



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, MAY 5, 2025 6:30 PM - CITY HALL AUDITORIUM

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. MINUTES

- a. April 7, 2025

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

6. APPLICATION(S)

- a. **Application 25.29;** Certificate of Appropriateness (CA) to Replace a Door on a Contributing Structure; 101 Read Street
- b. **Application 25.30;** Certificate of Appropriateness to Demolish a Contributing Structure; 318 Banana Street.

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
APRIL 7, 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, April 7, 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: Caroline Lanford, AICP, CTP, Principal Planner
Andrew Dickman, AICP, 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. March 3, 2025

MOTION: Vice-Chairperson Sprecher

SECOND: Member Hallett

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

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

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Board Attorney Salzman read the Quasi-Judicial Announcement and swore in all who wished to testify.

6. APPLICATION(S)

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

Staff:

Ms. Lanfod provided background information and noted that staff recommended a conditional approval of the project based on the review criteria, as described in this staff report. If the Heritage Preservation Board (HPB) were to approve the application, the following conditions were recommended:

1. The new ground floor should be differentiated from, and subordinate to, the historic structure. Design solutions will be developed in consultation with staff.
2. The stairs on the façade will be redesigned to incorporate a landing and mimic the original architecture of the stoop at the bottom, utilizing the rounded shape and complementary brick.
3. The new porch on the façade will be redesigned and limited to the extent of the historic home with no connection to the new wraparound deck.
4. The wraparound deck will utilize squared balusters, rather than turned.
5. The design and materials for the proposed new façade stairs will be reviewed for appropriateness with staff.
6. The fenestration pattern on the new first floor will be redesigned in consultation with staff.
7. Plans for the wing wall will be redesigned in consultation with staff.
8. The new garage will utilize carriage-style doors and architecturally appropriate hardware.
9. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

Applicant:

Daniel Edgell, Sandbar Architecture, 123 E Tarpon Avenue, indicated that there were limitations presented by the company that was performing the elevation. Nick Gunther indicated that they were working closely with the lifting company and that he wanted to avoid more flooding.

Public:

Renea Torres, 400 Grand Boulevard, indicated that he was a historic preservation architect, noted that the application was acceptable.

MOTION: Member Ryan

SECOND: Member Hallett

to approve the application with the following conditions.

1. The new first floor should be differentiated from, and subordinate to, the historic structure. Windows in the foundation should be removed and be accented with vegetation.
2. The stairs on the façade are acceptable as presented by the applicant.
3. The wraparound deck will utilize squared balusters, rather than turned.
4. The design and materials for the proposed new façade stairs will be reviewed for appropriateness with staff.
5. The new garage will utilize carriage-style doors and architecturally appropriate hardware.
6. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

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

7. BOARD AND STAFF COMMENTS

There were no board or staff comments.

8. ADJOURNMENT

Chairperson Mrozinski adjourned the meeting at 07:32 PM.

Chairperson

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

DRAFT



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
May 5, 2025

STAFF REPORT, April 29, 2025

Application No. / Project Title: 25.29 / Farrell
Staff: Caroline Lanford, AICP CTP
Principal Planner
Applicant / Owner: Richard Allen, agent / Shannon Wright, owner
Property Size: 12,384 square feet
Current Zoning: Conditional Residential Mixed District
Future Land Use: Residential Urban
Location / Parcel ID: 101 Read Street / 12-27-15-77760-000-0013
Architectural Type/District Status: Gothic Revival / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Approval to replace an exterior door on the contributing garage at the subject property with a fiberglass impact-resistant 15-lite French style door. The subject property includes a circa 1885 two-story, Gothic Revival primary structure with a three-story tower known as the H.D.L. Webster House, and a contributing one-story, two-car, wood-framed, stucco clad garage at the southwest corner of the site. The Florida Master Site File (FMSF) 8PI1593 notes the residence features a steep roof pitch, brackets at the tower roof overhang, stickwork in the gable ends, rafter tails, vents, wood surrounds, trefoil design at vergeboards and pent roof's windows, and a masonry site wall along the back of the property. This house was built by Reverend Henry De Lafayette Webster, the co-founder of the Universalist Church of Tarpon Springs.

PRELIMINARY STAFF RECOMMENDATION:

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

1. The 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, and 59. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>



REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

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

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

ANALYSIS: Not applicable to this project.

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

ANALYSIS: The proposed project meets this standard of review, as the use of a 15-lite French style replacement door is consistent with the original architectural style of the property.

(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 replacement of the door would not alter the aesthetics of the historic streetscape or the contributing structure's relationship with the streetscape. The proposed use of a 15-lite door is consistent with the original architecture of the subject property and does not present an aesthetic disruption.

