



City of Tarpon Springs, Florida

Heritage Preservation Board

324 East Pine Street

Tarpon Spring, Florida 34689

(727) 938-3711

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

REGULAR SESSION AGENDA MONDAY, APRIL 7, 2025 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. MINUTES

- a. March 3, 2025

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

6. APPLICATION(S)

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

7. BOARD AND STAFF COMMENTS

8. ADJOURNMENT

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



**MINUTES
HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
MARCH 3, 2025**

The Heritage Preservation Board of the City of Tarpon Springs, Florida, met in Regular Session in the City Hall Auditorium/Commission Chambers, 324 E. Pine Street, on Monday, March 3, 2025 at 6:30 PM with the following present:

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

ABSENT/EXCUSED:

ALSO PRESENT: Patricia McNeese, AICP, Planning Supervisor
Andrew Salzman, Esq., Board Attorney
Kimberly Creighton, Board Secretary

1. CALL TO ORDER

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

2. ROLL CALL

Board Secretary Creighton called the roll.

3. PUBLIC COMMENTS

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

4. MINUTES

a. February 3, 2025

MOTION: Vice-Chairperson Sprecher

SECOND: Member Hallett

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

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

Yes: Member Kaplan
Member Ryan
Member Hallett
Vice-chairperson Sprecher
Chairperson Mrozinski

No: None

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

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

6. APPLICATION(S)

- a. **Application 25.02;** 108 N Ring Avenue; Certificate of Appropriateness (CA) for the installation of a freestanding and a wall sign on the contributing structure

Staff:

Mrs. McNeese gave background information and indicated that staff recommended approval of the project as presented by the applicant based on the review criteria as described in this staff report, with 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.

Applicant:

Joe Kokolakis, 134 Buena Vista, noted that they moved Santek out of the Kokolakis construction building because of their growth, and they needed a sign at 108 N Ring Avenue.

MOTION: Member Ryan

SECOND: Vice-Chairperson Sprecher

to approve application 25.02 as presented, to include staff recommended conditions

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

Yes: Member Kaplan

Member Ryan

Member Hallett

Vice-Chairperson Sprecher

Chairperson Mrozinski

No: None

- b. **Application 25.03;** 219 Grand Boulevard; Certificate of Appropriateness (CA) to replace the windows of the contributing-altered structure

Staff:

Mrs. McNeese provided background information and indicated that staff recommended approval of the project as presented by the applicant based on the review criteria, as described in this staff report. If the Heritage Preservation Board (HPB) approves the application, the following conditions are recommended:

1. The subject front door will be retained by the owner or donated to architectural salvage.
2. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Applicant:

Mike and Cassie Gallagher, 219 Grand Boulevard, noted that they wanted the home to look better and be more protected.

MOTION: Vice-Chairperson Sprecher
SECOND: Member Hallett

to approve application 25.03 as presented to include staff recommended conditions.

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

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

7. BOARD AND STAFF COMMENTS

Mrs. McNeese noted that she handed out flyers for the board, and indicated that it was important for people to follow Connect Tarpon Springs, so they could receive updates regarding Elevate Florida.

8. ADJOURNMENT

Chairperson Mrozinski adjourned the meeting at 7:15 PM.

Chairperson

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



**CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD**

**April 7, 2025
233 Grand Boulevard
STAFF REPORT**

April 1, 2025

Application No. / Project Title: 25.19 / Gunther
Staff: Caroline E. Lanford, AICP CTP
Principal Planner
Applicant / Owner: Nicholas and Kathryn Gunther, Owners
Adam Rosekelly, Sandbar Architecture, Agent
Property Size: 13,033 square feet
Current Zoning: Conditional Residential Mixed District
Current Land Use: Single-Family Residential
Location / Parcel ID: 233 Grand Blvd. / 12-27-15-66618-000-0010
Architectural Type/District Status: Tudor Revival / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Approval to elevate the primary building at the subject property approximately 6 feet above existing grade, enclose the existing patio, and construct a new wood deck, front exterior porch, and stairs at the contributing structure in the local and National Register of Historic Places (NRHP) districts.

The Florida Master Site File (FMSF) form for this building (8PI1427) lists this two- and one-half story Tudor Revival residence as constructed circa 1928. Typical Tudor Revival features of the building include a steeply pitched cross gabled roof, decorative half-timbering on the second-floor window bay, and grouped, narrow, multi-paned windows. The residence features an asymmetrical façade with a recessed arched main entryway with brick surround, arched batten door, and a wing wall with arch. The property includes a one-and-a-half story garage apartment, which is also a contributing structure in both the local and NRHP districts. Other notable architectural details include the metal shingled roof, 4/1 light windows, stucco and weatherboard cladding, rafter tails, and wood louvre vents.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends a **conditional approval** of the project based on the review criteria, as described in this staff report. If the Heritage Preservation Board (HPB) approves the application, the following conditions are recommended:



1. The stairs on the façade will be redesigned to incorporate a landing and mimic the original architecture of the stoop, utilizing the rounded shape and complementary brick.
2. The proposed new façade stairs will utilize wood or composite materials for the guards and handrails.
3. The fenestration pattern on the new first floor will be redesigned to mimic the proportions and clustering of the historic windows.
4. The wing wall will be redesigned in consultation with staff.
5. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

- When considering this application, the Heritage Preservation Board (Board) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially 1, 2, 3, 4, 5, and 48. 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:

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

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

ANALYSIS: The proposed project seeks to elevate the structure approximately 6 feet above grade, add new staircases, enclose an existing porch, and create a new second floor porch and deck, which will alter the height and width of the historic building. Existing elevations were not provided on the survey or drawings; however, the elevation views show elevation values, which are assumed to be NAVD88 elevations. The garage level is shown at 4.4 and the BFE + freeboard is shown as 11.0. The flood map shows the subject property to be in AE9 flood zone, which would require a finished floor elevation of 10.0. Based on this information, it appears the applicant proposes to elevate it to 12.4.

The subject building is in an eclectic area of the historic district that includes varied architectural styles and periods. The H.D.L. Webster House neighboring the subject property to the north is a circa 1885 two story Gothic Revival contributing structure with a three-story tower. To the immediate south of the subject property, the residence at 219 Grand Boulevard is a circa 1940 single story frame vernacular contributing-altered structure. The Unitarian Universalist Church to the east of the subject residence is a one- and one-half story circa 1909 Gothic Revival concrete block contributing structure that includes a tower with parapet. Immediately to the west of the subject property, 22 Parkin Court is a one and one-half story circa 1915 Craftsman contributing structure. The proposed elevation would change the historic architecture of the building and alter the streetscape; however, the building is



primarily surrounded by taller contributing structures, which could lessen the visual impacts of the elevation.

There are only four Tudor Revival structures in the historic district. The other three Tudor revival structures are one story. Because this building is unique in its height and style, it is staff's opinion that the additional height of the proposed elevation would not be inconsistent with buildings of similar character and style.

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

ANALYSIS: The proposed windows for the new first floor are shown as 4/1 light windows, consistent with the original architecture of the structure. However, the dimensions of the windows were not specified in the application, and in the renderings the proportions appear inconsistent with the existing narrow, grouped windows. The new first floor fenestration should mimic or complement the rhythm of the historic structure. As presented, the project does not include adequate windows in a complementary pattern, particularly on the west and north elevations. The fenestration on the façade would be enhanced by utilizing the historic window proportions and potentially a clustered pattern. Inclusion of projections complementary to the existing half timbering surrounds on the historic façade may be a potential solution for the west and north elevations. Window dimensions should be proportional to the historic windows. It is staff's recommendation that a revision of the fenestration plan for the proposed new first floor, in consultation with staff, be a condition of any approval.

(3) The relationship of a structure within an historic or cultural preservation district to the open space between it and the street and to other buildings or scenic views, vistas or streetscapes characterizing the area, shall be protected through a site plan review process addressing setbacks, roof lines, garage placement, parking and access analysis and the use of landscaping.

ANALYSIS: The proposed project will alter the historic structure's relationship to the open space between it and surrounding buildings, as the addition of the porch and deck, and the enclosure of the existing porch, will increase the mass of the existing structure. The proposed new porch and deck would comply with setback requirements but will alter views from the street and other structures. The HPB should determine if these alterations are significantly adverse. It is staff's recommendation that any approval be conditioned with a revision to the front stair plan to incorporate a landing to minimize the visual impacts of the elevation.

(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 proposed elevation will alter the height of the historic structure, the addition of the front porch and wraparound deck, and the enclosure of the existing porch will alter its massing. These alterations inherently would not be reflective of the building's original architecture. The alterations associated with the elevation will contribute to the longevity of the historic structure, which the HPB should consider as a mitigating factor. The HPB should determine if the changes to massing associated with the deck and the porch enclosure are significantly adverse.

(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: The landscaping plan provided would screen and soften some of the effects of the elevation with the planting of small leaf clusia (*Clusia guttifera*) on the façade of the proposed new first floor. The proposed planting of canna lilies between the brick walkway and the proposed new front stairs will also soften the visual impacts of the new stairs. The proposed plantings buffering the south side driveway would enhance the appearance of the property. The retention of the existing live oaks maintains important elements of the streetscape and the structure's relationship to the public realm.

(7) Distinctive architectural features shall be repaired rather than replaced, wherever possible. Architectural details, including color, materials, texture, and site lighting shall be treated so as to make the building, structure, or traditional cultural property consistent with the property's original architectural style and character. New materials should replicate the material being replaced in composition, design, color, texture and other visual qualities.

ANALYSIS: The curvilinear wing wall with an arched entry to the south side of the residence is a unique architectural feature of this property. The design as presented attempts to preserve this feature consistent with the original architectural style. However, the current design has two arches, one at ground level and one on the proposed new porch. A design that creates the appearance of one long arch rather than a double arch would better rhythmically align with the structure's original architecture. It is staff's recommendation that the plans for the wing wall be revised to give the appearance of one long arch.

The plans incorporate steel guards and handrails for the proposed front stairs and porch. These materials are inconsistent with the architectural style of the building. It is staff's recommendation that any approval be conditioned with a revision of the plans for guards and rails to utilize wood or composite materials with the appearance of wood to complement the building's original architecture.

The plans for the new front stairs propose to use precast concrete steps with brick veneer. Brick would be the most appropriate choice, but brick veneer would simulate the look of historic materials. The plans do not incorporate the round design of the original recessed portico entry, and it is recommended that the plans for the stairs be revised to include this feature at the base of the new stairs if the HPB approves the project.



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

ANALYSIS: The proposed alterations do not attempt to create an earlier appearance than the original date of construction.

(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 proposed project generally complies with the Secretary's Standards, particularly relevant are Standards 1, 2, 3:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. **No change to use.***
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. **The proposed project alters the character of the historic property. Alterations associated with the elevation would contribute to the longevity of the historic structure. Alterations associated with the addition of the second-floor deck need to be evaluated by the HPB to determine if these alterations are significantly adverse.***
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. **The plans do not create a false sense of historical development.***
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **Not applicable.***
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **The plans, as presented, generally preserve the distinctive features and finishes that characterize the property. Alterations to the proposed new wing wall would enhance the overall design.***
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. **Not applicable.***
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. **Not applicable.***
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **Not applicable.***



9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **The plans for alterations are generally compatible with the original architecture of the structure and will not destroy historic materials.***
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. **The proposed project could conceivably be reversed in the future. The elevation component of the proposed project will increase the longevity of the structure by reducing flood risks.***

(10) The proposed project shall conform to other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

ANALYSIS: The proposed project is expected to be constructed in compliance with the Land Development Code and the Florida Building Code. The highest point shown on the plans is 28.4', measured to the bottom of the roof line. The maximum height allowed in the R-60 district is 35 feet, which is measured to the mid-point of the gable. This subject structure has a steep roof pitch, so if the elevation is approved, it may exceed 35', requiring a variance. The proposed project can be interpreted as balancing the goals, objectives, and policies of the Comprehensive Plan by increasing the longevity of the structure, although the proposed project does not fully comply with the review criteria or DGRM.

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

ANALYSIS: No archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

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

ATTACHMENTS:

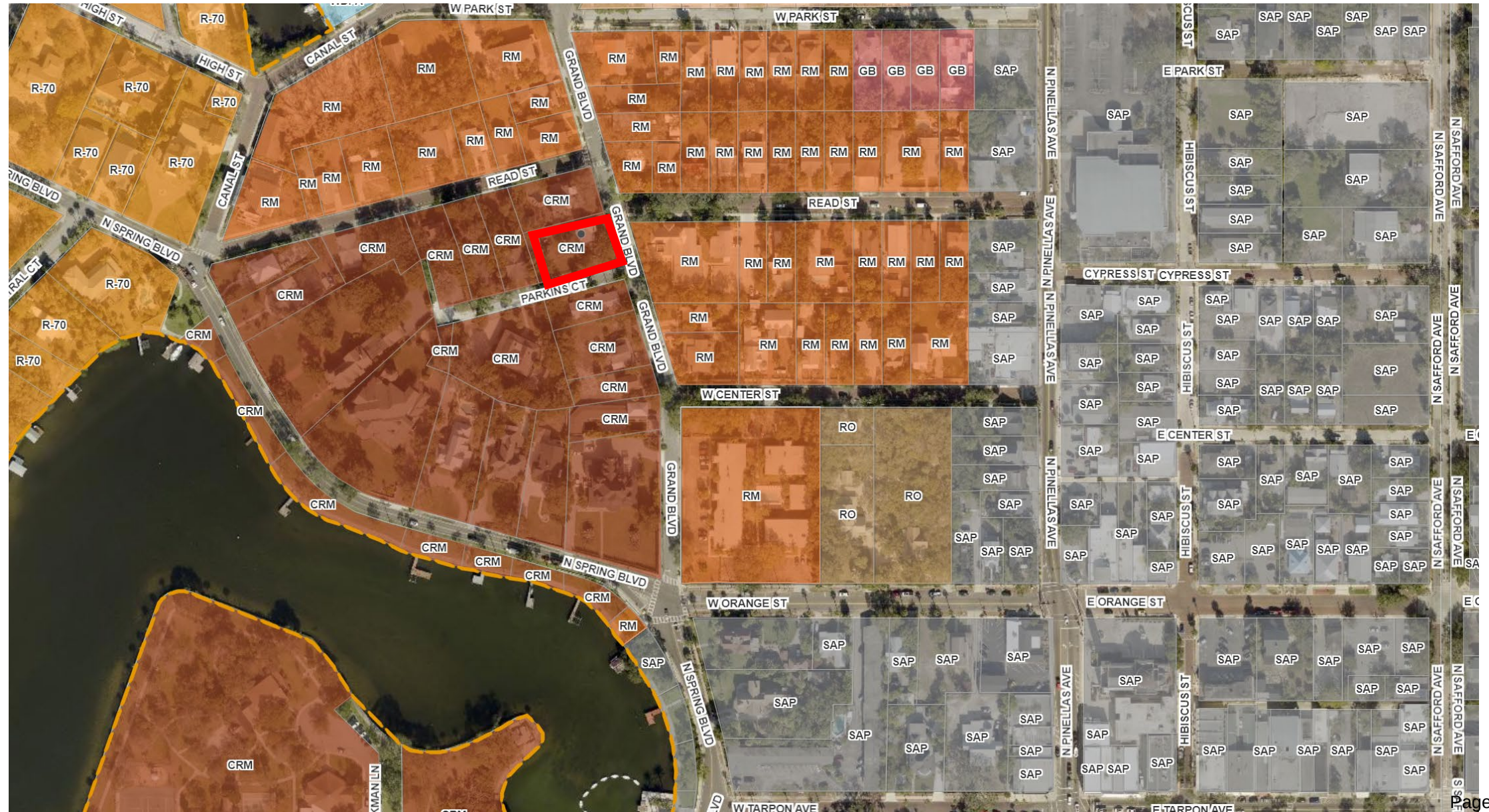
- Slide Presentation
- Florida Master Site File Form #8PI1427
- Application and supporting materials

