planning and Zoning Board has held two discussion sessions and the Board of Commissioners held one discussion item, on the draft ordinance. The ordinance has been advertised for public review by the Heritage Preservation Board and for public hearing before the Planning and Zoning Board (November 18, 2024) and the Board of Commissioners (December 3 and December 17, 2024). The Heritage Preservation Board reviewed the ordinance on November 4, 2024 and continued the item for the purpose of further review to their regular meeting of December 2, 2024. For that reason the Planning and Zoning Board and Board of Commissioners public hearings have been deferred as follows:

- Planning and Zoning Board hearing: December 16, 2024
- Board of Commissioners, first reading: January 7, 2025
- Board of Commissioners, second reading: January 21, 2024



Summary of Draft Neighborhood Conservation Overlay District Ordinance

The City already has a mechanism and process for the designation of a traditional historic district (Land Development Code Article VII, Section 108.00). Staff proposes to amend Article VII with a new code section (118.00 NCO Neighborhood Overlay Conservation District) that utilizes and references existing processes already established in Article VII of the Land Development Code. Two new Tables are also added to the proposed Section 118.00:

- Exhibit B, Certificate of Appropriateness Reference Chart
- Exhibit C, CA Requirements by District

As currently proposed, the activities to be regulated (Exhibit B) are limited to demolition, new primary and accessory structures, and additions, but can be amended as necessary to capture additional activities whenever a new district is established. Exhibit C identifies which specific activities from Exhibit B shall apply within an adopted overlay area.

Additional updates:

- A Petition for Designation may be submitted by 51% of the land area as indicated by a vote of the property owners.
- Nomenclature and definitions are updated for internal consistency and state and national terminology
- Edits for clarity

Citizen Comment Received at November 4, 2024 Heritage Preservation Board Meeting

The Heritage Preservation Board received public comment on the draft ordinance on November 4, 2024:

Tina Bucuvalas provided written comments. Those comments along with staff feedback are attached to this memorandum.

Cyndi Tarapani provided the following comments. Staff feedback is provided in red font:

- Create two separate sections one for the current historic district and one for the new Neighborhood Conservation Overlay District.
Since the ordinance is proposed to use very similar procedures for the new Neighborhood Conservation Overlay Districts, it is felt that the draft ordinance is more concise, clear and simplified in the current proposed format. The integrity of the designations themselves is preserved apart from the procedures being used to carry out their implementation.
- Landowner consent is not required to establish a district.
Staff recognizes this. The ordinance does not require landowner consent to establish a district. It does require evidence of landowner support to bring a petition forward.
- Cultural resources cannot be regulated.
Acknowledged.



CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT

- Section 111.0(D) requires a mailed notice radius of 200 feet for appeals. The radius should be 500 feet.
Staff agrees that this section was likely missed in the past when the mailed notice radius distances were revised throughout the Land Development Code from 200 feet to 500 feet (Ordinance 2019-08 adopted on 5/14/2019). Staff concurs with amending this section to a 500-foot mailing radius. The draft ordinance has been updated to reflect the proposed change (see page 12 of 24).
- Suggests that NCO standards and/or guidelines be adopted with the NCO itself when it is designated and adopted.
Staff concurs and has written this draft ordinance to provide the platform for this.

Georgianna Frantzis suggested that staff provide the meeting dates during which the draft ordinance was discussed by the Planning and Zoning Board and by the Board of Commissioners. Those discussions are available on the City's YouTube channel at the following time-stamped links:

February 6, 2024, Board of Commissioners:

<https://www.youtube.com/live/H5G66Kh2sN0?si=VO7jWHGGVUXemcZB>

April 15, 2024, Planning and Zoning Board:

<https://www.youtube.com/live/axrGXQu8pHA?si=NfxE40DDpbrDFMZv>

September 16, 2024, Planning and Zoning Board:

https://www.youtube.com/live/ptphbSgKYq0?si=R_XS9q4FyR48YwGx

Recommendation: Review and consider the draft amendment language of Land Development Code, Article VII – Heritage Preservation (attached). Provide Board feedback regarding the attached draft. Provide a recommendation to the Board of Commissioners regarding the draft ordinance, including any recommended revisions.

ORDINANCE NO. 2024-01

AN ORDINANCE OF THE CITY OF TARPON SPRINGS, FLORIDA, AMENDING THE CITY OF TARPON SPRINGS CODE OF ORDINANCES, APPENDIX A, COMPREHENSIVE ZONING AND LAND DEVELOPMENT CODE, ARTICLE VII HERITAGE PRESERVATION, AND, ESTABLISHING STANDARDS AND PROCESSES FOR THE CREATION OF NEIGHBORHOOD CONSERVATION OVERLAY DISTRICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES OF THE CITY OF TARPON SPRINGS, FLORIDA; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, Article VII of Appendix A, the Comprehensive Zoning and Land Development Code (hereafter Land Development Code), is established to preserve and protect historic properties in accordance with the City of Tarpon Springs 2045 Comprehensive Plan; and,

WHEREAS, these existing regulations currently provide for a highly regulated review and approval process for demolition, new construction, and exterior renovation and require strict adherence to established design regulations; and,

WHEREAS, the Board of Commissioners of the City of Tarpon Springs has determined that it is in the City's interest to provide for additional methods to preserve and encourage preservation of significant historic resources;

WHEREAS, the Board of Commissioners of the City of Tarpon Springs has determined that amendments to Article VII of the Land Development Code are necessary to make such changes;

NOW, THEREFORE, BE IT ORDAINED BY BOARD OF COMMISSIONERS OF THE CITY OF TARPON SPRINGS, FLORIDA, THAT:

SECTION 1. That Article VII of Appendix A, the Comprehensive Zoning and Land Development Code, is hereby amended to read as presented in Exhibit A of this Ordinance, attached hereto, with strikethrough font representing text to be removed and underline font representing text to be added.

SECTION 2. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end, the provisions of this Ordinance are severable.

SECTION 3. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. This Ordinance shall take effect immediately upon its passage and adoption in the manner provided by law.

ARTICLE VII. HERITAGE PRESERVATION**§ 106.00 PURPOSE AND INTENT.**

It is the purpose of this Article to establish standards for the protection, enhancement, and preservation of historic and cultural resources consistent with the following objectives:

- (A) To effect and accomplish the protection, enhancement, and perpetuation of buildings, structures, geographic districts, landscape features, and archaeological resources that represent distinctive elements of the City's historical, cultural, archaeological, aesthetic, and architectural heritage;
- (B) To safeguard the City's historical, cultural, archaeological, and architectural heritage, while allowing the reasonable and productive use of such resources;
- (C) To foster civic pride in the beauty, accomplishments, and living heritage of the past and to recognize the contributions of previous generations through neighborhood conservation and cultural preservation;
- (D) To promote tourism through the preservation and expansion of the physical characteristics that attract visitors and patrons, thereby stimulating the economic base of the community, which relies upon tourism; and
- (E) To stabilize neighborhoods, encourage in-fill development, avoid inappropriate and ineffective design, promote business growth and investment, encourage continued private ownership and use of buildings and land and improve property values.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98)

106.01 Historic Districts And Neighborhood Conservation Overlay Districts (NCO):**(A) Historic Districts**

1. Locally designated Historic Districts, as regulated by Sections 108.00-115.00, establish the highest standards of review for new structures, modifications and additions to existing structures and demolition. Certificates of Appropriateness are required, design review guidelines are required, and the Secretary of the Interior's Standards are applied.

(B) Neighborhood Conservation Overlay Districts, as regulated by Sections 118.00-118.03 are less stringent with a primary emphasis to:

1. Discourage demolition of historic and cultural assets;
2. Discourage demolition by neglect;
3. Ensure new construction is consistent with the established identity of the Conservation Overlay District;

§ 107.00 DEFINITIONS.

Unless specifically defined below, words or phrases in this Article shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this article its most reasonable application:

ARCHAEOLOGICAL SITE—A location that has yielded or may yield information on history or prehistory. An archaeological site contains physical remains of the past. An archaeological site may be found within archaeological zones, historic sites, or historic districts.

ARCHAEOLOGICAL ZONE—A geographically defined area, designated on a base map pursuant to the provisions of this Article, which may reasonably be expected to yield information on local history or prehistory based upon broad prehistoric or historic settlement patterns.

BOARD OF COMMISSIONERS—The governing body of the City of Tarpon Springs.

BOARD—A Heritage Preservation Board created by this Code as described in § 228.00 and referred to in this Article as the "Board."

BUILDING—A structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, or similar structure. Buildings may refer to a historically or architecturally related complex, such as a house or jail, or a barn.

CANOPY—An ornamental roof-like structure, or cloth covering held horizontally over an entrance.

~~CERTIFICATE OF APPROVAL~~ CERTIFICATE OF APPROPRIATENESS—A certificate issued by the City of Tarpon Springs Heritage Preservation Board indicating its approval of plans for the alteration, construction, removal, or demolition of a landmark or of a structure within a historic district.

CONSISTENT—SITE DESIGN—That site design for new construction, including building setbacks, the location of parking and access, and the planning of landscape elements, including fences, walls and paving materials should respect the precedents set by existing historic structures and their sites.