(4) The shape and texture of the roof shall replicate the shape, texture and type of roof distinguishing the building's original architecture and on structures of similar style and age within the Historic and Cultural Preservation District.

ANALYSIS: Not applicable to this project.

(5) The size and mass (or shape) of the building after alteration shall be reflective of the building's original architectural style. The size and mass (or shape) of a proposed structure (new construction) should reflect the character of contributing buildings within the District as well as those immediately surrounding the subject property and shall include review of architectural elements such as roof lines, fenestration, and other components of facade design.

ANALYSIS: Not applicable to this project.



(6) Landscaping shall be utilized as a means to enhance the architectural character and appearance of the structure or traditional cultural property and to protect and define open spaces and pedestrian ways within Historic and Cultural Preservation Districts.

ANALYSIS: Not applicable to this project.

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

ANALYSIS: The proposed project does not strictly meet this standard of review, as the DRGM notes that "If a replacement door is necessary, the new door should match the original as closely as possible in material, size, and style." (page 135).

A 15-lite wood door that replicates the design of the original doors would be the most sensitive replacement at the subject property. The proposed fiberglass door has a similar visual quality to a wood door and could be considered a suitable replacement, as the original design of the exterior door will be maintained with the use of a 15-lite French style door.

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

ANALYSIS: Not applicable to this project.

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

ANALYSIS: The following standards are applicable to this project:

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

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

The proposed project does not strictly meet the intent of the Secretary's standards, as the use of fiberglass and contemporary glass alters the historic character of the subject property. However, it is



staff's opinion that the visual impact will be minimal, and the replacement of the door will contribute to the longevity of the contributing structure.

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

ANALYSIS: The project is generally consistent with the Historic Preservation Element of the Comprehensive Plan. The project conforms to the requirements of the Land Development Code.

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

ANALYSIS: No archaeological sites will be impacted.

PUBLIC CORRESPONDENCE:

The property owners within 500 feet were sent written notification in accordance with Section 109.00(B) of the City of Tarpon Springs Comprehensive Zoning and Land Development Code. No responses were received.

ATTACHMENTS:

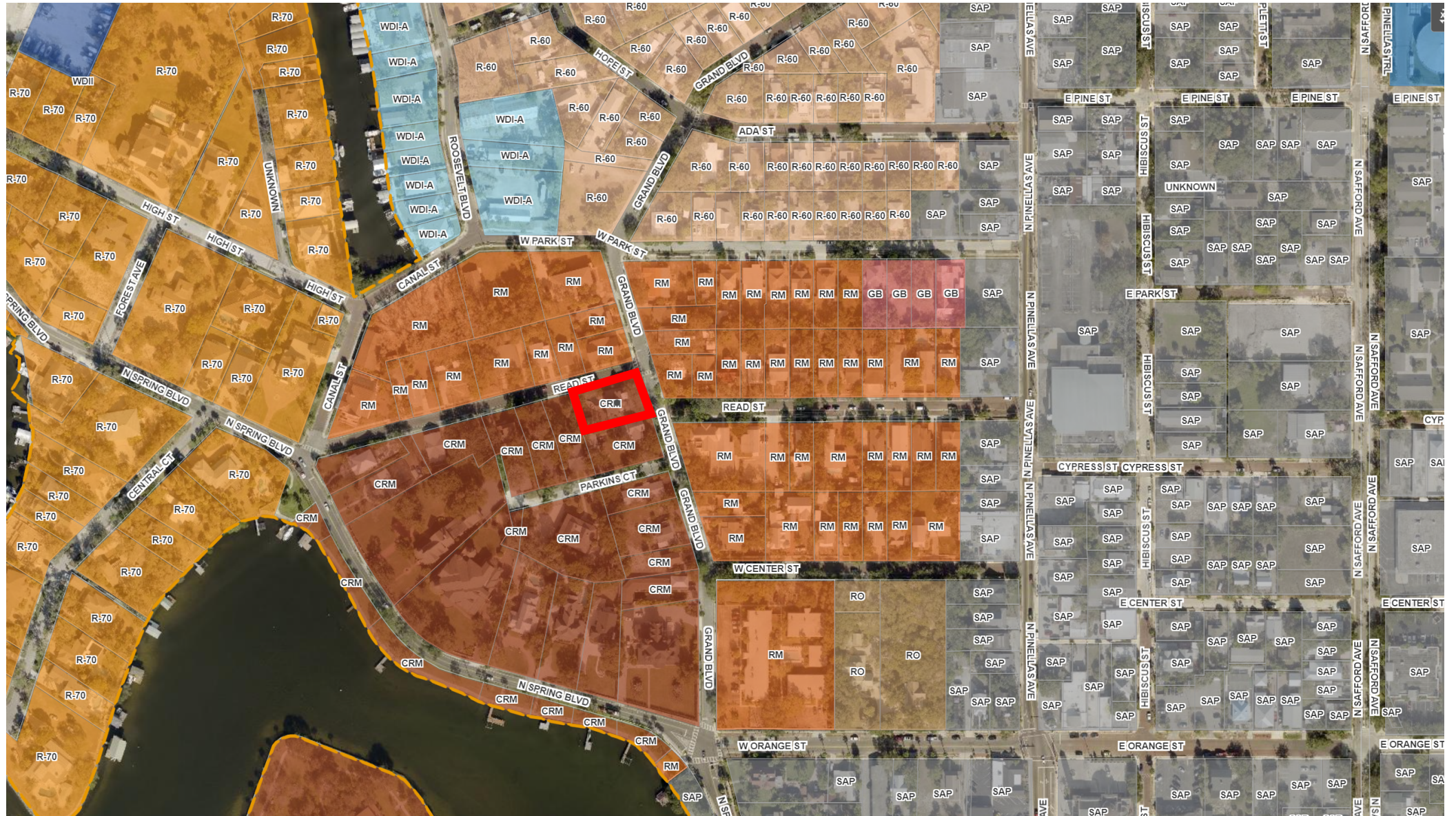
1. Slide Presentation
2. Florida Master Site File Form #8PI1593
3. Application and supporting materials