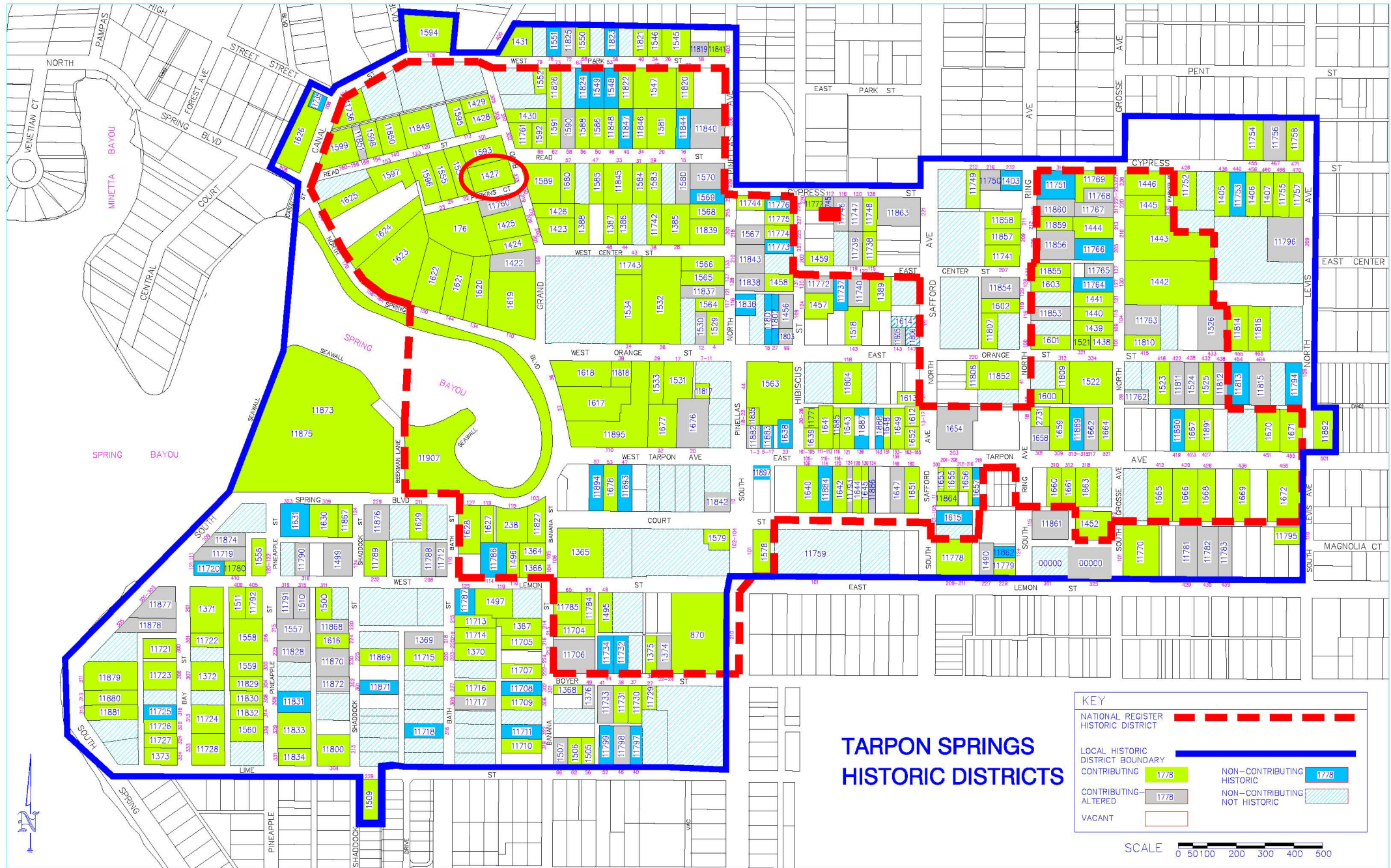
GUNTHER APPLICATION #25.19

Heritage Preservation Board, April 7, 2025

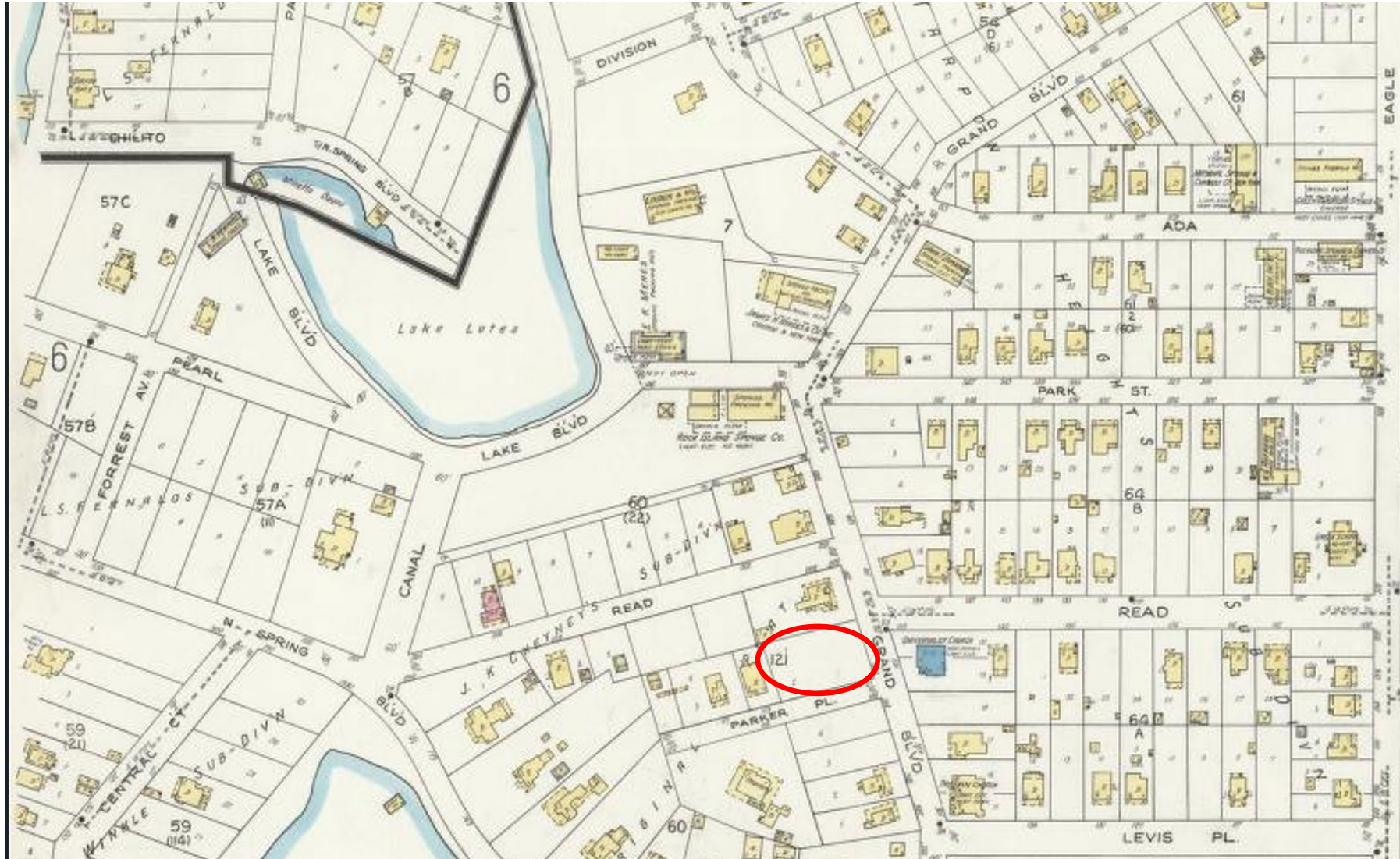


LOCATION AND LAND USE CONTEXT





1926 SANBORN MAP





PROPERTY INFORMATION

- Lot Size: 13,033 square feet
- Current Zoning: CRM-Conditional Residential Mixed District
- Current Land Use: Single-Family Residential
- Future Land Use: Residential Urban
- Location / Parcel ID: 233 Grand Blvd. / 12-27-15-66618-000-0010
- Architectural Type/Style: Tutor Revival circa 1928
- District Status: Contributing
- Florida Master Site File: 8PI1427
- Owner: Nicholas and Kathryn Gunther
- Agent: Adam Rosekelly, Sandbar Architecture

REQUEST

Certificate of Approval to:

- Elevate home approximately 6 feet
- Enclose existing patio
- New wood deck
- New exterior porch and stairs