CONSISTENT—STRUCTURES—That the proposed renovation, alteration or rehabilitation of a contributing structure or the design of proposed new construction is appropriate and compatible with surrounding architecture, reflecting the proportion, materials, texture, fenestration and style of other contributing structures or the established historic time and place of the District and that any change of use of a structure, property or site within the District is compatible with other land uses and furthers or amplifies the historical and cultural context of a District established by this Code.

CONTRIBUTING ~~RESOURCE STRUCTURE~~—A building, object, site or structure in a historic, ~~or~~ cultural, or neighborhood conservation overlay district that contributes to the district's historical or cultural significance through use, location, design, setting, materials, workmanship, feeling and association, and other considerations, and which shall be afforded the same consideration as landmarks.

CULTURE—The traditions, beliefs, practices, lifeways, arts, crafts and social institutions of any community, or a local ethnic group.

CULTURAL DISTRICT—a A designated geographic area or location within the City that embodies a unique cultural heritage relating to the traditional culture of a specific group.

CULTURAL RESOURCES—Aspects of a cultural system that are valued by or significantly representative of a culture or that contain significant information about a culture. A cultural resource may be a tangible entity or a cultural practice. Tangible cultural resources are categorized as districts, sites, buildings, structures, and objects for the National Register of Historic Places and as archeological resources, cultural landscapes, structures, museum objects, and ethnographic resources for National Park Service (NPS) management.

CULTURAL RESOURCE—Buildings, structures, or patterns of land uses reflecting the cultural traditions that are rooted in the community's history and are important in maintaining its continuing cultural identity.

DEMOLITION—The complete or constructive removal of a building or any substantial part thereof when same will not be relocated to a new site and when same requires the issuance of a demolition permit from the City.

DISTRICT—A geographically definable area possessing a ~~significant~~ concentration, linkage, or continuity of sites, buildings, structures, objects, or area, which are united by past events, cultural or ethnic traditions, or aesthetically by plan or physical development.

DORMER—A structure projecting from a sloping roof, usually housing a window or ventilating louvers.

DOUBLE-HUNG WINDOW (SASH WINDOW)—A window with two sides, one above the other, arranged to slide vertically past each other.

ECONOMIC HARDSHIP—A condition resulting from failure to issue a ~~Certificate of Approval~~Certificate of Appropriateness, inflicting excessive financial burden upon the owner and amounting to the taking of the owner's property without just compensation.

ELEVATION—A two-dimensional representation or drawing of an exterior face of a building.

FACADE—The elevation or face of a building.

FENESTRATION—The design and placement of windows.

FOUNDATION ENCLOSURES—A foundation is the supporting portion of a structure below the first floor construction, or below grade, including the footings. Many foundations were enclosed with open brickwork or wood lattices, which were often decorative and open to allow ventilation. Foundations should be enclosed only with the materials that are appropriate to the building style.

HISTORIC PROPERTY OR HISTORIC RESOURCE—Any prehistoric or historic district, site, building, structure, object, real property, or other ~~real property~~element of historical, cultural, architectural, or archaeological value subject to this Article.

HISTORIC SITE—~~A single lot or portion of a lot containing an improvement, landscape feature, or archaeological site, or a historically related complex of improvements, landscape features or archaeological sites that may yield information on history, or prehistory, or culture.~~

The site of a significant event, prehistoric or historic occupation or activity, or structure or landscape (extant or vanished), where the site itself possesses historical, cultural, or archeological value apart from the value of any existing structure or landscape.

JALOUSIE—A type of window comprised of a series of horizontal slats connected to a mechanical device operated by a crank.

KIOSK—A small, freestanding non-habitable structure used as an information center.

LANDMARK—A building, object, site or structure of the highest historical, cultural, architectural, or archaeological importance and whose demolition or destruction would constitute an irreplaceable loss to the quality and character of the City of Tarpon Springs. The associated land parcel property on which these are located shall be considered part of the landmark historic sites as defined by this Article.

LATTICE—A panel of criss-crossed, diagonal or perpendicular slats often utilized as decorative infill between masonry foundation piers.

MAJOR LANDSCAPE PLAN—The removal, alteration or installation of the major contributing landscape features of a public park or site, such as planting plans, pedestrian pathways, hardscapes, monuments, grand trees or champion trees.

MASONRY—Brick, block or stone which is secured with mortar.

MULLION—A vertical member separating windows, doors or panels set in a series.

NON-CONTRIBUTING RESOURCE STRUCTURE—A building, object, site or structure ~~that neither~~which does not adds to ~~nor detracts from~~ a district's sense of time and place and historical development.

OBJECT—A material thing of functional, aesthetic, cultural, historical, or scientific value that may be by nature or design, movable, yet related to a specific setting or environment.

ORDINARY REPAIRS OR MAINTENANCE—Work done to prevent deterioration of a building or structure or decay of or damage to a building or structure or any part thereof by maintaining the building or structure as nearly as practicable to its condition prior to such deterioration, decay, or damage.

OWNER OF RECORD—The individual listed on the current Pinellas County tax rolls or the current title holder of a specific property.

PARAPET—A low, solid protective, wall or railing along the edge of a roof or balcony, usually used to surround a flat or built-up roof.

PETITION FOR DESIGNATION—A petition or application submitted to the City of Tarpon Springs Heritage Preservation Board requesting designation by City ordinance of a building, structure, site, district, or archaeological resource as historically, ~~culturally~~culturally, or archaeologically significant.

PORCH ORNAMENTATION—Decorative elements include, but are not limited to, scrollwork, balustrade, porch supports that are decorative.

PRESERVATION—The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance, or reconstruction of historic or cultural properties or places.

RECONSTRUCTION—The authentic reproduction of a building or site that once existed, but disappeared or was demolished.

REHABILITATION—The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property that are significant to its historical, architectural, and cultural values.

RELOCATION—The moving of a structure from its existing location to a new location.

REPAIR—To restore broken, ~~damaged~~damaged, or deteriorated elements of a building to their original condition using the same materials and style as the original construction. Using the same kind of materials is the preferred option, but substitute materials are acceptable if the form and design, and substitute materials, impart the visual appearance of the remaining parts.

RESOURCE—Sites, buildings, structures, districts, objects, and areas, public or private, singly or in combination and associated intangible cultural resources such as social practices, rituals, oral traditions, performing arts, events, knowledge, or skills.

RESTORATION—The creation of an authentic reproduction utilizing the existing parts of an original object or building.

SECRETARY OF THE INTERIOR'S STANDARDS – Criteria established by the National Park Service to provide general guidance for work on historic properties. Specifically, the Secretary of the Interior's Standards for Rehabilitation as outlined in 36 CFR Part 67, and the accompanying Guidelines for Rehabilitating Historic Buildings, shall be used in the review of applications for Certificates of Approval along with any applicable local design guidelines, as adopted. It is the intent of these Standards to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

SETBACK—The distance from the lot line to the building. See the City of Tarpon Springs Land Development Code for the required setbacks.

SITE—The location of a significant event, activity, building, structure, or archaeological resource.

SOFFIT—The exposed underface of an overhead component of a building structure.

STATE HISTORIC PRESERVATION OFFICER (SHPO)- The official designated by the Governor to administer the State's historic preservation program and the duties described in 36 CFR Part 61 including nominating properties to the National Register of Historic Places.

STRUCTURE—A work constructed by man, made up of interdependent and interrelated parts in a definite pattern of organization. It may be an engineering project large in scale, such as a bridge, wall, gate, ~~or~~ building, or small ~~in~~-scale objects, such as ~~boats or ships~~boats, monuments, ~~or~~ fountains, etc. See also "Objects".

STUCCO—A masonry material applied as exterior wall fabric.

TRADITIONAL CULTURAL PROPERTY OR PLACE (TCP)—~~A building, structure or site that is associated with and reflective of the cultural practices or beliefs which are rooted in the community's history and are important in maintaining the continuing cultural identity of the community. TCP's may be, but are not required to be, eligible for inclusion in the National Register or Historic Places. A building, structure, object, site, or district that may be eligible for inclusion in the National Register of Historic Places (but not required) for its significance to a living community because of its association with cultural beliefs, customs, or practices that are rooted in the community's history and are important in maintaining the community's cultural identity.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98; Am. Ord. 2009-10, passed 11-3-09)

§ 108.00 DESIGNATION OF HISTORIC ~~AND CULTURAL DISTRICTS~~ SITES, ~~AND~~ SITES AND NEIGHBORHOOD CONSERVATION OVERLAY DISTRICTS.