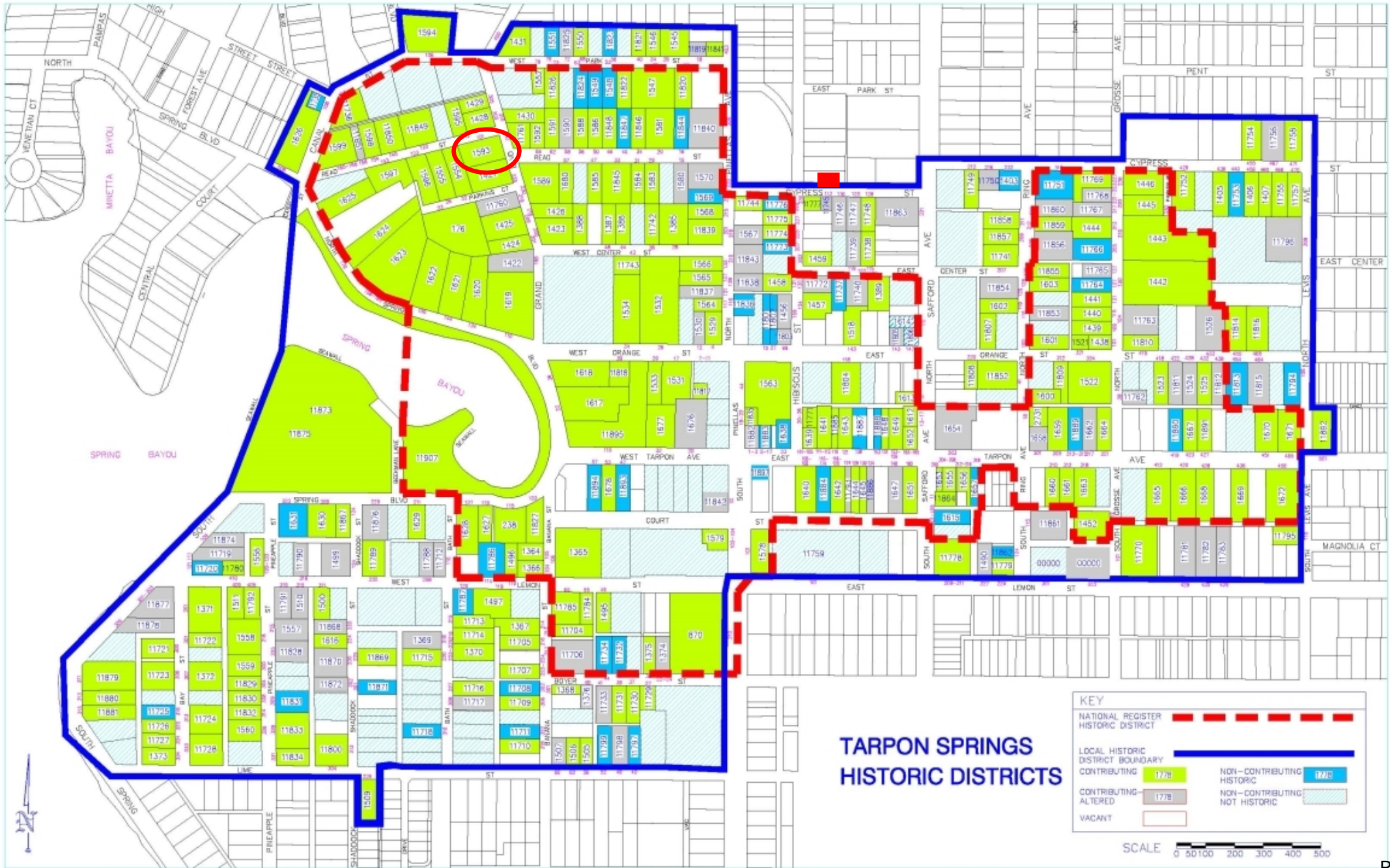
FARELL APPLICATION #25.29

Heritage Preservation Board, May 5, 2025



LOCATION AND LAND USE CONTEXT





PROPERTY INFORMATION

- Lot Size: 12,384 square feet
- Current Zoning: CRM-Conditional Residential Mixed District
- Current Land Use: Single-Family Residential
- Future Land Use: Residential Urban
- Location / Parcel ID: 101 Read Street / 12-27-15-77760-000-0013
- Architectural Type/Style: Gothic Revival
- District Status: Contributing
- Florida Master Site File: 8PI1593
- Applicant / Owner: Richard Allen, agent / Shannon Wright, owner