219 GRAND BOULEVARD – FLORIDA MASTER SITE FILE



233 GRAND BOULEVARD – FAÇADE EAST ELEVATION



233 GRAND BOULEVARD – WEST ELEVATION



233 GRAND BOULEVARD – NORTH ELEVATION



233 GRAND BOULEVARD – GARAGE SOUTH ELEVATION



233 GRAND BOULEVARD – NORTH NEIGHBOR CONTEXT



233 GRAND BOULEVARD – NORTH CONTEXT



233 GRAND BOULEVARD – WEST CONTEXT



233 GRAND BOULEVARD – SOUTH CONTEXT



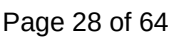
233 GRAND BOULEVARD – SOUTH CONTEXT



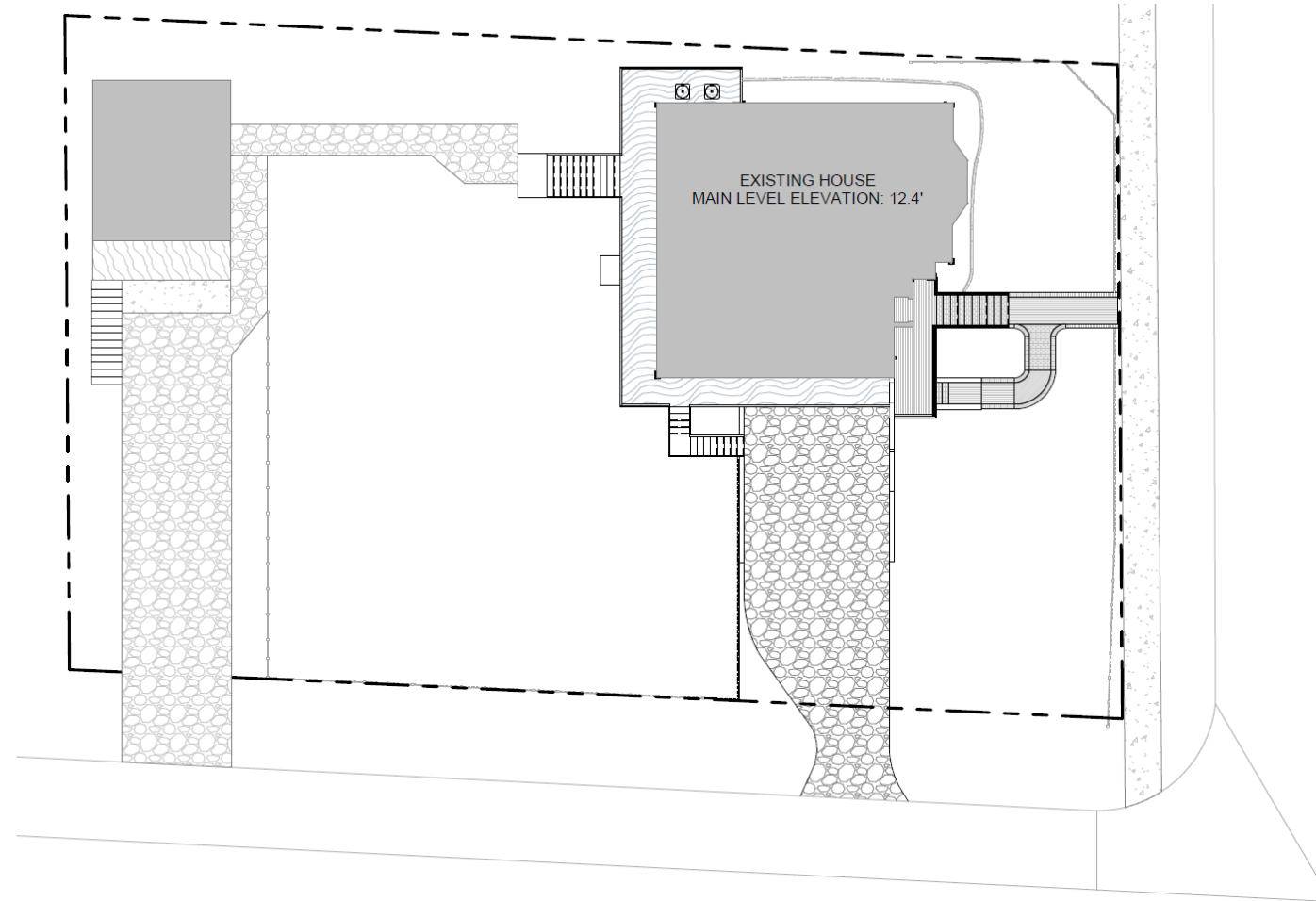
233 GRAND BOULEVARD – SOUTH CONTEXT



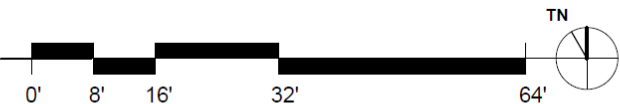
CITY OF TARPON SPRINGS
PLANNING & ZONING DEPARTMENT



PROPOSED PROJECT – SITE PLAN



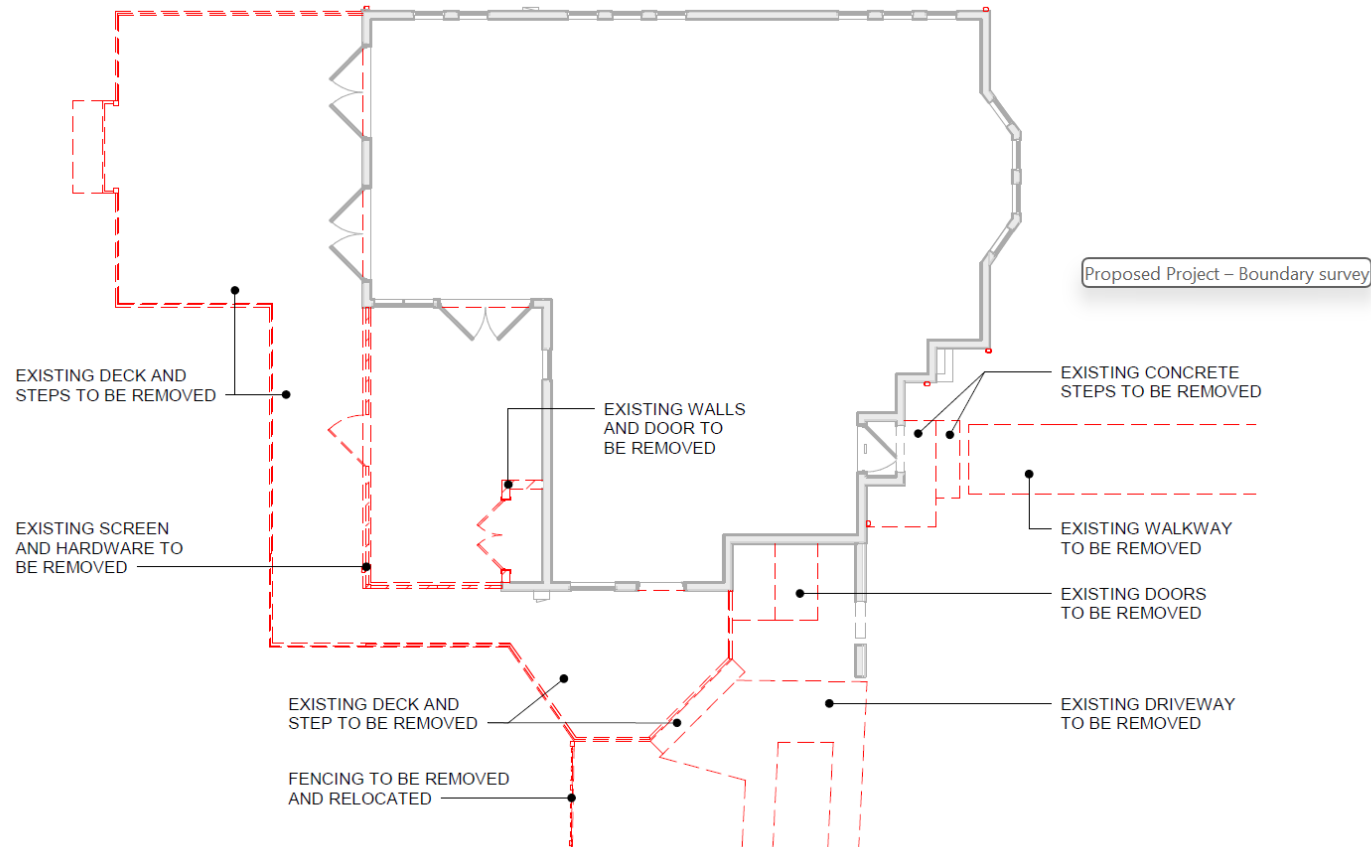
SITE PLAN



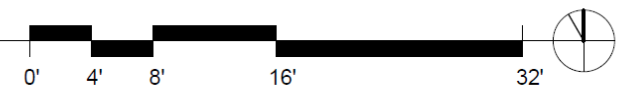
NOT FOR CONSTRUCTION



PROPOSED PROJECT – DEMOLITION PLAN



DEMOLITION PLAN

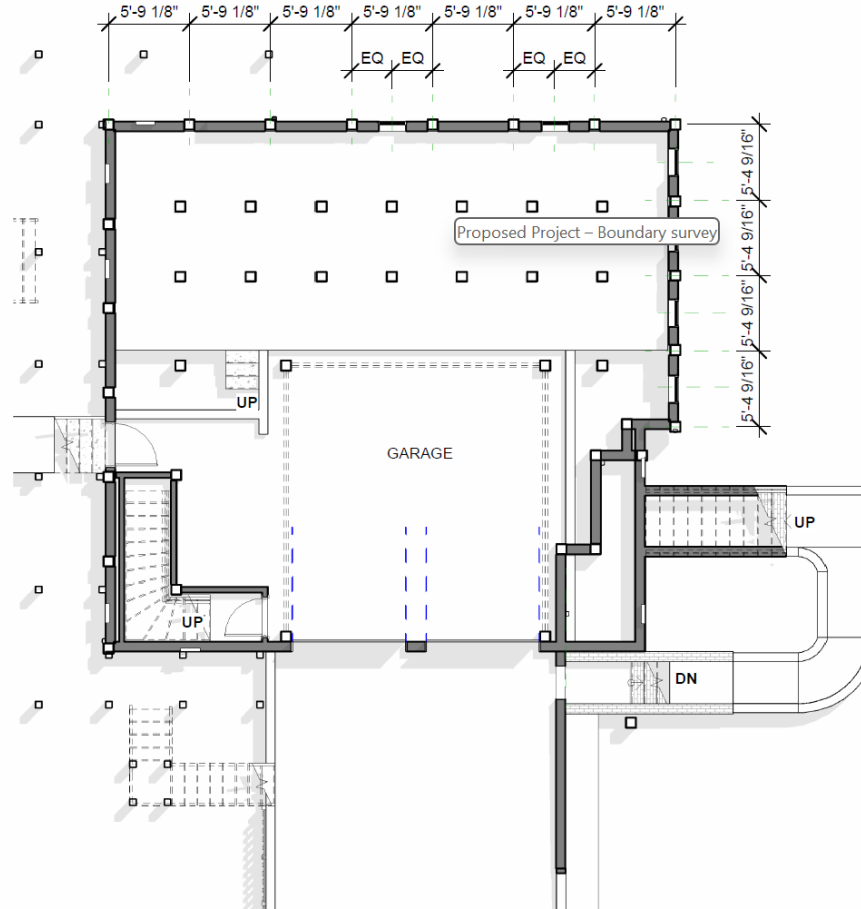


NOT FOR CONSTRUCTION



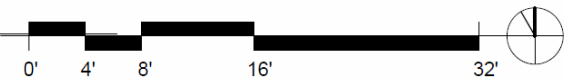
PROPOSED PROJECT – GROUND FLOOR PLAN

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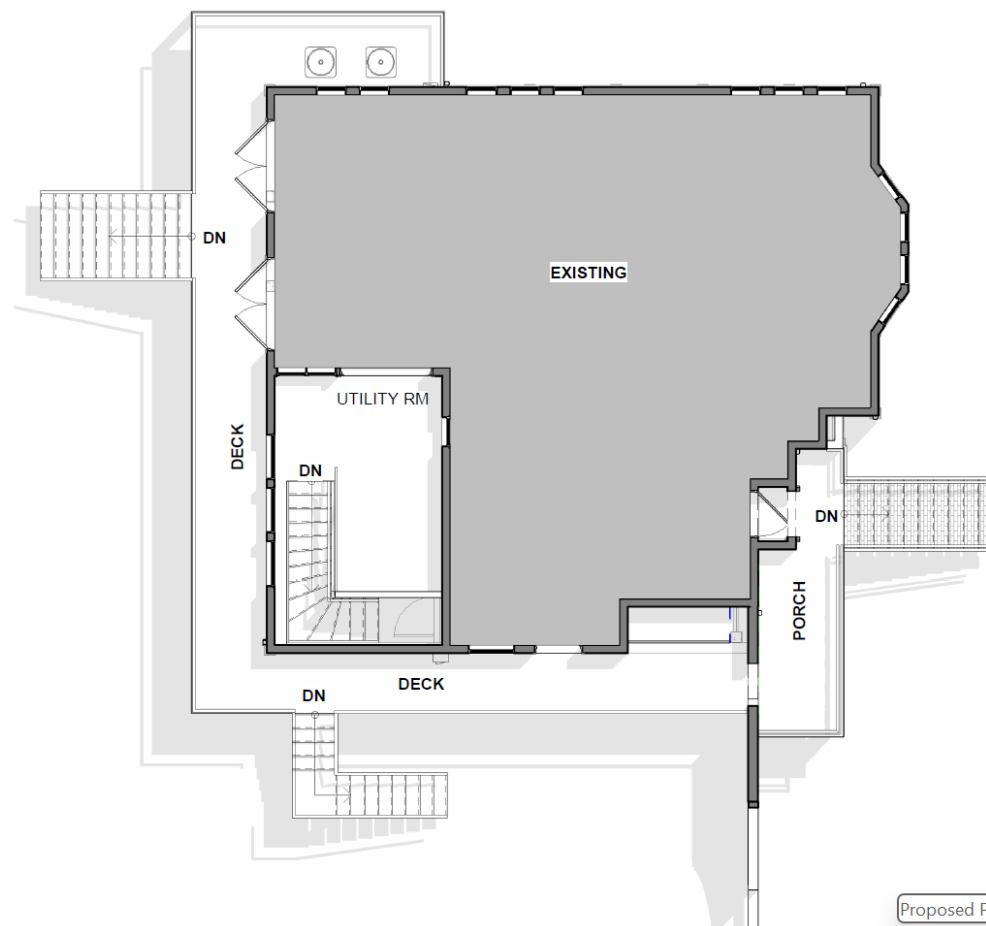


NOT FOR CONSTRUCTION

GROUND FLOOR PLAN



PROPOSED PROJECT – GROUND FLOOR PLAN



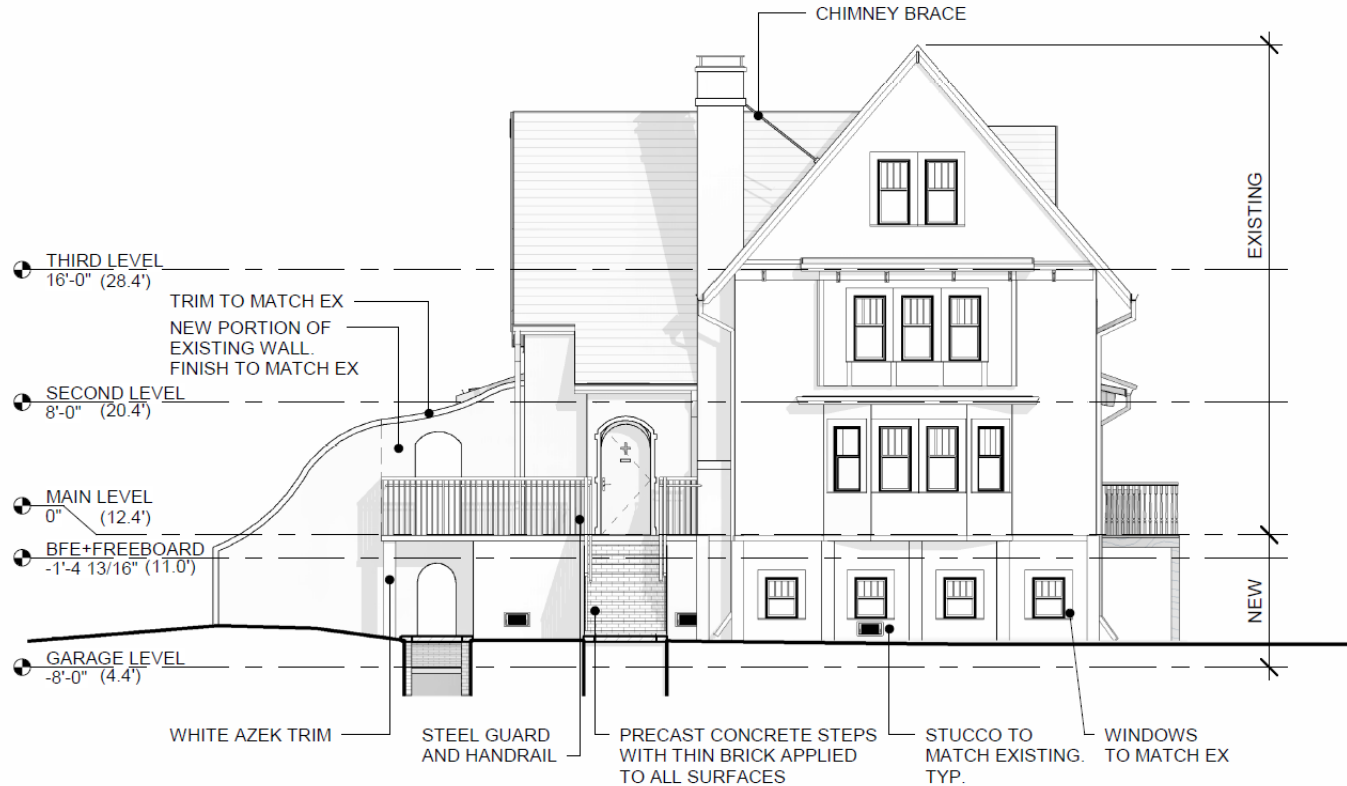
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MAIN FLOOR PLAN