- (A) The Board shall have the authority to recommend to the Board of Commissioners the designation of areas, places, buildings, structures, traditional cultural places and properties, landscape features, archaeological sites, and other improvements or physical features as individual landmarks sites or districts, in accordance with the following criteria:
- (1) Landmarks Sites or districts which are significant to the City of Tarpon Springs' history, architecture, archaeology, or culture and possess an integrity of location, design, setting, materials, workmanship, or association;
 - (2) Landmarks Sites or districts which are associated with distinctive elements of the social, cultural, political, economic, scientific, religious, prehistoric, and architectural history of the City of Tarpon Springs, the state, or the nation;
 - (3) Landmarks Sites or districts which are associated with the lives or culture of persons significant in the city's, state's or nation's past;
 - (4) Landmarks Sites or districts which embody the distinctive characteristics of a type, period, style, or method of construction or work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction; or that represent a pattern of land use based on customs, traditions or social practices of the community.
 - (5) Landmarks Sites or districts which have yielded or are likely to yield information about the prehistory, history or culture of the City of Tarpon Springs; or
 - (6) Landmarks Sites or districts which are listed in the National Register of Historic Places.
- (B) Certain properties, which include cemeteries, birthplaces, properties owned by religious institutions or used for religious purposes, structures that have been removed from their original locations, properties commemorative in nature, and properties that have achieved significance within the last 50 years, will not normally be considered for designation. Such properties will qualify, however, if they are integral parts of districts that do meet the criteria or if they fall within the following categories:
- (1) A religious property deriving primary significance from cultural, architectural or artistic distinction of historical importance;
 - (2) A building or structure removed from its location but which is primarily significant for architectural or cultural value, or is the surviving structure most importantly associated with a historic event, tradition, custom or person;
 - (3) A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with that figure's productive life;

- (4) A cemetery that derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events;
 - (5) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical or cultural significance;
 - (6) A property or district achieving significance within the past 50 years if it is of exceptional importance.
- (C) The following procedure shall apply for the petitioning for designation of structures, landmarks, districts or sites pursuant to this Article:
- (1) A petition for designation shall be made to the City of Tarpon Springs Heritage Preservation Board on a form prepared by the City Planning and Zoning Department.
 - (2) A petition may be submitted by a member of the [Heritage Preservation Board](#), the owner of record of the nominated property or structure, [51% of the land area as indicated by a vote of the property owners for a district designation](#), the Board of Commissioners, or the City Planning and Zoning Department-
 - (3) The Board shall hold a public hearing on the petition and shall notify the affected property owner(s) by first class mail at least 15 days in advance of the hearing. Notice of the public hearing shall also be published in a newspaper of general circulation at least 15 days in advance of the hearing.
- (D) The petition for designation shall contain the following minimum information:
- (1) A written description of the historical, cultural, architectural, and archaeological significance of the property or properties recommended for designation, including the dates of construction and names of former owners if available;
 - (2) An identification of all [resources structures](#) within a proposed district, classifying them as contributing or non-contributing, with an explanation of the criteria used in developing the classification; [resources within a proposed Neighborhood Conservation Overlay district may be designated as "Undesignated" until a formal survey process is completed;](#)
 - (3) A legal description of the boundaries of the site, structure, or district recommended for designation; an explanation of the reasons for those boundaries; and a map illustrating the boundaries;
 - (4) Photographic documentation of individual sites and structures recommended for designation; and
 - (5) The names and addresses of all property owners of record affected by the application.
- [\(6\) Evidence of support from at least 51% of the affected property owners for a district designation.](#)
- (E) The Board shall hold a public hearing upon every Petition for Designation submitted to the City. At such public hearing, any person may present testimony or documentary evidence concerning the significance of the property under consideration. At the close of the public hearing the Board shall vote on the proposed designation for recommendation to the Board of Commissioners.
- (F) The Board action shall be reported to the Board of Commissioners. Such report shall not require a public hearing before the Board of Commissioners.
- (G) After hearing a report from the Heritage Preservation Board, the Board of Commissioners may direct the preparation of an ordinance providing for the recommended designation. Alternatively, the Board of Commissioners may act to deny the proposed designation without further hearing.

- (H) The Board of Commissioners shall follow normal procedures of public hearing in the adoption of an ordinance providing for such historic designation. In addition, the owner or owners of property proposed for designation shall also be given written notification by first class mail a minimum of 15 days before the scheduled public hearing. Notice of the public hearing shall also be published in a newspaper of general circulation at least 15 days in advance of the meeting.
- (I) After the final adoption of a designation ordinance by the Board of Commissioners, structures, sites and districts shall remain designated as historically, culturally or archaeologically significant unless such designation is removed by subsequent ordinance of the City. A positive finding by the Board of Commissioners in accordance with the criteria of § 108.02 of this Article is required to remove such designation. The public notice requirements of subsection (H) above shall also be followed in the removal of such designation.
- (J) A proposed change to the status of an individual site or contributing resource in a district shall be processed in the same manner as a petition for designation outlined in Sections 108.00 (C) through (I). Petitions for removal of an historic, cultural, or archaeological a designation shall also meet the standards of Section 108.02.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98; Am. Ord. 2009-10, passed 11-3-09)

§ 108.01 Recording of Designated Property.

- (A) The Planning and Zoning Department shall maintain a historic ~~and cultural~~ sites map. The historic ~~and cultural~~ sites map series shall show the location of all sites and structures designated as landmarks, historic sites, or historic sites with traditional cultural properties significance, and shall show the boundaries of all designated locally designated historic ~~and cultural~~ districts, neighborhood overlay districts, and National Register districts.
- (B) Within districts, a map and ~~certified~~ listing shall identify contributing and non-contributing structures, sites and properties.
- (C) Rules of interpretation shall be in accordance with § 22.00 of this Code.
- ~~(D) The historic and cultural sites map, identified in paragraph "A" of this section shall be adopted by ordinance as Exhibit "B" of this Article. Changes and amendments to this map shall be adopted in accordance with procedures outlined in Section 108.00 of this Article.~~

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98; Am. Ord. 2010-02, passed 2-16-10)

§ 108.02 Criteria for Removal of Designation.

- (A) The Board of Commissioners may remove the historic, cultural, or archaeological designation from a structure, site, traditional cultural property or district by ordinance if one or more of the following criteria are met:
 - (1) The subject property no longer meets the applicable criteria for designation found in § 108.00 of this Article as a result of structural or architectural alterations that have been done to the property, demolition or destruction by fire or other force majeure, change in cultural significance, or upon receipt of additional information which contradicts the original designation;
 - (2) An error was made in the petition or the procedure for designation of the subject property.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98)

§ 109.00 ~~CERTIFICATE OF APPROVAL~~CERTIFICATE OF APPROPRIATENESS.

- (A) A ~~Certificate of Approval~~Certificate of Appropriateness from the Heritage Preservation Board shall be required before the actions enumerated in items (1) through (7) below affecting a designated landmark site or any property within a locally designated historic ~~or cultural~~ district may be undertaken.
- (1) Any construction, reconstruction, development, redevelopment, alteration, restoration, or rehabilitation which requires a Building Permit from the City and affects the exterior appearance or group occupancy of the structure involved;
 - (2) The construction of any new structures in a historic ~~or cultural~~ district;
 - (3) The relocation of any historic ~~or structure~~, traditional cultural ~~property structure~~ or any contributing structure located in any ~~historic or cultural~~ locally designated Hhistoric district;
 - (4) The demolition of any landmark historic site, ~~traditional cultural property~~, or any contributing ~~resource structure~~ located in a local Hhistoric ~~or cultural~~ district or the removal of any significant historical or cultural feature;
 - (5) Any construction which may potentially affect the integrity of a designated archeological site;
 - (6) Any activity listed as requiring Heritage Preservation Board approval on the "~~Certificate of Approval~~Certificate of Appropriateness Quick Reference Chart" attached as Exhibit "A" to this ordinance. If there is any conflict between the Quick Reference Chart and Sections 109.00(A)(1—5), then Sections (A)(1—5) shall govern the review.
 - (7) This section shall apply equally to construction activity on private property as well as construction activity on public lands, ~~publically~~publicly owned buildings and sites, even if a building permit would not be required for the construction activity on public lands, publicly owned buildings and sites.

EXHIBIT "A" TARPON SPRINGS HERITAGE PRESERVATION BOARD Certificate of Approval Certificate of Appropriateness Quick Reference Chart		
CA ISSUED BY HPB or Staff: Residential & Commercial		
Type of Construction Activity	Contributing <u>resource</u> , Contributing "but Altered" & Traditional <u>Cultural Properties/Places</u>	Non-contributing <u>resource</u> Structure /Vacant Lot
Accessory Structure, New	HPB	HPB
Addition to Primary or Accessory Building	HPB	HPB
Carport or Porch Enclosure, New	HPB	HPB
Deck, New Above Grade	HPB	Staff
Demolition	HPB	Staff
Driveway, New	HPB	HPB
Fence/Wall, Repair Existing Consistent w/Design Guidelines Not consistent w/Design Guidelines	Staff HPB	Staff HPB
Fence/Wall, New If visible from Right-Of-Way	HPB, if not consistent with Design Guidelines; Staff if consistent	Staff, if consistent with Design Guidelines; HPB if not consistent
Fire Escape	HPB if visible from street; Staff if not	Staff
Foundation Enclosure	HPB	Staff

Hurricane Shutters	HPB (only if permanent)	Staff
Kiosk, Ticket Booth, etc.	HPB	HPB
Landscaping, Major Plan*	HPB	HPB
Move Structure onto site	HPB	HPB
Paint <u>color</u>	Not reviewed	Not reviewed
Parking Lot		
Resurface only (no additional area)	Staff	Staff
New or Expanded Lot	HPB	HPB
New structure parking	HPB	HPB
Patio at grade	HPB	Staff
Pool/Spa, New	Staff	Staff
Pool cage, New	Staff	Staff
Porch Supports/Ornamentation Repair (original materials/style only*)	Staff	Staff
Porch, replace & repair		
With original materials/style	Staff	Staff
With other than original materials/style	HPB	Staff
Primary Structure, <u>including Dormers, New</u>	HPB	HPB
Roof, New, <u>including Dormers, New</u>		
With original materials/style	Staff	Staff
With other than original Roofs enclosed with no change to existing Parapet, walls exempt	HPB	Staff
<u>Roofs enclosed with no change to existing parapet walls exempt</u>	<u>Staff</u>	<u>Staff</u>
Roof, Repair		
With original materials/style	Staff	Staff
With other than original	HPB	Staff
Roofs enclosed with existing parapet walls exempt		
Satellite Dish, Antenna, Security Bars	HPB only if visible from street; Staff if not	Staff
Signs, Awnings, Canopies		
Repair/replace fabric	Staff	Staff
New	HPB	HPB
Site Clearing	Staff	Staff
Skylights	Staff	Staff
Solar Collectors	HPB only if visible from street; Staff if not	Staff
Stucco/siding/brick stone/soffit/fascia, Repair		
With same materials/style	Staff	Staff
Stucco/siding/brick stone/soffit/fascia, Replace/New	HPB	Staff
Window/Door Replacement		
With original materials/style	Staff	Staff
With other than original	HPB	Staff

* See definition of Major Landscape Plan, §107.00(28)

KEY:

HPB APPROVAL: Tarpon Springs Heritage Preservation Board shall review these items prior to granting a ~~Certificate of Approval~~Certificate of Appropriateness.

STAFF APPROVAL: Technical Review Committee and/or staff may issue a ~~Certificate of Approval~~Certificate of Appropriateness, however staff has the right to refer the item to HPB.

- (B) Written notification for applications for a ~~Certificate of Approval~~Certificate of Appropriateness other than for those activities listed in the "~~Certificate of Approval~~Certificate of Appropriateness Quick Reference Chart" for which only Staff approval is required, shall be sent to property owners within 500 feet, no less than 10 days prior to review by the Heritage Preservation Board.
- (C) The ~~Certificate of Approval~~Certificate of Appropriateness shall be in addition to any other permits, procedures or approvals which may be required by this Code pertaining to structural additions, new construction, conditional uses, variances, or site development within an historic ~~or cultural~~ district. These processes may run concurrently.
- (D) Ordinary maintenance, repair, exterior painting or interior remodeling of any historic structure or traditional cultural property that does not involve a significant change in material, design, or exterior appearance shall be permitted without prior approval by the Board or Technical Review Committee (TRC).
- (E) Signage shall be permitted pursuant to Article XI of this Code or as otherwise provided in the "~~Certificate of Approval~~Certificate of Appropriateness Quick Reference Chart". The use of neon shall require Heritage Preservation Board review.
- (F) The demolition of a non-contributing resource structure(s) in an historic or neighborhood conservation overlay ~~or cultural~~ district is permitted.
- (G) The repair or demolition of a contributing resource structure, on an emergency basis, may be approved when the Building Official certifies in writing that such work is necessary for the purpose of correcting conditions determined to be dangerous to life, health, or property. The Building Official shall provide a copy of the written emergency certification to the Board no later than 3 days after it is issued.
- (H) The application for a ~~Certificate of Approval~~Certificate of Appropriateness shall be made on a form provided by the Planning and Zoning Department and shall be accompanied by such plans, drawings, materials, photographs or other information describing the proposed alteration, addition or new construction and enable the Board to analyze the effect of the proposed activity on the property, adjacent buildings, traditional cultural significance properties and streetscapes. If such application involves a designated archaeological site the applicant shall provide full plans and specifications of work that may affect the surface and subsurface of the archaeological site.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-30, passed 9-20-94; Am. Ord. 96-01, passed 2-20-96; Am. Ord. 98-18, passed 11-17-98; Am. Ord. 2009-10, passed 11-3-09; Am. Ord. 2019-08, passed 5-14-19)

§ 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 street-scapes.
- (B) In reviewing an application for a ~~Certificate of Approval~~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.

- (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~~ hand rails, etc., should be based on accurate duplications, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (3) The relationship of a structure within a ~~locally designated historic or cultural preservation~~ district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.
- (4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the ~~Historic and Cultural Preservation~~ designated District.
- (5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.
- (6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic ~~and Cultural~~ Preservation Districts.
- (7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.
- (8) All buildings, structures, ~~and sites and traditional cultural properties~~ shall be recognized as products of their own time. Alterations, modifications or other changes to a structure or traditional cultural property shall not attempt to create an earlier appearance than the original date of construction. Changes which may have taken place in the course of time are evidence of the history and development of the subject property and may have acquired significance in their own right. This significance shall be recognized and ~~respected~~ evaluated.
- (9) The renovation of contributing structures in a ~~historic or cultural~~ designated district or designated sites shall meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
- (10) The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.
- (11) The impact upon archaeological sites shall preserve the integrity of the site.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-20, passed 5-17-94; Am. Ord. 98-18, passed 11-17-98)

§ 109.02 Determination by the Board.

- (A) Based on the Standards for Review outlined in §109.01, the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, any applicable design guidelines adopted by the City, the designation report, the application for ~~Certificate of Approval~~ Certificate of

Appropriateness, the Staff Report, and the applicant's presentation, the Board shall approve, approve with conditions, or deny the application.

- (B) A denial of a ~~Certificate of Approval~~Certificate of Appropriateness shall be accompanied by a statement of the reason(s) for such denial. The Board shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the Board to reconsider its denial and shall attempt to resolve the differences between the owner and the Board. The applicant may amend an application in order to provide for the recommendations of the Board.
- (C) In granting a ~~Certificate of Approval~~Certificate of Appropriateness the Board may prescribe appropriate conditions and safeguards in conformity with the intent of this Article to ~~insure~~ensure compliance with the standards for review or to minimize any potential adverse impacts to adjoining property or to the district. In the case of an historic, but non-contributing structure, the Board, with the consent of the owner, may initiate the procedure for inclusion on the list of contributing structures if after the completion of the proposed activity, the structure will contribute to the district.
- (D) A ~~Certificate of Approval~~Certificate of Appropriateness shall expire within three years from the date of approval by the Board unless a building permit for construction has been obtained. If the ~~Certificate of Approval~~Certificate of Appropriateness expires for failure to obtain a building permit, the Heritage Preservation Board may grant one six-month extension provided the request is received in writing at least 30 days prior to the expiration date and provided notification by mail has been given to property owners within ~~500~~200 feet no less than ten days prior to the hearing.

(Am. Ord. 98-18, passed 11-17-98; Am. Ord. 2009-10, passed 11-3-09)

§ 110.00 Demolition.

- (A) A request to demolish a designated landmark ~~site~~ or any contributing ~~resource structure~~ within a locally designated ~~Historic or Neighborhood Conservation Overlay or cultural~~ district shall require the issuance of a ~~Certificate of Approval~~Certificate of Appropriateness by the Heritage Preservation Board.
- (B) When authorizing a ~~Certificate of Approval~~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;
 - (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 ~~traditional cultural property~~site; and
 - (7) Whether the building, structure, or ~~traditional cultural property~~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.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98)

§ 110.01 Economic Hardship Exception.

- (A) Upon final notification that a ~~Certificate of Approval~~Certificate of Appropriateness to permit a demolition has been denied, the applicant shall have 30 days to apply for an Economic Hardship Exception on the basis that the denial will result in the loss of all beneficial or economic use of the property.
- (B) Application for an Economic Hardship Exception shall be made on a form provided by the Planning and Zoning Department. The City shall schedule a public hearing concerning the application and provide notice in the same manner as required for a ~~Certificate of Approval~~Certificate of Appropriateness.
- (C) The Board may solicit expert testimony or require that the applicant for an Economic Hardship Exception make submissions concerning any or all of the following information:
 - (1) Estimate of the cost of the proposed construction, alteration, demolition, or removal and an estimate of any additional cost that would potentially be incurred if the owner were to comply with the recommendations of the Board for the changes necessary to obtain a ~~Certificate of Approval~~Certificate of Appropriateness;
 - (2) A report from a licensed engineer, architect or contractor with experience in rehabilitation as to the soundness of any structures on the property and their suitability for rehabilitation;
 - (3) Estimated market value of the property in its current condition; after demolition or removal; after any requirements to obtain a ~~Certificate of Approval~~Certificate of Appropriateness; and after renovation of the existing property for continued use or re-use;
 - (4) In the case of a proposed demolition, an estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure on the property;
 - (5) Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer;
 - (6) If the property is income-producing, the capitalization rate based on the net operating income (NOI), derived from the effective gross income less expenses;
 - (7) All certified appraisals obtained within the previous 2 years by the owner or applicant in connection with the purchase, financing, or ownership of the property;
 - (8) Proof of payment of real estate taxes for the previous 2 years;
 - (9) Form of ownership or operation of the property, whether sole proprietorship, for-profit or not-for-profit corporation, limited partnership, joint venture, or other; and
 - (10) A statement from the owner, applicant or investor as to the viability of proposed alternative use(s) of the property.
- (D) The Heritage Preservation Board shall review all the evidence and information required of an applicant for an Economic Hardship Exception and make a determination whether the denial of a ~~Certificate of Approval~~Certificate of Appropriateness has deprived, or will deprive, the owner of the property of reasonable use of, or economic return on, the property. The Board shall approve, approve with conditions or deny each application for Economic Hardship Exception. Written notice of the decision shall be provided.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98)

§ 111.00 APPEALS.