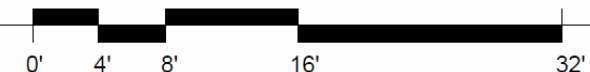




PROPOSED PROJECT – EAST ELEVATION



EAST ELEVATION

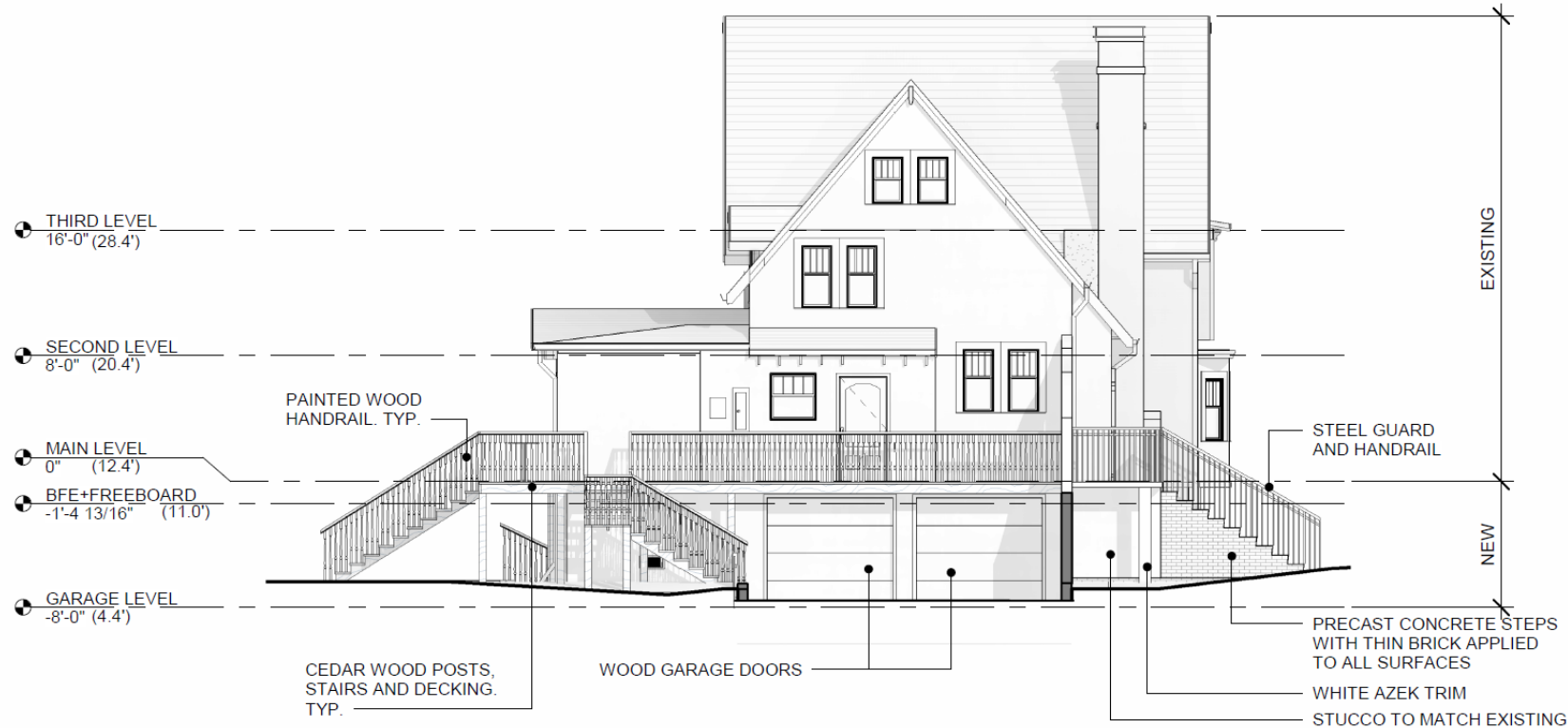


NOT FOR CONSTRUCTION



PROPOSED PROJECT – SOUTH ELEVATION

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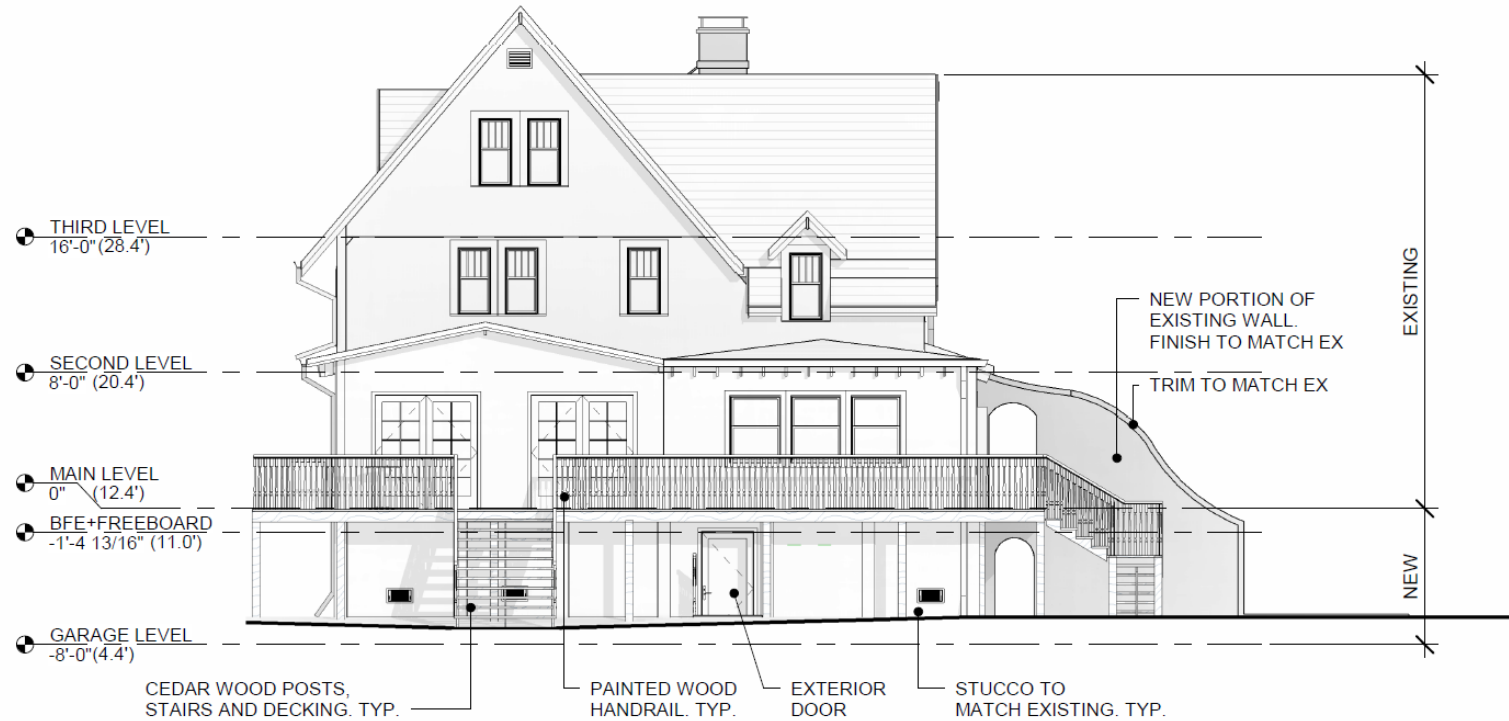
SOUTH ELEVATION



NOT FOR CONSTRUCTION

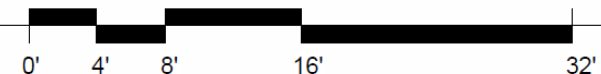


PROPOSED PROJECT – WEST ELEVATION



NOT FOR CONSTRUCTION

WEST ELEVATION





PROPOSED PROJECT – NORTH ELEVATION

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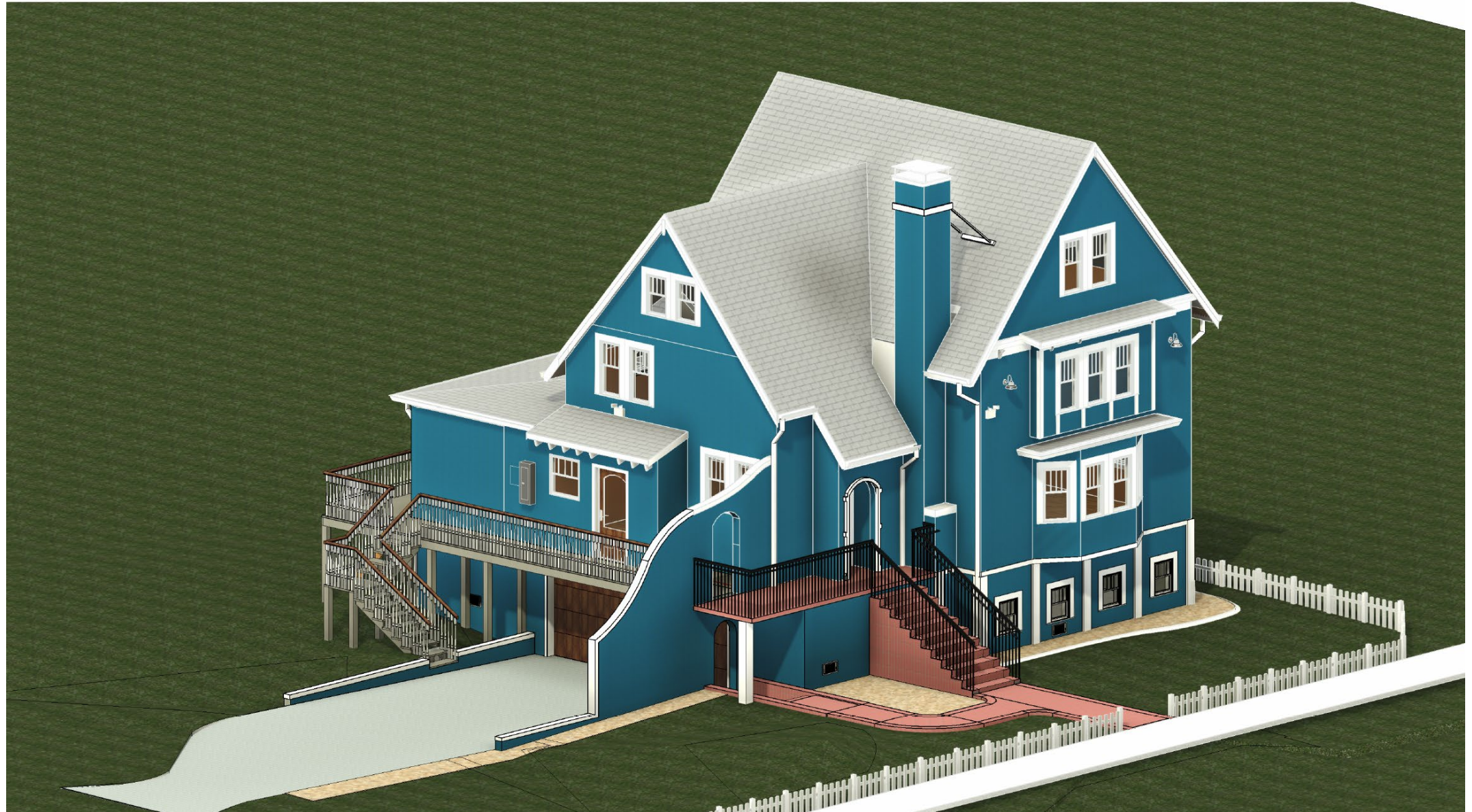


NORTH ELEVATION

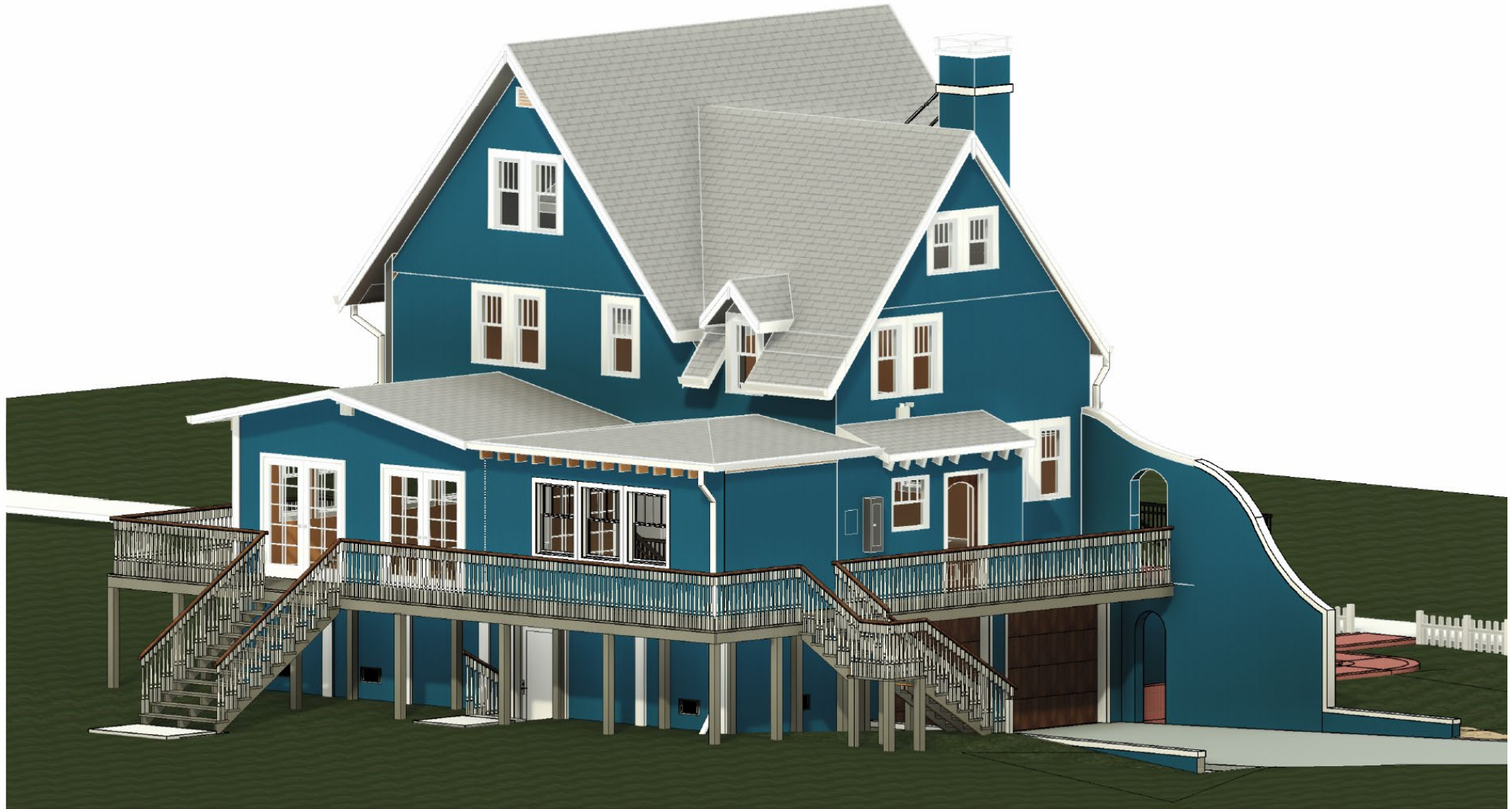


NOT FOR CONSTRUCTION

PROPOSED PROJECT – SOUTHEAST RENDERING



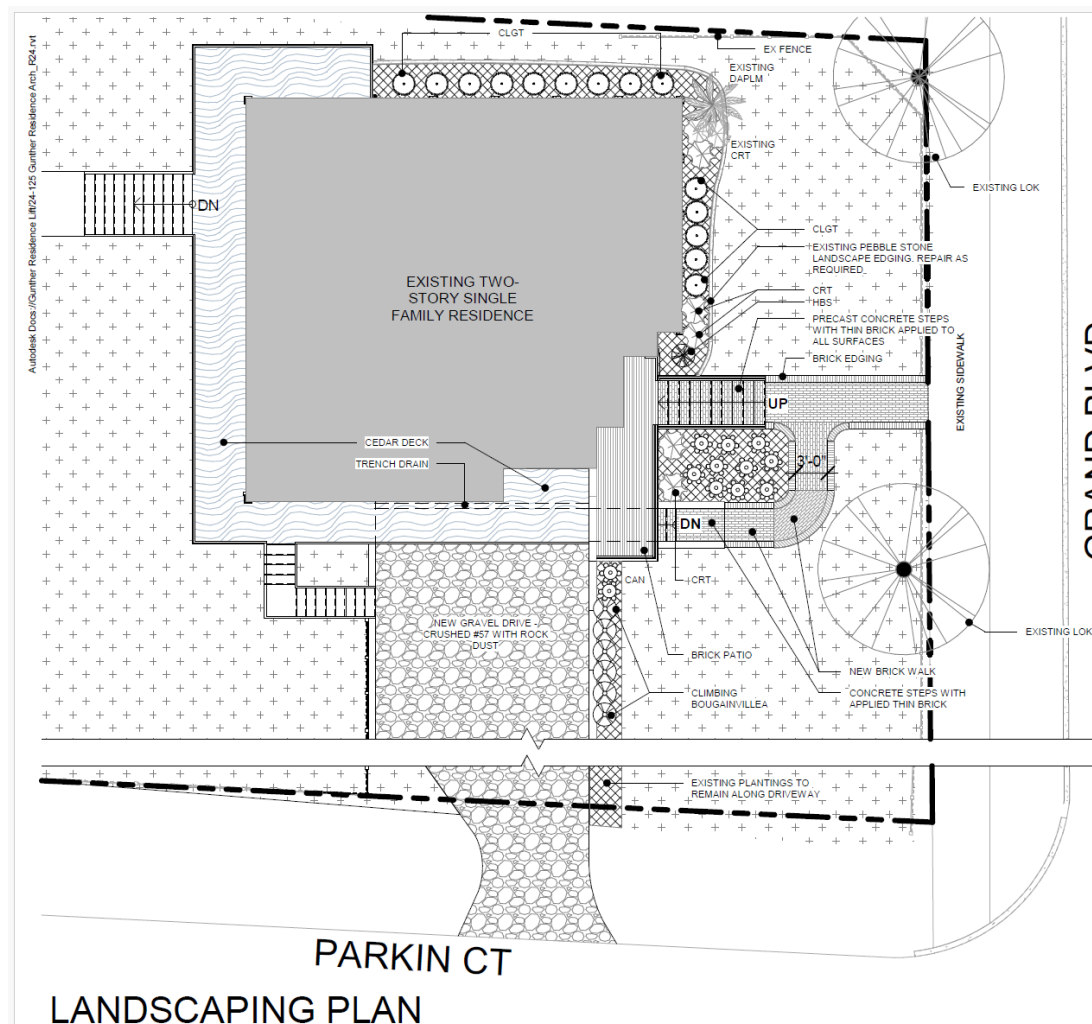
PROPOSED PROJECT – SOUTHWEST RENDERING



PROPOSED PROJECT – NORTHEAST RENDERING



PROPOSED PROJECT – LANDSCAPING PLAN

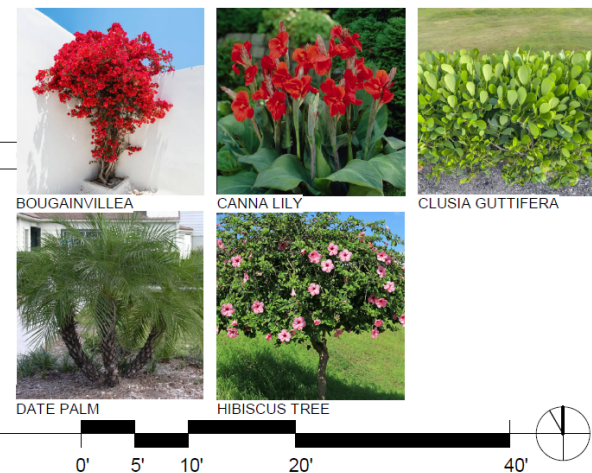


PLANT SCHEDULE

TREES	BOTANICAL NAME/ COMMON NAME
DAPLM	PHOENIX DACTYLIFERA / DATE PALM
HBS	HIBISCUS ROSA-SINENSIS / HIBISCUS
LOK	QUERCUS VIRGINIANA / LIVE OAK
SHRUB	BOTANICAL NAME/ COMMON NAME
BOGV	NYCTAGINACEAE / BOUGAINVILLEA
CAN	CANNACEAE / CANNA LILY
CLGT	CLUSIACEAE / CLUSIA GUTTIFERA
CRT	CODIAEUM VARIEGATUM / FIRE CROTON
GROUND COVERS	BOTANICAL NAME/ COMMON NAME
	PINE BARK MULCH FLAT
	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS FLAT

NOTE: ALL TREES MUST HAVE A MINIMUM STANDARDS OF GRADE FLORIDA #1 OR BETTER, IN A 15 GALLON POT, AND HAVE A MINIMUM DIAMETER OF 1 1/2" @ 12" ABOVE FINISHED GRADE, WITH A MINIMUM CROWN OF 2'-0" & A MINIMUM HEIGHT OF 6'-0" UPON PLANTING.

NOTE: ALL SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM 12 INCH SPREAD A 3 GALLON POT SIZE UPON PLANTING, BEING GRADE FLORIDA #1 OR BETTER. HEDGES, WHERE REQUIRED, SHALL FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WITHIN 1 YEAR OF PLANTING, BEING MAINTAINED THEREAFTER TO SPECIFICATION.



NOT FOR CONSTRUCTION



STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

- 1) New construction consistency.
- 2) Windows, doors and entries.
- 3) Neighborhood and district context.
- 4) Roof shape and texture.
- 5) Size and massing / shape.
- 6) Landscaping.
- 7) Architectural features.
- 8) Adherence to period of construction.
- 9) Adherence to Secretary's Guidelines.
- 10) Conformance with other City code requirements.
- 11) Impact upon archeological sites.

DESIGN GUIDELINES REVIEW MANUAL

4.16 Flood Adaptations

Note: All projects must comply first and foremost with the City's Floodplain Ordinance. That ordinance supersedes these guidelines.

Guideline 48: Elevate the Building on a New Foundation

Planning and Preparation

- a. Identify, retain, and preserve materials and features of the building that are important in defining its overall historic character before elevating the building.
- b. Assess the impact of elevating a building on its historic character, including the aspects of the site, setting, and design of the property.
- c. Document the building in photographs and/or drawings, particularly any features that may be lost or altered, prior to beginning work.
- d. Elevate later additions and porches that also contribute to the historic significance of the building along with the main structure.
- e. Repair any structural deficiencies, such as rotten sill plates and termite damage, before beginning work to separate the building from the existing foundation.
- f. Protect fragile features and materials subject to damage from minor movements or vibrations of the structure, like decorative plaster.

It is generally not appropriate to:

- elevate a building that was specifically designed to connect to or interact with the landscape without also planning how to retain this spatial relationship, such as buildings with interior spaces that open onto a terrace or outdoor courtyard
- demolish later additions and porches without regard to their historic significance

Height of Building Elevation

- a. Identify and retain the historic massing, scale, size, form, and proportional relationships of the major elements of the historic building and/or the historic district.
- b. Design a new foundation that preserves the historic character of the building.
- c. Use existing attributes and features such as large lot size, tall building height, visible foundation, porches or terraces, and stairs/steps to minimize the impact of alterations to the historic character of the property. For example, an existing porch can be altered to create a wider skirting board to mask part of the change in height.
- d. Apply regional or local traditions that have developed to adapt certain building types to flooding risks.
- e. Elevate buildings that are similar in style and size to consistent heights if that is the character of the district while maintaining the historic spatial and architectural relationships between the buildings.



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **conditional approval** of Application #25.19. If the HPB approves the project, the following conditions are recommended:

1. The stairs on the façade will be redesigned to incorporate a landing and mimic the original architecture of the stoop, utilizing the rounded shape and complementary brick.
2. The proposed new façade stairs will utilize wood or composite materials for the guards and handrails.
3. The fenestration pattern on the new first floor will be redesigned to mimic the proportions and clustering of the historic windows.
4. The wing wall will be redesigned in consultation with staff.
5. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

The project was publicly noticed. No responses to the notices have been received.



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8P11427

Recorder # 272

Recorder Date 2/20/09

Original ☐Update ☒

Site Name 233 Grand Boulevard Other Names

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Boom Times National Register Category Building

LOCATION and IDENTIFICATION

Address 233 Grand Boulevard

Vicinity of W side of Grand between Parkin and Read

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 327244 Northing 3114962 Land Grant Unknown

Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1928 Circa ☒Alterations ☐ Date Type/LocationAdditions ☒ Date Unknown Type/Location one story rear addition- stucco (c.1980?)Moved ☐ Original Location

Use Original Private residence Use Present Private residence

DESCRIPTION

Style Tudor Revival Exterior Plan Irregular Interior Plan Unknown Stories 2.5

Structural System Wood frame Exterior Fabric Weatherboard

Foundation Continuous Foundation Materials Poured concrete Foundation Infill N/A

No. of Porches 1 Locations/Features recessed arched entry portico with brick surround

Main Entrance (stylistic details): off-center arched batten door on east (main) elevation

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

1 1/2 story garage apartment (contributing) to rear of lot, second floor deck added, garage door replaced, steep pitch roof

Roof Type Cross-gabled Roofing Materials Metal shingles

Secondary Structures ☐ Comments Not applicable LocationChimneys ☒ Number 1 Orientation East Location Wall Material StuccoWood Windows ☒ Type DHS Light # 4/1Metal Windows ☐ Type Light #

Exterior Ornament rafter tails, vents (wood louver), half-timbering

Condition Good Surroundings Residential

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

This 2-1/2 story cross gabled Tudor Revival residence has a steep pitched roof and asymmetrical façade. The main entry is an arched batten door set in an arched recessed entry with a brick surround and a wing wall to the south. Half timbering surrounds the second floor window bays.

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 Boom Times-era and is representative of the development of the City of Tarpon Springs. Although this building has undergone some minor alterations, the majority of architectural details remain and the overall historic massing is retained. Therefore, this building would be considered a contributing resource to the NRHP and Local Tarpon Springs Historic District.

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY ☐ yes ☐ no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: ☐ yes ☐ no ☐ potentially elig. ☐ insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation ☐ a ☐ b ☐ c ☐ d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

Research Methods Florida Site File for past architectural surveys; Florida Site File search; Local library; Tax records; Pedestrian; Sanborn maps

Bibliographic References Olausen, Stephen A. FMSF form for 8PI1427. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research

Negative Numbers Roll 2885, #54, Facing NW

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



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 Nicholas and Kathryn Gunther		Email nrgunther@gmail.com	
Address 233 Grand Blvd			
City Tarpon Springs		State Florida	Zip 34689
Phone	Fax	Cellular (727)271-4922	

Applicant

Name Sandbar Architecture - Adam Rosekelly		Email arosekelly@sandbararc.com	
Address 123 E Tarpon Ave			
City Tarpon Spring		State Florida	Zip 34689
Phone 330-551-4340	Fax	Cellular	

Agent (if applicable)

Name Sandbar Architecture - Adam Rosekelly		Email arosekelly@sandbararc.com	
Address 123 E Tarpon Ave			
City Tarpon Spring		State Florida	Zip 34689
Phone 330-551-4340	Fax	Cellular	

General Information

Property Location or Address 233 Grand Blvd			
Legal Description (attach additional sheets as necessary) Paren's Rev Plat, MRS S.B Lots 1&2			
Tax Parcel Number(s) 12-27-15-66618-000-0010	Current Designations of Property <table border="1"> <tr> <td>Land Use Category 0810 Single Family</td> <td>Zoning District CRM- Conditional Residential Mixed District</td> </tr> </table>	Land Use Category 0810 Single Family	Zoning District CRM- Conditional Residential Mixed District
Land Use Category 0810 Single Family	Zoning District CRM- Conditional Residential Mixed District		
Current Use of Property Residential	Contributing Structure? ☒ YES ☐ NO		

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

- | | | | |
|-------------------------------------|---|---|--|
| ☐ Demolition | ☐ Relocation * | ☒ Structural Addition | ☒ Driveway |
| ☐ Renovation | ☐ New Construction | ☐ New Roof | ☒ Other <u>Lifting of home</u> |

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

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

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

General Building Information

Year Built 1925	Architectural Style Tudor Revival	Porches? ☒ YES ☐ NO
Original Use Private Residence	Present Use Private Residence	Proposed Use Private Residence
Roof Type & Material Cross-Gabled, Metal Shingles	Exterior Siding Material Portland Cement Plaster (Stucco)	

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

Description of Proposed Work:

Approximate 6' lift of the existing residence with infill construction under the elevated structure. Enclosure of the existing patio. Facade upgrades as required. New wood deck and exterior porch and stairs on front.

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

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 Sandbar Architecture 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: 3/5/2005

Title Holder/Property Owner: Nicholas and Kathryn Gunther

Date: _____

Title Holder/Property Owner: _____

Date: _____

Title Holder/Property Owner: _____

Date: _____

Title Holder/Property Owner: _____

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 5th day of March, A.D., 2005

by Nicholas Gunther, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED

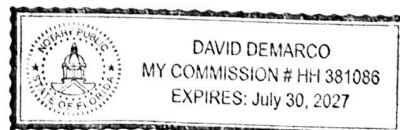
DRIVER LICENSE as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: _____