- (A) Within 20 days of the written decision of the Heritage Preservation Board to either approve or deny a ~~Certificate of Approval~~Certificate of Appropriateness or, in the case of demolition, an Economic Hardship Exception, or within 20 days of the written decision of the Technical Review Committee to either approve or deny a ~~Certificate of Approval~~Certificate of Appropriateness based on Exhibits A, B, and C of this Article, utilizing the "Certificate of Approval Quick Reference Chart", attached as Exhibit A, an aggrieved party may appeal the decision by filing a written notice of appeal with the Planning and Zoning Department. The notice of appeal shall state the grounds for the appeal and a brief summary of the relief which is sought.
- (B) Appeals from a Technical Review Committee decision shall be made to the Heritage Preservation Board where they will hear the item at a public hearing at which time they may affirm, modify, or reverse the decision. Appeals from any decision of the Heritage Preservation Board shall be made to the Board of Commissioners.
- (C) The Board of Commissioners shall conduct a public hearing at which time it may affirm, modify or reverse the decision of the Heritage Preservation Board.
- (D) Written public notice of appeals to be heard by the Heritage Preservation Board or the Board of Commissioners shall be sent to property owners within 200 feet, at least 10 days prior to the scheduled public hearing.
- (E) Any person or persons, firm or corporation, or any officer, department, board, or bureau of a governing body aggrieved by any decision of the Board of Commissioners, may seek judicial review as provided by law.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 94-30, passed 9-20-94; Am. Ord. 98-18, passed 11-17-98; Am. Ord. 2019-09, passed 5-14-19)

§ 112.00 MAINTENANCE AND REPAIR OF CONTRIBUTING STRUCTURES, AND HISTORIC, ARCHEOLOGICAL OR CULTURAL SITES IN HISTORIC DISTRICTS AND NEIGHBORHOOD CONSERVATION OVERLAY DISTRICTS.

- (A) Any person(s) owning, renting, or managing a landmark, or, a contributing ~~resource structure, or an historic, archaeological, or cultural site or a traditional cultural property~~ in a locally designated historic or cultural district shall not be permitted to cause such site(s), building(s) or structure(s) to deteriorate, become damaged, be vandalized or otherwise to fall into a state of disrepair by virtue of neglect and/or abandonment.
- (B) Violations of this section will be referred to the Building Official for enforcement proceedings in accordance with the terms established for the Code Enforcement Board by Chapter 2, Article VIII and for the Board of Commissioners by Chapter 8, Article III of the Code of Ordinances for the City.
- (C) The provision of this section shall be in addition to the provisions of the Standard Building Code and Standard Housing Code.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98; Am. Ord. 2019-09, passed 5-14-19)

§ 113.00 EMERGENCY ACTIONS.

- (A) The Board of Commissioners may hold a public hearing to receive testimony from the property owner, the Heritage Preservation Board, Planning & Zoning Department Staff, general public and/or design

professionals, to establish if a threat to an historic structure or ~~traditional cultural property~~ site that has historic or historic/traditional cultural significance which has not yet been designated by the city, exists and determine if said property may be eligible for designation.

- (B) The Board of Commissioners may initiate the adoption of a resolution to stop all work being done to the property for a maximum period of 6 months in order to provide time for the City to determine if the property warrants designation as a contributing structure ~~or Traditional Cultural Property~~ and to work with the property owner to remove the threat by finding a feasible way to renovate or rehabilitate the property or establish an effective re-use of the property which preserves it as an historic or cultural resource. Such resolution shall contain Finding of Facts based upon the following criteria:
- (1) The historical, architectural, cultural, or archaeological significance of the site.
 - (2) The importance of the site to neighborhood conservation and stabilization.
 - (3) The importance of the site relative to the education, pleasure, and economic welfare of the citizens of Tarpon Springs.
 - (4) Whether the site is one of the last remaining examples of its kind in the neighborhood or in the city.
 - (5) Whether reasonable measures can be taken to preserve the significant features of the site.
 - (6) Whether preservation of the significant features of the site allow reasonable and productive use of the property.
 - (7) Whether the site is associated with a significant event, period, or person in the City's history.
- (C) During the 6-month period the Board of Commissioners shall hold an additional public hearing and may direct the Planning and Zoning Department to initiate steps to designate the property as a contributing structure ~~or Traditional Cultural Property~~ in accordance with the terms of this Article or to notify the property owner that the subject property is non-contributory, thereby authorizing the work originally proposed.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98)

§ 114.00 FEES AND VIOLATIONS.

- (A) This Code shall establish an appropriate system of processing fees for the review of applications for designation, Certificates of Appropriateness~~val~~, and request for an Economic Hardship Exception.
- (B) Violations of the terms of this Article shall be processed in accordance with the requirements established by Chapter 2, Article VIII of the Code of Ordinances for the City of Tarpon Springs, or any other applicable legal means.
- (C) The violation of any conditions attached to any approval granted by the Heritage Preservation Board ~~or~~ if any violation of any type of approval under this Article shall be considered a violation of this Code.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98)

§ 115.00 INCENTIVES FOR PRESERVATION.

~~Structures listed in the National Register of Historic Places, contributing structures located in a historic or cultural district listed in the National Register of Historic Places, and historic landmarks, contributing structures, or traditional cultural properties located in a historic or cultural district designated as such under the provisions of this Article shall be entitled to the following incentives for preservation, provided that any rehabilitation or restoration is awarded a Certificate of Approval: Any structure or site identified by a Florida Master Site File as~~

contributing or likely contributing to a National Register Historic District, individually listed or eligible for the National Register, or a landmark, contributing or potentially contributing to a locally designated historic district or neighborhood conservation overlay district shall be entitled to the following incentives for preservation, provided that any rehabilitation or restoration is awarded a Certificate of Appropriateness if otherwise required by this Article.

- (1) Such structures shall be exempt from the Floor Area Ratio requirements of this Code.
- (2) Such structures shall be exempt from the nonconforming provisions of this Code;
- (3) Such structures shall be entitled to parking credits as provided by this Code.
- (4) Such structures shall be exempt from the requirements of § 141.00.
- (5) Such structures shall be entitled to qualify for the exemption accorded special historic buildings under the appropriate sections of the city's Standard Building Code as administered by the Building Official.
- (6) Such structures may be used, conditionally, as lodging facilities as provided by § 25.04(E); and
- (7) Fines levied pursuant to code violations may be forgiven by the Board of Commissioners, provided the owner remediates the violation through restoration and renovation of the historic or cultural property.
- (8) Ad Valorem Tax Exemption in accordance with Section 117.00

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98; Am. Ord. 2010-19, passed 8-17-10)

§ 116.00 ARCHAEOLOGICAL ZONE BASE MAP REQUIREMENTS.

- (A) Archaeological zones within the City shall be ~~defined~~ identified in accordance with archaeological sites identified on the Florida Master Site File as maintained by the Florida Division of Historical Resources, on the Archaeological Zone Map adopted by this Code and maintained by the Planning and Zoning Department as a part of the Official Zoning Atlas.
- (B) The following procedures shall apply before a development order is issued for property in this zone:
 - (1) Any development involving excavation, site plan, or subdivision review proposal within an area likely containing probable or possessing archaeological zone features or artifacts as defined by the Archaeological Zone Base Map shall require a study performed by a qualified archaeologist to determine the effect that any such project may have on the archaeological resources. Where no effect or adverse effect is found, the project shall proceed in accordance with the other procedures set forth in this Code and the City's building codes.
 - (2) Where an effect or adverse effect is demonstrated by the survey in combination with the proposed development, the Planning and Zoning Department shall require one of the following:
 - (a) Preservation of the identified resources;
 - (b) Mitigation of the identified resources by adjusting the development proposal to minimize its impact; or
 - (c) Excavation of the identified resources as a last resort when alternatives (a) and (b) above are not possible due to one of the following:
 1. Where the strict application of the requirement would effectively deprive the owner of all reasonable use of the land, due to its unusual size, shape, topography, natural conditions, or location, provided:
 - a. Such effect upon the owner is not outweighed by a valid public purpose in imposing the requirement in this case.