Signature: _____

Stamp: _____



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

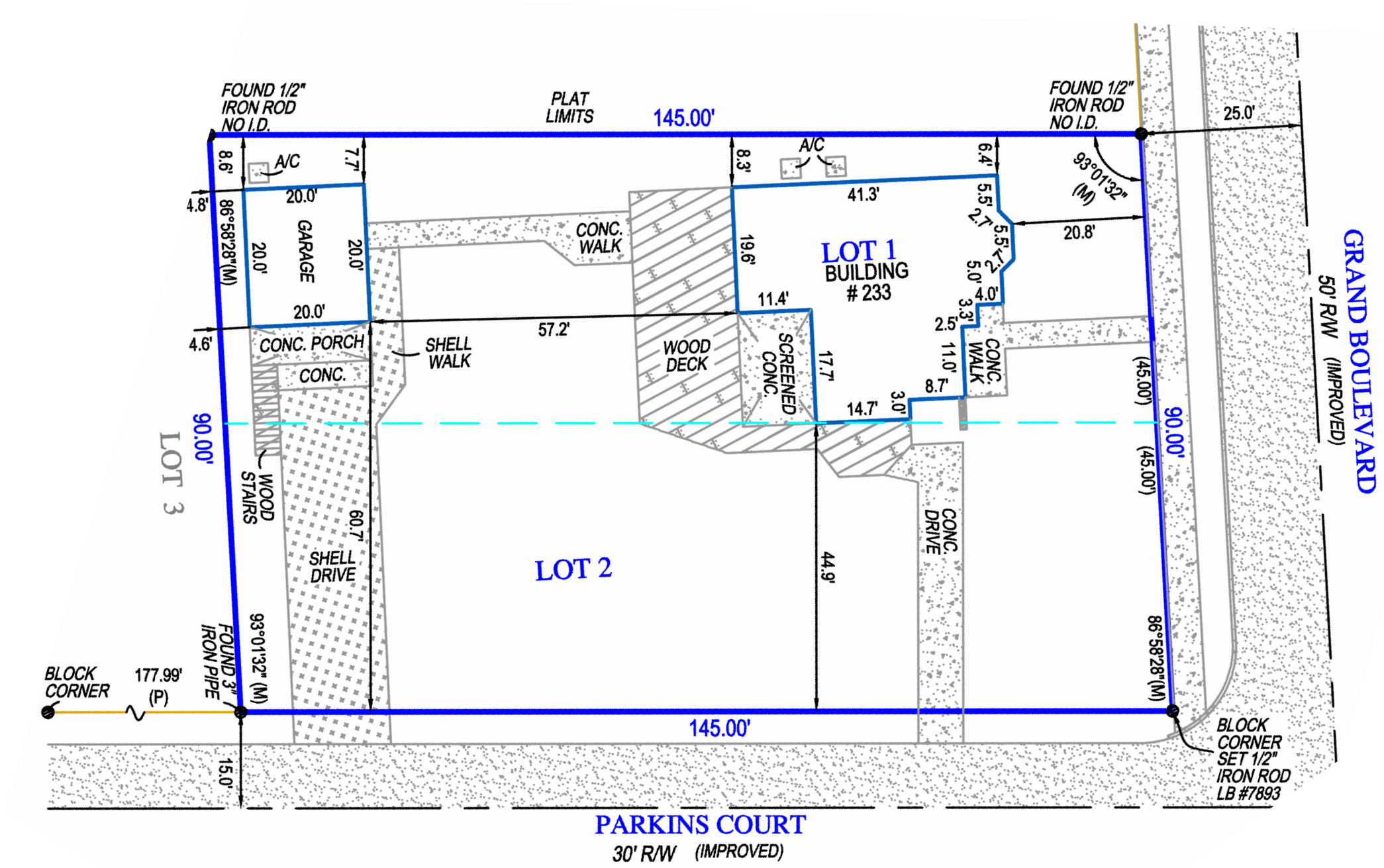
In reviewing an application for a Certificate of Approval, the Board shall consider the following Standards for Review:

- (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.*

GUNTHER RESIDENCE

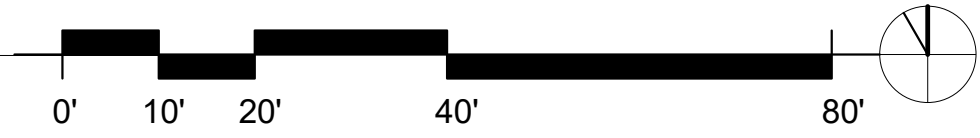
24-125
SCHEMATIC DESIGN
03.06.2025

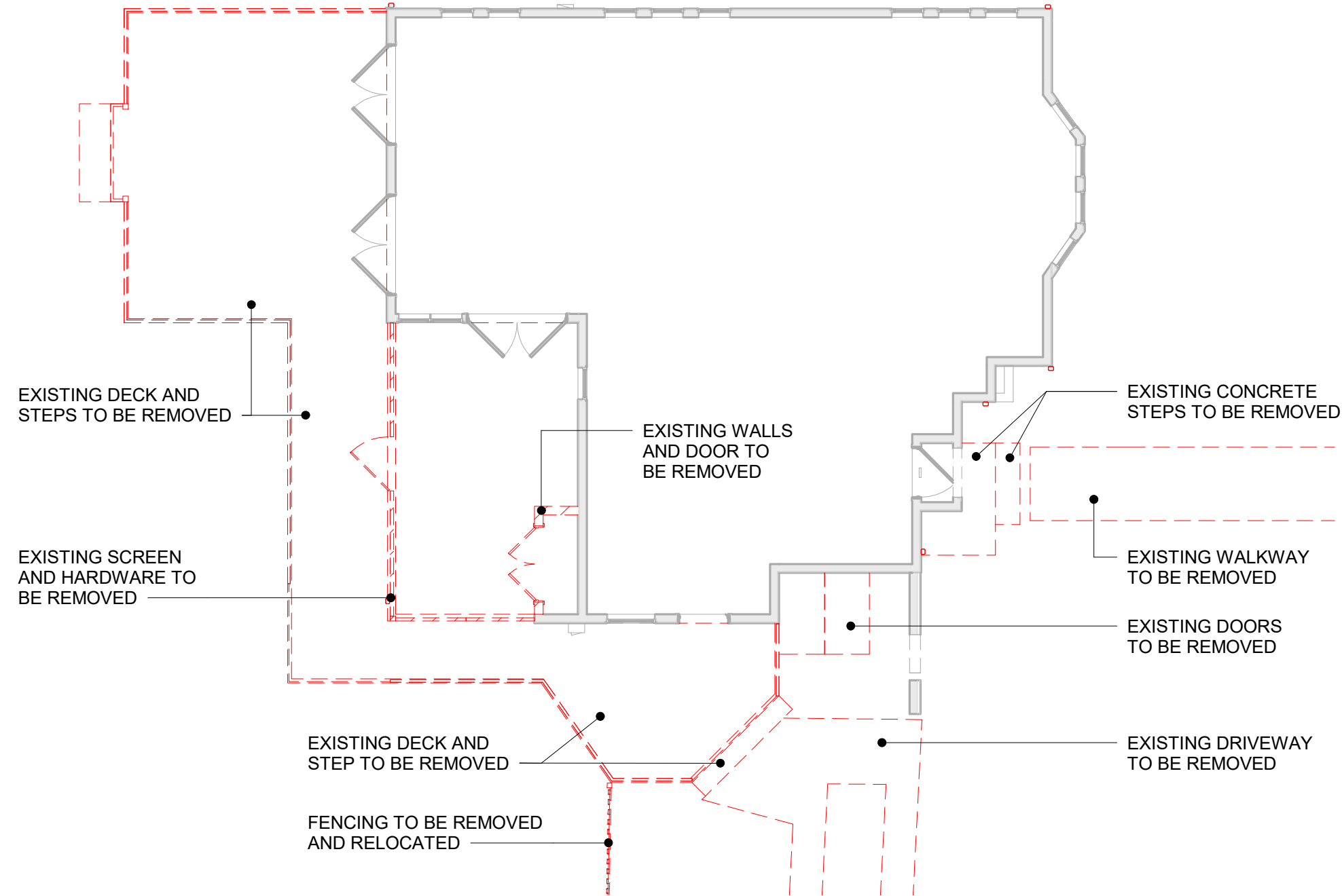




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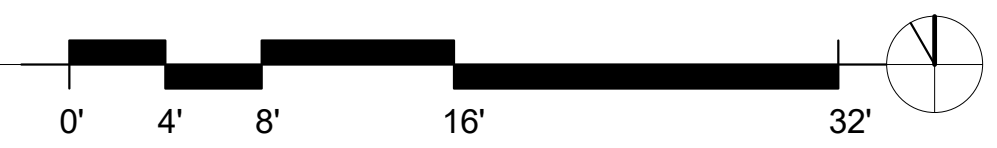
BOUNDARY SURVEY

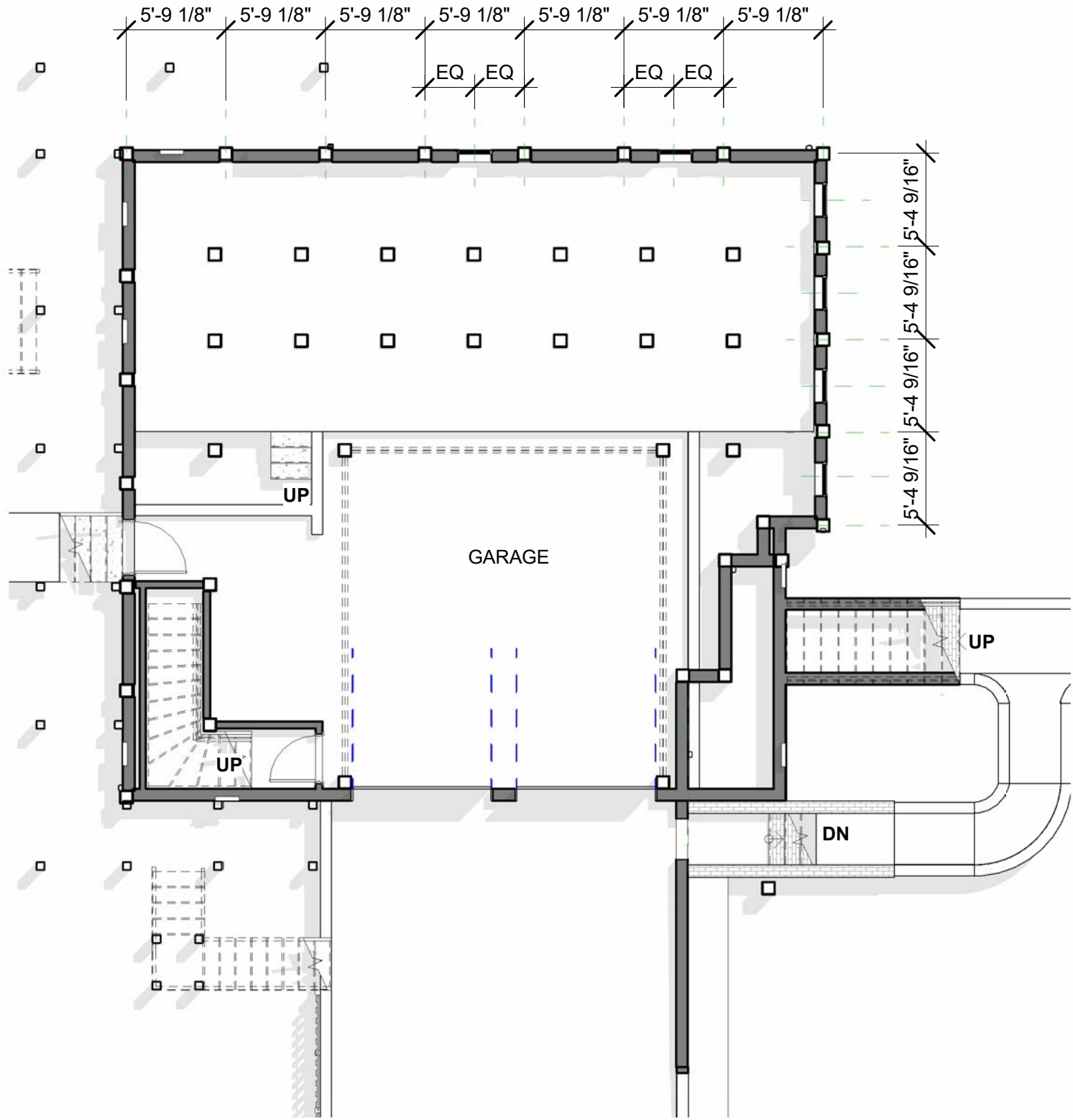




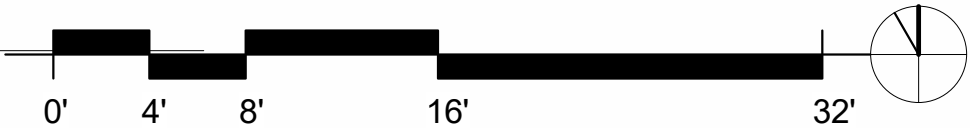
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DEMOLITION PLAN

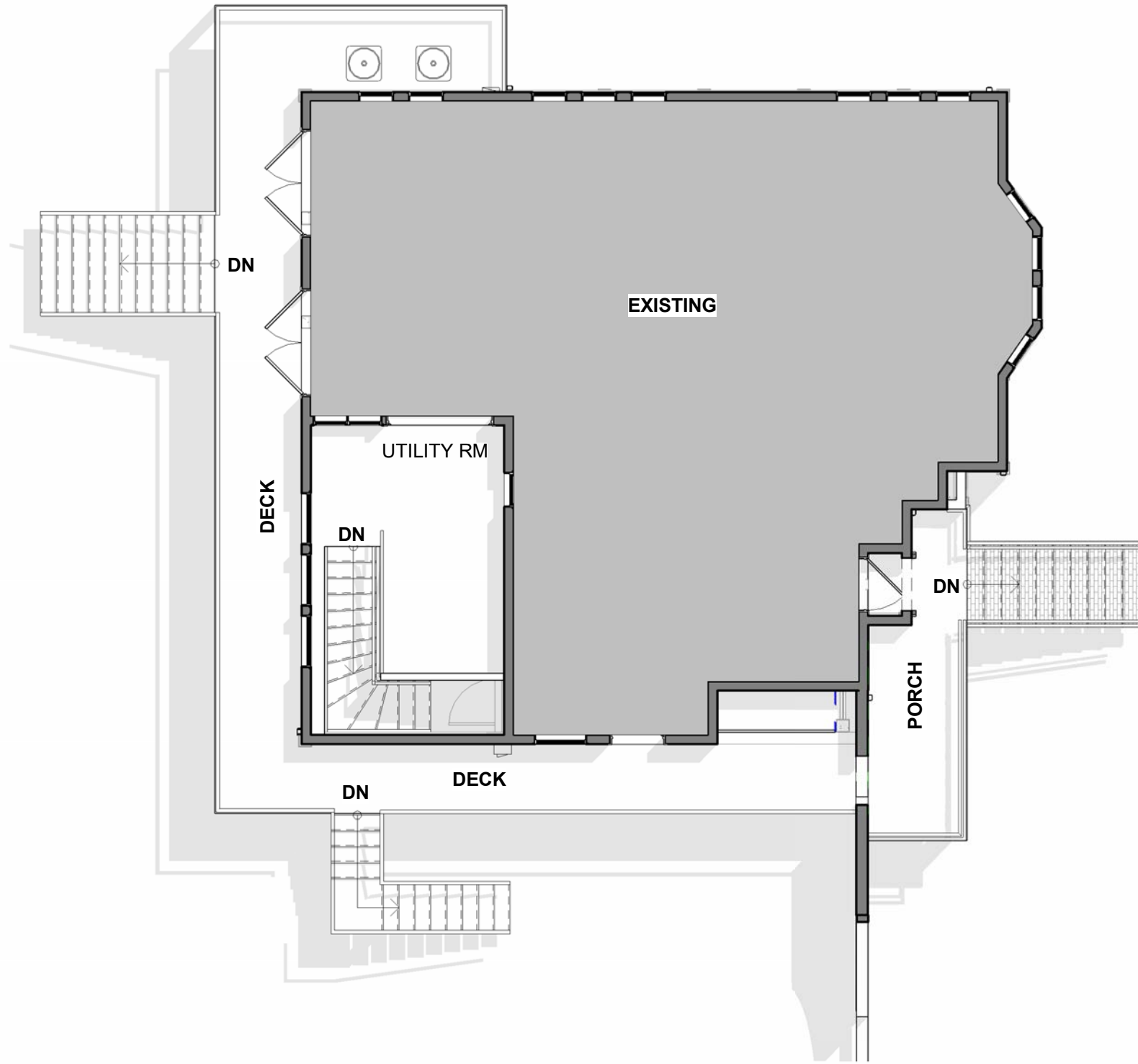




GROUND FLOOR PLAN

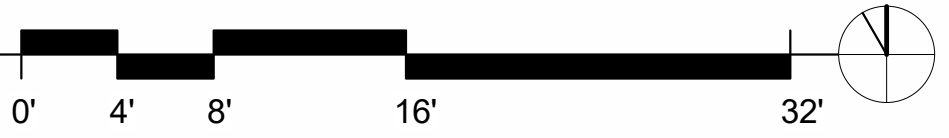


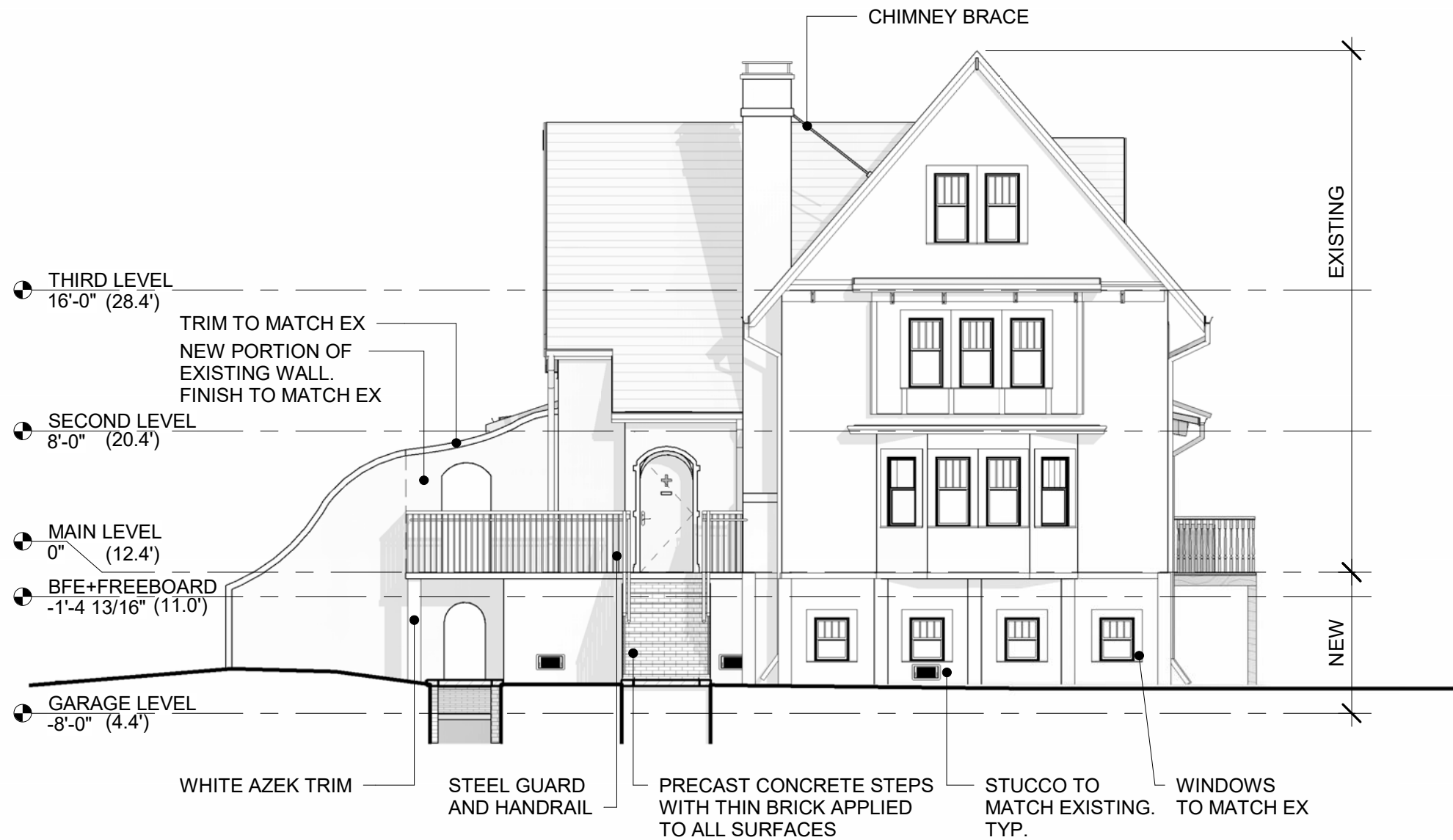
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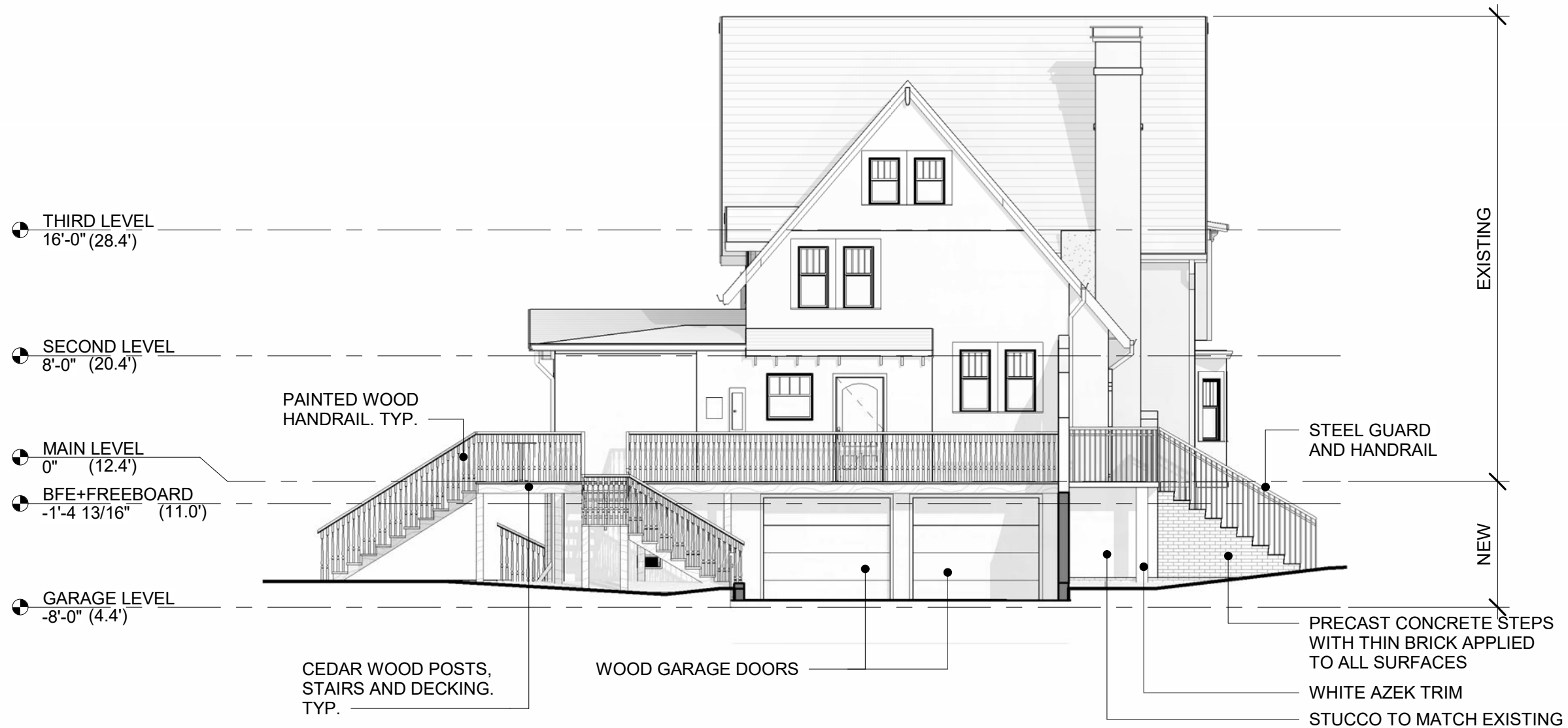
MAIN FLOOR PLAN





EAST ELEVATION





SOUTH ELEVATION





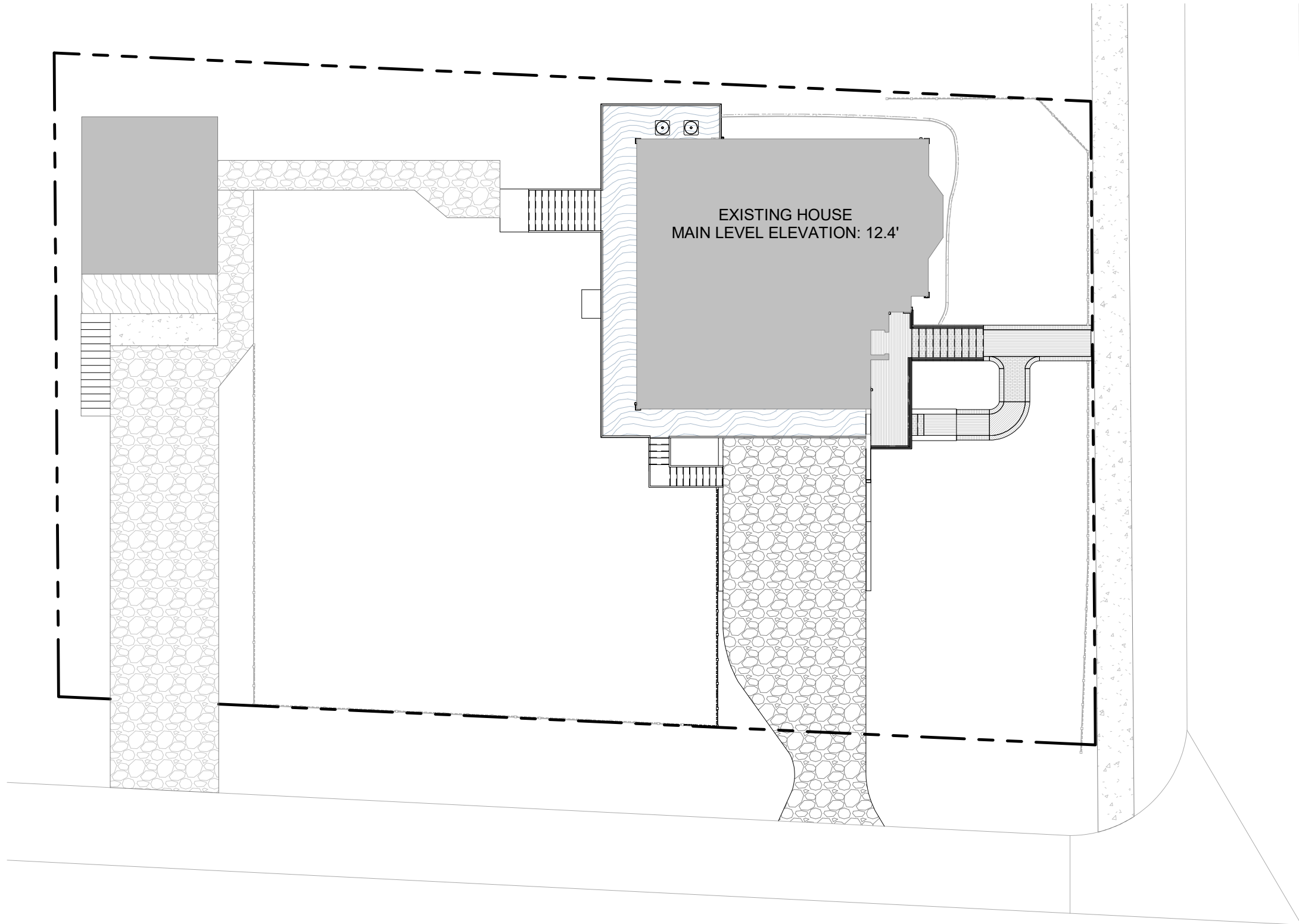
WEST ELEVATION

NOT FOR CONSTRUCTION



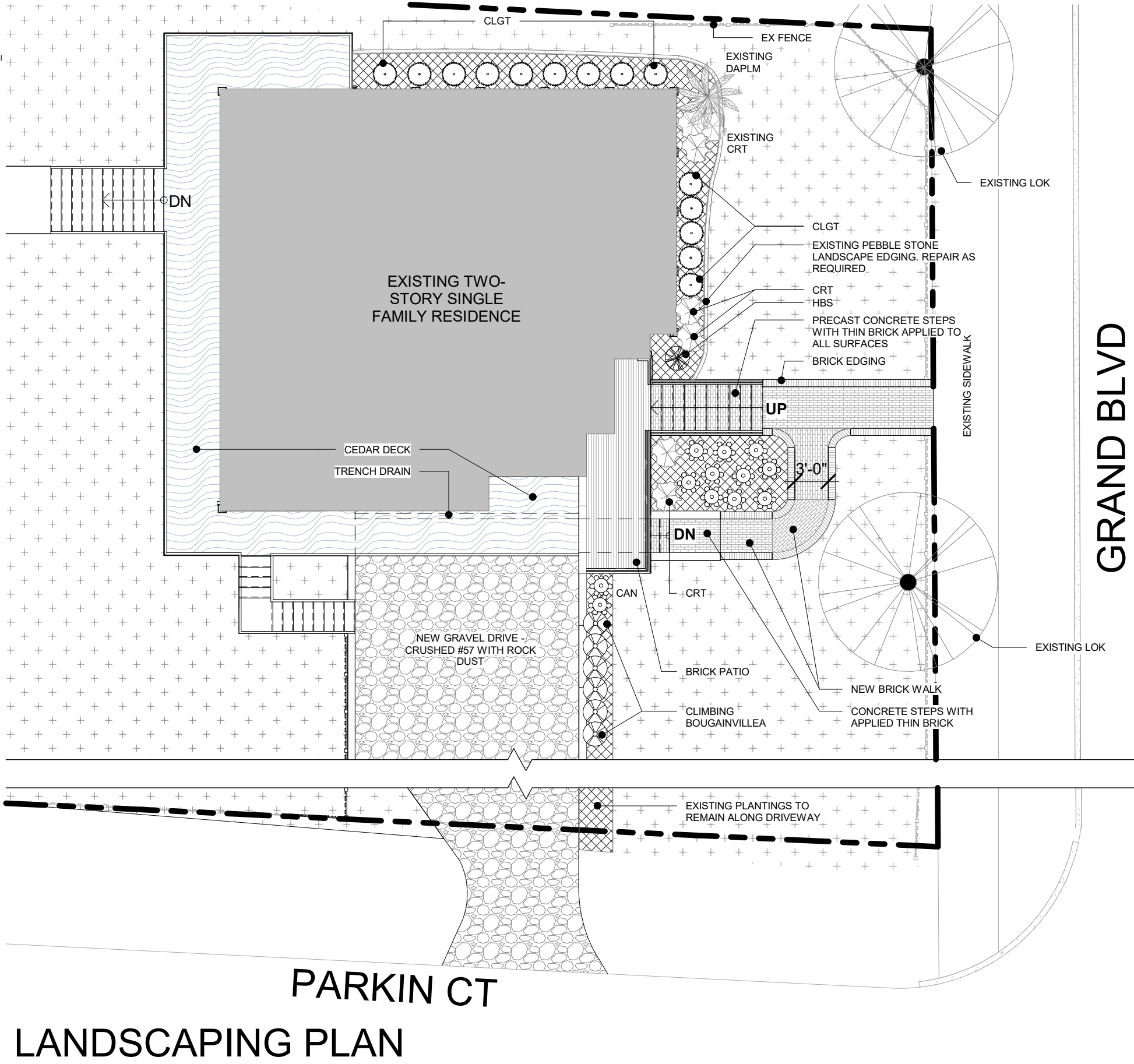
NORTH ELEVATION





SITE PLAN

Autodesk Docs://Gunther Residence Lift/24-125 Gunther Residence Arch_R24.rvt



PLANT SCHEDULE

TREES	BOTANICAL NAME/ COMMON NAME	
DAPLM	PHOENIX DACTYLIFERA / DATE PALM	
HBS	HIBISCUS ROSA-SINENSIS / HIBISCUS	
LOK	QUERCUS VIRGINIANA / LIVE OAK	
SHRUB	BOTANICAL NAME/ COMMON NAME	
BOGV	NYCTAGINACEAE / BOUGAINVILLEA	
CAN	CANNACEAE / CANNA LILY	
CLGT	CLUSIACEAE / CLUSIA GUTTIFERA	
CRT	CODIAEUM VARIEGATUM / FIRE CROTON	
GROUND COVERS	BOTANICAL NAME/ COMMON NAME	
	PINE BARK MULCH	FLAT
	STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS	FLAT