- b. The unusual conditions involved are not personal to, nor the result of actions of the developer, property owner or their predecessors in interest.
 - 2. Where strict application of the requirement would be technically impractical in terms of engineering, design, or construction practices, due to the unusual size, shape, topography, natural conditions, or location, of the land or due to improved efficiency, performance, safety, or construction practices which will be realized, provided:
 - a. The development will provide an alternative adequate to achieve the purposes of the requirement.
 - b. Any unusual conditions creating the impracticality are not personal to, nor the result of the actions of the developer or property owner.
 - 3. Where all or any part of the requirement has no relationship to the development, or to the impact of the development on historic or cultural resources.
- (C) If, in the course of construction, a previously undefined archaeological site is discovered, whether the site is in an archaeological zone or not, the owner of the property shall immediately notify the Planning and Zoning Department for assistance in consulting with a qualified archaeologist. The final disposition of the archaeological resources shall consider appropriate measures for mitigation, excavation, or preservation of the identified resources.

(Ord. 90-10, passed 5-1-90; Am. Ord. 93-33, passed 10-19-93; Am. Ord. 98-18, passed 11-17-98)

§ 117.00 PROCEDURE FOR AD VALOREM TAX EXEMPTIONS FOR HISTORIC PROPERTIES.

- (A) *Generally.* Florida Statutes authorize the City to adopt an ordinance allowing certain ad valorem tax exemptions under the State Constitution for historic properties which meet certain requirements.
- (B) *Purpose and intent.* The City hereby creates an ad valorem tax exemption authorized by F.S. § 196.1997 et seq., for improvements to properties designated as historic properties by the City's Heritage Preservation Ordinance that qualify under the State Statute for eligibility for tax exemption. There is no intent to establish tax exemptions authorized by F.S. §§ 196.1998 or 196.1961. The City intends that the following purposes will be accomplished by implementing this tax exemption within Tarpon Springs:
 - 1. Provide property owners a positive financial incentive for designation of historic landmarks and areas within the City;
 - 2. Encourage restoration, rehabilitation and renovation of designated historic structures within the City;
 - 3. Stabilize and improve property values, and enhance the property tax base of the City by encouraging improvement and maintenance of designated historic properties;
 - 4. Improve and maintain the appearance of designated historic properties within the City thus contributing to the City's appeal as a community where tourists and visitors will want to visit and return to and where people will want to settle as residents, business owners, and workers.
- (C) *Definitions.* For the purposes of this section, the following words shall have the following meanings:

ASSESSED VALUE means the total value of a tax parcel (including the structures, land and any other rights appurtenant thereto) as determined by the Pinellas County Property Appraiser and shown on the property tax bill sent to the owner of record by Pinellas County.

COVENANT means the Historic Preservation Property Tax Exemption Covenant required to be recorded to obtain an exemption pursuant to this Article.

EXEMPTION means the Ad Valorem Tax Exemption for Historic Properties authorized pursuant to this Article.

IMPROVEMENTS means changes in the condition of the real property brought about by the expenditure of labor or money for the restoration, renovation, or rehabilitation of such property. Improvements shall include additions and accessory structures (i.e., a garage, cabana, guest cottage, storage/utility structure) so long as the new construction is compatible with the historic character of the building and site in terms of size, scale, massing, design and materials, and preserves the historic relationship between a building or buildings, landscape features and open space.

NATIONAL REGISTER OF HISTORIC PLACES means the list of historic properties significant in American history, architecture, archeology, engineering, and culture maintained by the Secretary of the Interior, as established by the National Historic Preservation Act of 1966 (Public Law 89-665; 80 STAT. 915; 16 U.S.C. 470), as amended.

OWNER means any person, group of persons, firm or firms, joint venture, corporation or corporations, or any other legal entity having legal title to the land regulated under this Article.

PERSON means an individual, firm, association, organization (whether social, fraternal or business), partnership, joint venture, trust company, corporation, receiver, syndicate, business trust or other group or combination acting as a unit.

QUALIFYING IMPROVEMENT means: Any change in the condition of a qualifying property which is sympathetic to the architectural, cultural, and/or historical integrity of the structure as determined by a review for a certificate of appropriateness; and

- (1) Which occurs as a result of the expenditure of money on labor or materials for the restoration, renovation or rehabilitation of such property; and
- (2) Which expenditures the property owner can document to the satisfaction of the City; and
- (3) Which improvements were made on or after the adoption of this section on August 17, 2010; and
- (4) That the total expenditure on the qualifying improvement was paid within the two years prior to the date of submission of the request for review of completed work; and
- (5) That the qualifying improvement complies with the City's certificate of appropriateness criteria and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990) U.S. Department of Interior, National Park Service and FAC 1A-38.
- (6) No addition(s) that increases the total square footage of the original buildings on the property by more than 50% shall qualify for a tax exemption under this Article. If multiple phased additions are made to any property only the additions that do not cause the total square footage to exceed the 50% mark may qualify for a tax exemption under this Article.

QUALIFYING PROPERTY means real property which is:

- (1) Property designated as a local landmark, or a contributing resource individually designated as an Historic Site, in accordance with Section 108.00;
- (2) A contributing, or contributing altered resource to a locally designated ~~Historic~~ or Neighborhood Conservation Overlay district;
- ~~(3) — A contributing resource that has been individually designated as a Historic Site in accordance Section 108.00 and identified within the official map boundary of Section 108.01(D);~~
- ~~(4)3) —~~ A property listed on the National Register of Historic Places;
- ~~(5)4) A contributing resource in a historic district listed on the National Register of Historic Places; or,~~
- ~~(6)5) A property proposed for listing as an individual or contributing resource on either historic register. "Proposed" in this instance means that a City landmark application or National Register designation report has been submitted to the City for review or an agreement has been signed by the City or other~~

parties to prepare the landmark application or National Register nomination. A property must be officially designated a historic landmark or contributing resource by the City or by the federal government's keeper of the National Register before the City Council will approve the ad valorem tax exemption request.

RENOVATION OR REHABILITATION means, for historic properties or portions thereof which are of historical significance, the act or process of returning property to a state of utility through repair or alteration which makes possible and efficient contemporary use while preserving those portions or features of the property which are significant to its historical values. For historic properties or portions thereof which are of archaeological significance or are severely deteriorated, renovation or rehabilitation means the act or process of applying measures designed to sustain and protect the existing form and integrity of the property, or reestablish the stability of an unsafe or deteriorated property while maintaining the essential form of the property as it presently exists.

RESTORATION means the act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by replacement of missing earlier work.

USEABLE SPACE means that portion of the space within a building which is available for assignment or rental to an occupant, including every type of space available for use of the occupant.

(D) *Ad valorem tax exemption for historic properties.* A qualifying property that has completed a qualifying improvement may be granted an exemption from that portion of the ad valorem taxation levied by the City on 100 percent of the assessed value of the qualifying improvement. This exemption shall not be allowed for that portion of the assessed value of a qualifying improvement which exceeds \$100,000.00 for residential properties and \$200,000.00 for commercial properties, unless the Board of Commissioners, after hearing the evidence and testimony of the applicant and City Staff, finds:

- (1) That the qualifying property is of great significance based on the criteria met for historic designation and the historic significance, value, character and contribution of the property. That the additional exemption is necessary to save the property from destruction and to ensure the rehabilitation, renovation or restoration of the property; or
- (2) That the additional exemption is necessary to meet City, state or federal building code requirements to ensure the rehabilitation, renovation or restoration of the property.
- (3) This exemption shall not apply to taxes levied for the payment of bonds or to taxes authorized by a vote of electors pursuant to s. 9(b) or s. 12, Article VII of the State Constitution.

(E) *Ad valorem tax exemption period.* Any exemption granted shall remain in effect for up to ten years, with the effective date being January 1 of the year following substantial completion of the qualifying improvement. The exemption shall continue in force if the authority of the City to grant exemptions changes or if ownership of the property changes (including any change from a tax exempt entity to a tax paying entity except as set forth in the following subsection).

(F) *Application Process.*

- (1) *Preconstruction Application.* Consideration of the exemption shall be initiated by the filing of a preconstruction application by the property owner on the form provided by the City prior to the initiation of any work on a qualifying improvement. Qualifying improvements or any portion thereof initiated prior to approval of the preconstruction application shall not be eligible for the exemption.
 - a. The property owner shall also simultaneously apply for a ~~Certificate of Approval~~Certificate of Appropriateness review in accordance with this Article. The proposed cost of the qualifying improvement based on a licensed contractor's price estimates or other City approved cost estimate method, and a copy of the most recent tax assessment and bill for the property shall be included with the application.

- b. The TRC or HPB, as appropriate, shall review and approve or deny the preconstruction application and ~~Certificate of Approval~~[Certificate of Appropriateness](#) and shall follow the review and appeal procedures for a ~~Certificate of Approval~~[Certificate of Appropriateness](#). The property owner shall be notified in writing of the approval, approval with conditions, or denial of the ~~Certificate of Approval~~[Certificate of Appropriateness](#) and (1) whether the proposed work is a qualifying improvement; (2) whether the work, as proposed, is consistent with the criteria for the certificate of appropriateness and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1990) U.S. Department of Interior, National Park Service and FAC 1A-38 and any additional criteria required by the codes and ordinances of the City; and (3) making recommendations for correction of work which is not consistent with the foregoing.
 - c. Any changes made to the qualifying improvement after approval of the preconstruction application must receive prior approval by the TRC or HPB, as appropriate to ensure compliance with the criteria set forth herein. Failure to obtain prior approval may result in denial of the exemption.
 - d. The property owner must complete the qualifying improvement within two years following the date of approval of a preconstruction application. A preconstruction Application approval shall automatically be revoked if the property owner has not submitted a request for review of completed work within two years following the date of approval of a preconstruction application. The TRC may grant an extension to this provision for up to six months if such request is made in writing prior to the expiration of the initial period. Any other extensions must be approved by the HPB and shall require a public hearing and notification as set forth for a ~~Certificate of Approval~~[Certificate of Appropriateness](#) determination.
- (2) *Request for Review of Completed Work.* A request for review of completed Work shall be submitted to the Development Services Department ("Department") upon completion of the qualifying improvement and shall include documentation acceptable to the City showing the total cost of the qualifying improvement. Appropriate documentation may include paid contractor's bills, canceled checks, an approved building permit application listing cost of work to be performed and any other information required by the Department. The Department may inspect the qualifying improvement to determine compliance with this section. Within 21 days following submission of a properly completed request for review of completed work, the Department shall recommend that the Board of Commissioners grant or deny the exemption and shall notify the property owner in writing of the recommendation and the date which the Board of Commissioners shall consider the exemption.
- a. If the completed qualifying improvement complies with the requirements set forth in the preconstruction application approval, this section, the ~~certificate of approval~~[Certificate of Appropriateness](#), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and any additional conditions required by the TRC or HPB then the Department shall recommend that Board of Commissioners grant the exemption.
 - b. If the completed qualifying improvement does not comply with the requirements of subsection a, then the Department shall provide a written summary of the reasons for that determination, including recommendations to the property owner concerning changes to the proposed work necessary to comply and shall recommend that Board of Commissioners deny the exemption.
 - c. If the property owner is notified that the improvement does not comply with the requirements of subsection a., the property owner shall have ten days from the date of the Department's notification to respond in writing describing the specific actions to be taken by the property owner to comply. If the Department receives a written response within ten days, the property owner shall have 60 days to comply with the requirements of subsection a. The Department may grant an extension to this provision for up to an additional 30 days if such request is made prior to the expiration of the initial period. At the end of this period and any extension thereof the

Department shall review the qualifying improvement and make a recommendation to Board of Commissioners to grant or deny the exemption.

- (3) *Historic Preservation Property Tax Exemption Covenant.* A covenant in the form approved by the City Attorney must be executed by the property owner for the term of the exemption before an exemption is approved by the Board of Commissioners. The covenant shall provide that the property owner shall maintain and repair the property, and qualifying improvements to the property, so as to preserve and maintain the historic architectural qualities or historical, cultural, or archaeological integrity of the qualifying property for which an exemption was granted. If the exemption is granted, the property owner shall have the covenant recorded with the deed for the property in the official records of Pinellas County prior to the effective date of the exemption which shall be binding on the property owner, transferees, and their heirs, successors or assigns.

The applicant shall provide a certified copy of the recorded covenant to the Department within 45 days of the Board of Commissioners' approval of the exemption or said approval by the Board of Commissioners shall be void.

If the property changes ownership during the exemption period the requirements of the covenant must be transferred to the new owner.

Violation of the covenant shall result in the property owner being subject to the payment of the differences between the total amount of taxes which would have been due in March in each of the previous years in which the covenant was in effect had the property not received the exemption and the total amount of taxes actually paid in those years, plus interest on the difference calculated.

- (4) *Board of Commissioners Review and Approval of the Request for Review for Completion of Work.* The Board of Commissioners shall approve, modify, defer or deny the exemption by resolution within 30 days of the Department's recommendation. If approved the resolution shall include but not be limited to the following: the period of time the exemption shall be in effect and the expiration date of that period, approval of the covenant, any conditions of approval, the name of the owner and address of the property for which the exemption is granted and a finding that the property meets the requirements of F.S. § 196.1997. Said approval shall be conditioned upon receipt by the Department of a certified copy of the recorded covenant.
- (5) *Amendments.* All amendments to the approved application and permit plans must be reviewed and approved prior to the completion of the project. Minor amendments to permit plans may be approved by the Director of the Planning and Zoning Division, or designee, provided that such amendments are consistent with the certificate of appropriateness criteria of the City Code. Major amendments to the approved plans must be reviewed and approved by the Heritage Preservation Board.
- (6) *Reapplication.* A property owner previously granted an exemption may undertake additional qualifying improvements during this period or apply for additional exemptions for qualifying improvements following its expiration. A property owner may not reapply for an exemption for a qualifying improvement which has been denied by the Board of Commissioners.
- (7) *Notice to Property Appraiser.* Within ten business days following receipt of a certified copy of the recorded covenant, the Department shall transmit a copy of the approved Request for review of completed Work to the Pinellas County Property Appraiser. The property appraiser shall implement the exemption.
- (8) *Revocation Proceedings.* The Director of the Planning and Zoning Division or designee may initiate proceedings to revoke the historic tax exemption in the event that the applicant of any subsequent owner or successor in interest to the property fails to maintain the property according to the terms, conditions and standards of the historic preservation exemption covenant. The Heritage Preservation Board shall provide notice to the current owner of record of the property and hold a hearing in the same manner as in the certificate of review specified under the Heritage Preservation Ordinance, and make a recommendation to the Board of Commissioners. The Board of Commissioners shall then hold a

public hearing and determine whether or not the exemption shall be revoked. The Board of Commissioners may revoke an exemption at any time in the event that the property owner, or any subsequent owner or successor in interest to the property does any of the following: violates the historic preservation covenant; fails to maintain the qualifying property according to the terms, conditions and standards of the historic preservation covenant; fails to maintain the historic character of the property and improvements which qualified the property for the exemption; or the qualifying property has been damaged by accidental or natural causes to the extent that the historic integrity of the features, materials, appearances, workmanship and environment, or cultural or archeological integrity which made it eligible for listing or designation have been lost or damaged so that restoration is not possible.

- (9) *Notice of revocation.* Upon a determination by the Commission that the historic rehabilitation tax exemption shall be revoked, the Director of the Planning and Zoning Division or designee shall provide written notice of the decision to the owner of record. The notice to the owner of record shall be accompanied by reasons and recommendations for changes to the property that may result in reinstatement of the exemption. The owner shall be given 35 calendar days from the date mailing the notice by the City to qualify for re-instatement. After 35 days, if no good-faith attempt has been made to qualify the property for re-instatement, notice of revocation shall be sent to the Pinellas County Property Appraiser.
- (10) *Reinstatement.* A property may be reinstated for the historic rehabilitation tax exemption upon satisfactory submission of evidence that the recommendations for changes to the property previously made by the Director of the Planning and Zoning Division have been completed. The process of reinstatement shall be the same as the review of the final application. Upon completion of the reinstatement process, the Director of the Planning and Zoning Division or designee shall notify the property appraiser. The historic rehabilitation tax exemption shall only be reinstated for the remaining unexpired term of the initial exemption period.
- (11) *Property inspection.* As a condition of receiving the tax exemption described in this Article the owner shall allow reasonable inspections of the exterior and interior of buildings located on the subject property by a city building inspector. The City shall send a certified letter of the intended date of inspection and the owner shall cooperate and if the date is inconvenient shall offer a series of other acceptable dates not more than one month later than the original date offered by the City in the certified letter. The City shall then choose one of the dates proposed by the owner and inform the owner of the date in writing by certified letter. If any certified letter sent pursuant to this subsection is not acknowledged by the owner the City may notice the owner by posting the property for a period of 5 working days prior to inspection. The purpose of these inspections is to insure that the subject property is not suffering likely demolition by neglect. The inspections shall take place no more frequently than once a year per property unless the City has reason to believe that the property is in imminent danger of demolition by neglect, and in that case the City may re-inspect the property pursuant to the procedures set forth in this subsection even if an inspection has occurred within the previous 12-month period.

Section 118.00 NCO Neighborhood Conservation Overlay District.**118.01 Purpose.**

The NCO neighborhood conservation overlay district is intended to help preserve significant historical, cultural, or architectural assets from demolition, encourage adaptive re-use of existing structures and promote consistent development patterns.

118.02. Designation and Removal of Designation.

A Neighborhood Conservation District shall be established as set out in Section 108.00 of this Article. Removal of a designation shall follow the standards established in Section 108.02 of this Article. Each adoption ordinance shall specify which activities from Exhibit B, below, will be regulated. Exhibit C shall identify each adopted districts' name and specific activities from Exhibit B to be regulated. Exhibits B and C shall be updated as required.