NOTE: ALL TREES MUST HAVE A MINIMUM STANDARDS OF GRADE FLORIDA #1 OR BETTER, IN A 15 GALLON POT, AND HAVE A MINIMUM DIAMETER OF 1 1/2" @ 12" ABOVE FINISHED GRADE, WITH A MINIMUM CROWN OF 2'-0" & A MINIMUM HEIGHT OF 6'-0" UPON PLANTING.

NOTE: ALL SHRUBS SHALL HAVE A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM 12 INCH SPREAD A 3 GALLON POT SIZE UPON PLANTING, BEING GRADE FLORIDA #1 OR BETTER. HEDGES, WHERE REQUIRED, SHALL FORM A CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WITHIN 1 YEAR OF PLANTING, BEING MAINTAINED THEREAFTER TO SPECIFICATION.



BOUGAINVILLEA



CANNA LILY



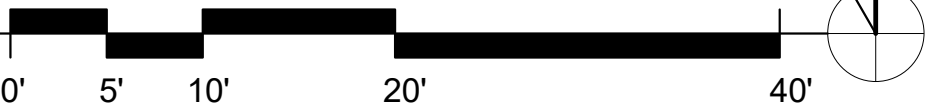
CLUSIA GUTTIFERA



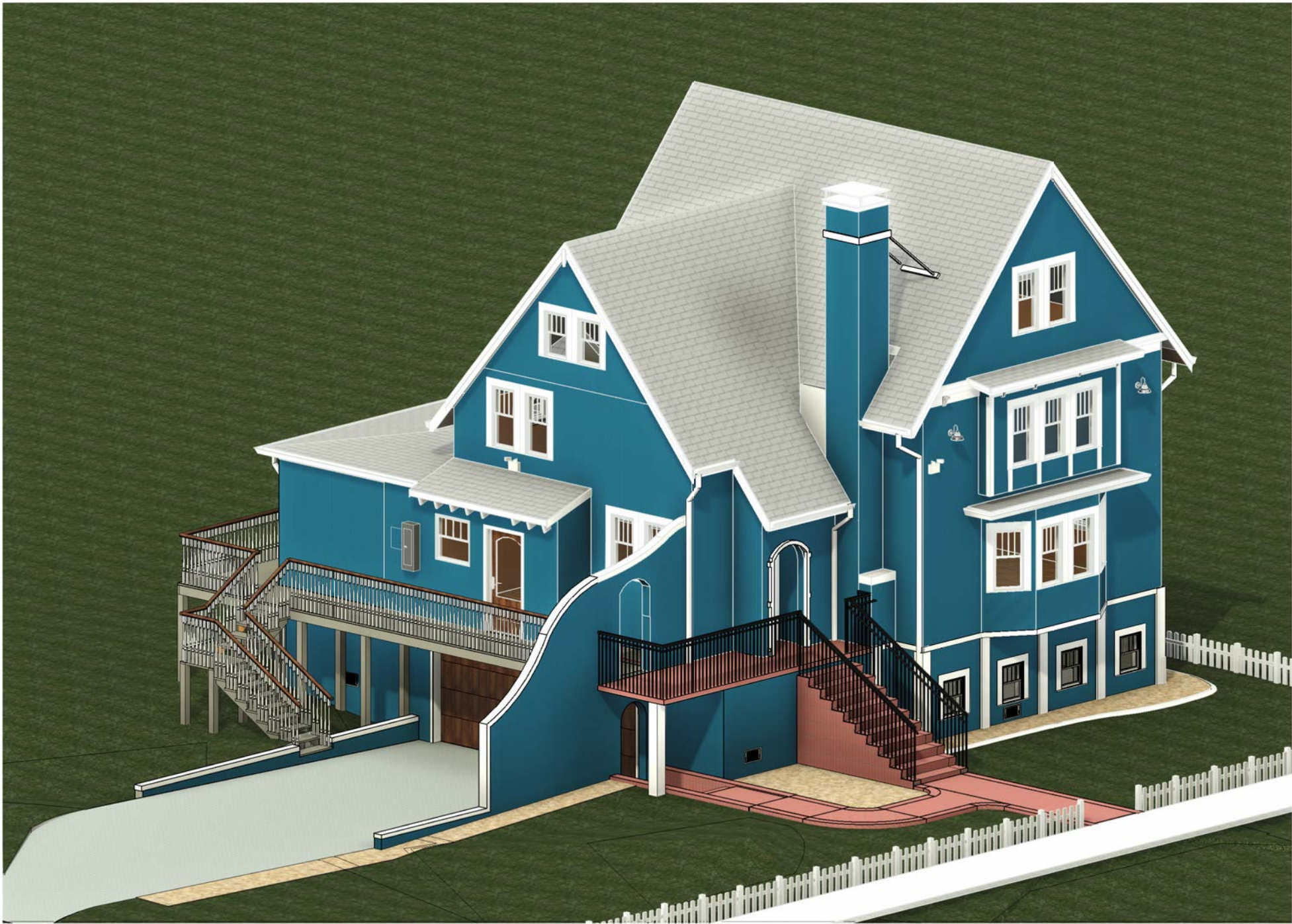
DATE PALM



HIBISCUS TREE



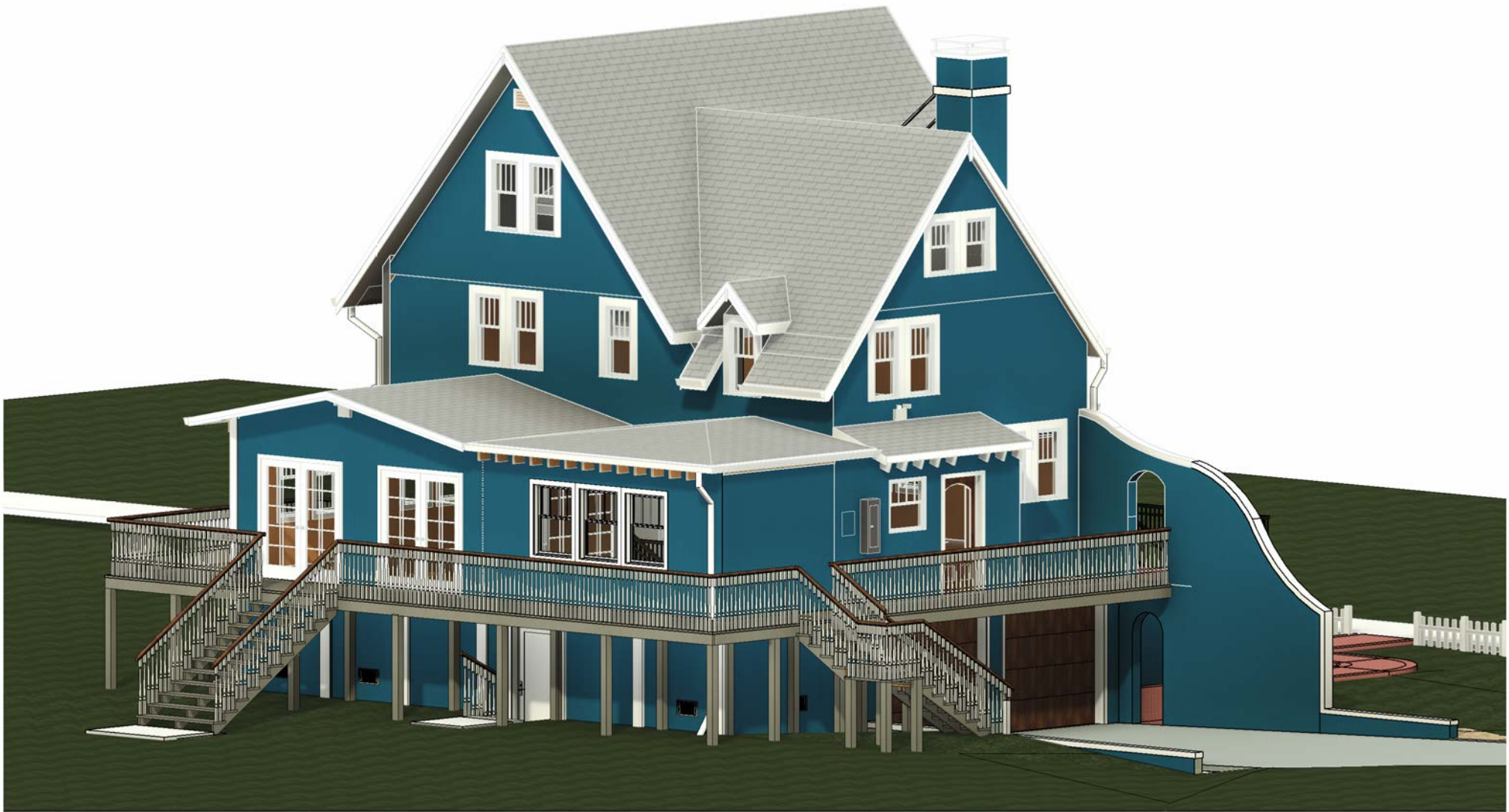
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SOUTHEAST RENDERING

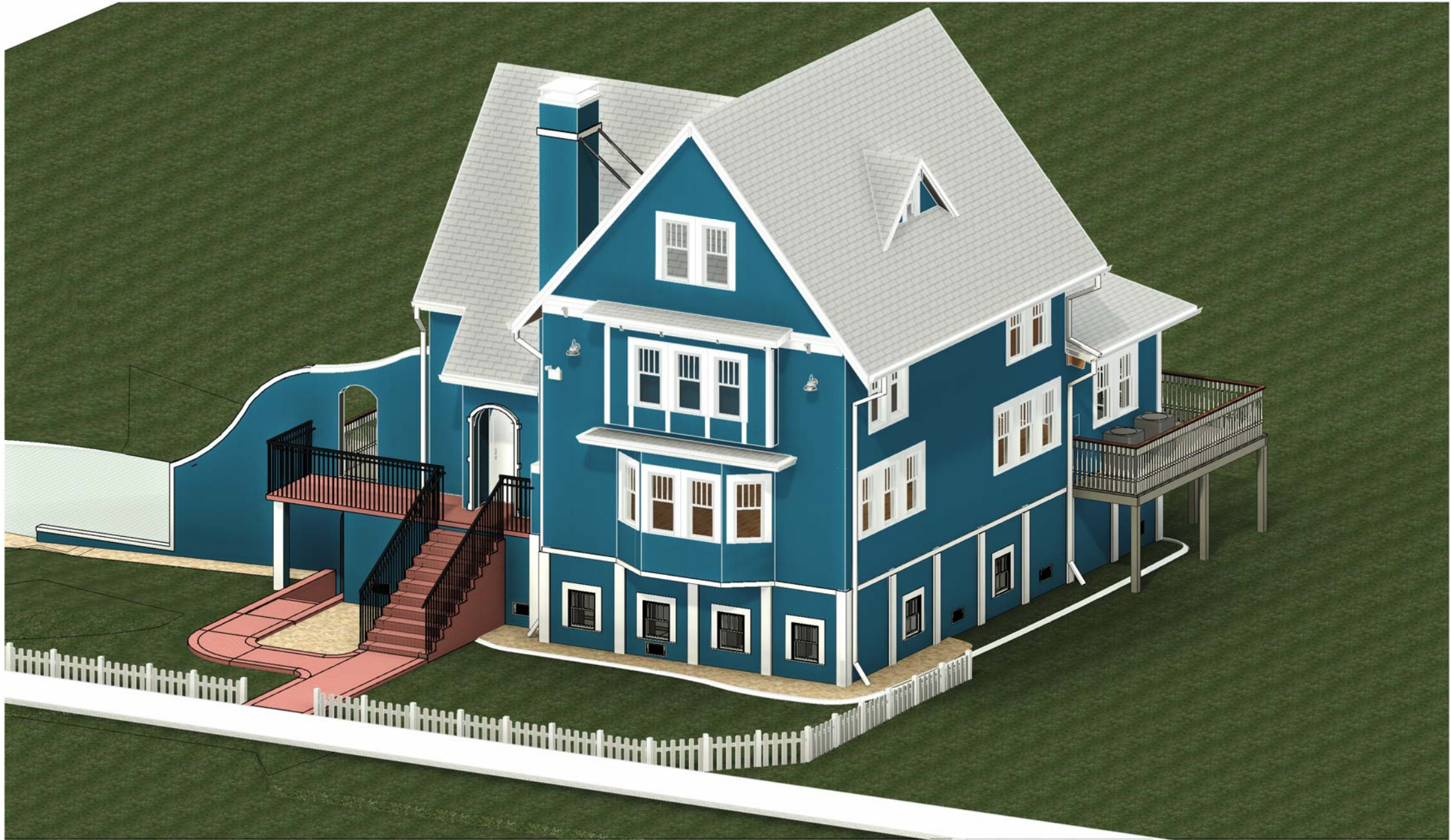




NOT FOR CONSTRUCTION

SOUTHWEST RENDERING





NOT FOR CONSTRUCTION

NORTHEAST RENDERING