118.03. Certificates of Appropriateness.

(A) A Certificate of Appropriateness (CA) may be required for the following activities within a designated Neighborhood Conservation Overlay District (See Exhibit B below):

<u>Exhibit "B"</u>				
<u>Neighborhood Conservation Overlay Certificate of Appropriateness Reference Chart</u>				
<u>Construction Activity</u>		<u>CA Review and Issuance Authority</u>		
		<u>Contributing Resource</u>	<u>Non-Contributing Resource</u>	<u>Undesignated Resources</u>
<u>1</u>	<u>New Primary Structure</u>	<u>HPB</u>	<u>HPB</u>	<u>HPB</u>
<u>2</u>	<u>New Accessory Structure</u>	<u>HPB</u>	<u>Staff, if consistent with all applicable design standards</u>	<u>Staff, if consistent with all applicable design standards</u>
<u>3</u>	<u>Addition to primary structure</u>	<u>HPB</u>	<u>Staff, if consistent with all applicable design standards</u>	<u>Staff, if consistent with all applicable design standards</u>
<u>4</u>	<u>Addition to accessory structure</u>	<u>HPB</u>	<u>Staff, if consistent with all applicable design standards</u>	<u>Staff, if consistent with all applicable design standards</u>
<u>5</u>	<u>Demolition</u>	<u>HPB</u>	<u>Staff</u>	<u>HPB</u>

(B) Each Neighborhood Overlay Conservation District, when designated, shall identify which activities from Exhibit B shall be regulated and included in Exhibit C below:

<u>Exhibit "C"</u>
<u>CA Requirements by District</u>

<u>District Name</u>	<u>Regulated Activity from Exhibit B</u>
<u>Example District 1</u>	<u>1,2,3,4,5</u>
<u>Example District 2</u>	<u>1,2</u>

(C) Certificates of Appropriateness shall be reviewed and administered in accordance Section 109.00 (B-H) and Sections 109.01 – 111.00 of this Article.

(D) Sections 112.00, 113.00, 114.00, 115.00 and 117.00 of this Article shall apply to Neighborhood Conservation Overlay Districts.

DRAFT

November 4, 2024

The comments shown below in black print were provided to the Heritage Preservation Board at the meeting of November 4, 2024. The comments shown in red print reflect staff's feedback, for consideration by the Heritage Preservation Board, Planning and Zoning Board, and, Board of Commissioners.

To: Heritage Preservation Board; Patricia McNeese
From: Tina Bucuvalas
Re: Suggested changes to the ordinances draft
Date: November 4, 2024

The Planning and Zoning Department's current draft Review of Land Development Code Amendment – Neighborhood Conservation Overlay District is a thorough and excellent effort. But as in all things, there is always room for improvement—and there are several places that would benefit from minor revisions. In some cases, this would reinstate items that appeared in an earlier draft; they deserve further scrutiny because they provide extra protections, allow more mechanisms for action, or otherwise better serve the community. Below are comments that I prepared about the ordinance draft that appeared in the HPB packet for the November 3, 2024 meeting. My comments appear in italics, while the language in the ordinances is in regular or bold type face.

I am also attaching the April 2024 draft of the ordinances, so that you can view that exact language and placement.

Staff Memo: cites "...planning efforts in the Sponge Docks/Hope-Athens Community...: *At their 8/20 meeting, the BOC directed P&Z to refer to Greektown rather than Hope-Athens. Hope-Athens does not describe the district, which stretches from the Sponge Docks to Tarpon Avenue/ Spring Bayou, Pinellas to Roosevelt—as approved by the HPB and BOC in 12/13. It is a regular historic district, with an added overlay of significance in terms of traditional culture. In the future, I hope to see the official name according to US and state governments, the Greektown Historic District.*

The staff memorandum has been revised to refer to Greektown.

106.01 A. Historic Districts:

(2) Non-locally designated Historic Districts are those that have been officially recognized and listed on the National Register of Historic Places as endorsed by the State Historic Preservation Office but have not received local designation and are not subject to regulations of Sections 108.00-115.00.

Reinstate 106.01.2 from the 4/24 draft: *The City should acknowledge non-locally designated historic districts because one has existed for over a decade—federal and state governments recognize the Greektown Historic District; thus the City needs to officially define non-locally designated historic districts, regardless of how it decides to locally designate/regulate the Greektown Historic District.*

The above section acknowledges districts "that have been officially recognized..." The statement acknowledges federal recognition ["...listed on the National Register of Historic Places..."] and state recognition ["...endorsed by the State Historic Preservation Office..."].

106.01 B. Neighborhood Conservation Overlay Districts...

- (3) Ensure new construction is consistent with the established identity of the District;
Change to: Ensure new construction **and exterior building renovations** are consistent...

Including exterior building renovations is important to ensure consistency with District integrity. I have seen egregious examples when this was not followed: Santa Fe NM, where wooden Victorians were stuccoed over to simulate pueblo architecture that was never part of the city building tradition. In TS historic buildings are local variations of Florida vernacular architecture; except for St. Nicholas, some sponge boats or outdoor ovens, Greek regional architecture is not part of our architectural heritage.

Staff agrees that exterior renovations may be important in the context of individual Neighborhood Conservation Overlay Districts. The full sentence of proposed Section 106.01(B)3 states "Ensure new construction is consistent with the established identity of the Conservation Overlay District." As each Neighborhood Conservation Overlay (NCO) is established, that will be the time to explore whether exterior renovations are relevant and, if so, to establish any standards and/or guidelines. This sentence clearly covers that intent wherever the community wishes to exercise it. This draft amendment, as a whole, provides a clear and simple framework that can be updated as each new NCO is incorporated into Article VII.

108.(C) (2) A petition may be submitted by an HPB member, the owner, 51% of the land area as indicated by a vote of property owners for a district designation, the BOC, or the City P&Z Dept.

Changed from 4/24 draft: (2)...the City P&Z Dept, or a non-profit, civic organization.
There are problems in this section that could negatively affect future designations:

- The 51% clause assumes 100% participation by property owners. To understand realistic rates of participation, check local elections. According to County data, in Tarpon's March 2023 municipal election, only 14.4% voted. In 11/20, 78.1% voted in a presidential election—generally the highest turnout. It is absurd to base an ordinance on the overtly false assumption of 100% participation. Possible alternatives include: notifying property owners by mail, publication in newspaper, city announcements/Facebook Page. After notifications, Boards hold public hearings.*

Feedback from the public and past ordinance discussions with the Planning and Zoning Board and the Board of Commissioners have generated a significant and repeated comment regarding the demonstration of the desire of property owners to support a Neighborhood Conservation Overlay District designation. Because this was a repeated sentiment, staff felt that the draft ordinance should include an opportunity for landowners to propose a Neighborhood Conservation Overlay District for land that they own (similar to a single landowner's ability to propose a landmark designation). Regarding the logistics, a 100% participation rate is not required to obtain feedback from 51%. Staff is confident that there are practical methods to definitively measure support for a district, as evidenced by the recent process in St. Petersburg to designate the Mirror Lake Historic District. Also, it is important to keep in mind that a proposal by 51% of the land area ownership does not obligate the Board of Commissioners to establish an NCO district.

- The City has implied the inclusion of non-profit organizations as petitioners in Comp Plan section HIS 1.3.2: "Encourage the development of community-driven plans for*

historic districts to guide future preservation and complimentary development.” More specifically, it appears that the earlier reference to a non-profit in this section was rescinded because P&Z assumed that a non-profit had nominated the Greektown District to the NR; in fact, it was the City’s Cultural Services Dept. who developed it and brought it to the HPB and BOC in 12/13.

Feedback from the Planning and Zoning Board indicated that the ability for private citizens to nominate a district should not be limited to one private organization category. Citizens and private organizations can certainly coordinate with the City staff, the Heritage Preservation Board, or the Board of Commissioners to ask that an NCO designation be brought forward for consideration. They can also coordinate 51% of the landowners in the proposed NCO area to put forth a petition.

108.D (6) ...support from at least 51% of affected property owners for a district designation...

Again, the 51% clause erroneously assumes 100% participation—has this ever happened? But including the other entities could counteract this problem.

Please revert to the 4/24 draft that specifies, “support from at least 51% of affected property owners for a district designation unless waived by the BOC, or if the nomination is submitted by the BOC, P&Z Dept, or a non-profit, civic organization.”

A 100% participation rate is not required to obtain feedback from 51%. Staff is confident that there are practical methods to definitively measure support for a district.

Section 118.00 NCO Neighborhood Conservation Overlay District.

118.01 Purpose. ...to preserve significant historical, cultural, or architectural assets **from demolition**, encourage adaptive re-use of existing structures, promote consistent development patterns.

This does not effectively protect district heritage and integrity if it specifies only demolition and does not deal with alterations to existing structures—as seen in previous examples, these can destroy district identity and integrity.

Change to: ... preserve significant historical, cultural, or architectural assets from demolition, encourage adaptive re-use of existing structures, **ensure that new construction and exterior building renovations are consistent with the district’s integrity and established identity**, and promote consistent development patterns.

The intent statements “encourage adaptive re-use” and “promote consistent development patterns,” both provide for the inclusion of exterior building renovations, as desired, in a Neighborhood Conservation District.

118.03. Certificates of Appropriateness.

(A) A CA may be required for the following activities within a NCO District (Exhibit B):

Add category to construction activity: alterations to existing structure/specific items

This category can be added to the table if/when a Neighborhood Conservation Overlay District that regulates this category is established. The purpose of the current ordinance revision and this table is to provide a draft framework of the very basic categories (new construction and demolition) at this point. As new NCOs are established, additional relevant categories can be added as needed.