REQUEST

Certificate of Approval to:

- Replace an existing French style door on the contributing garage structure with a 15-lite French style fiberglass impact door

101 READ STREET – FLORIDA MASTER SITE FILE



101 READ STREET – NORTH ELEVATION



101 READ STREET – NORTH ELEVATION



101 READ STREET – NORTH ELEVATION



101 READ STREET – EAST ELEVATION



101 READ STREET – EAST CONTEXT

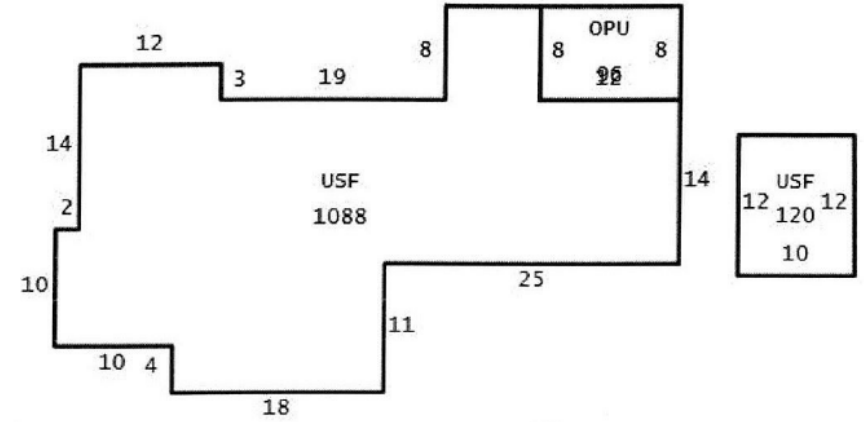
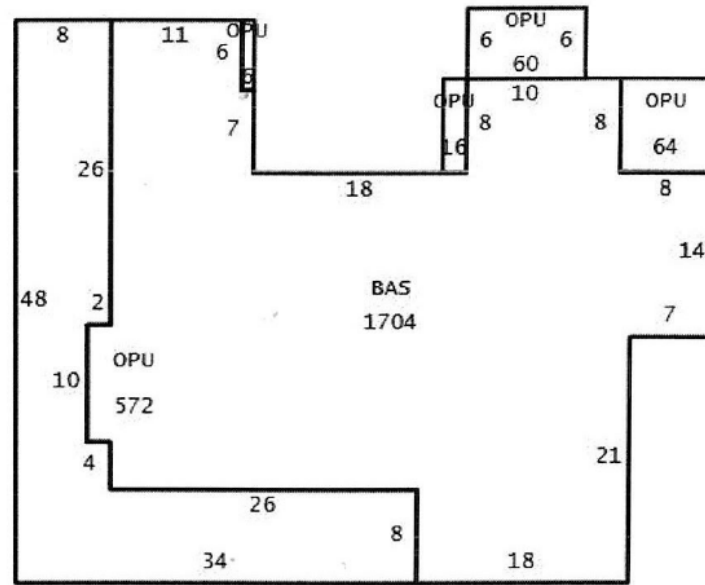


101 READ STREET – NORTH CONTEXT

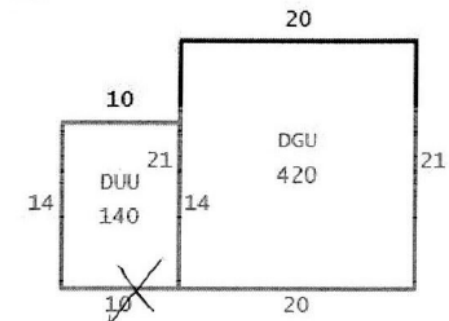


PROPOSED PROJECT

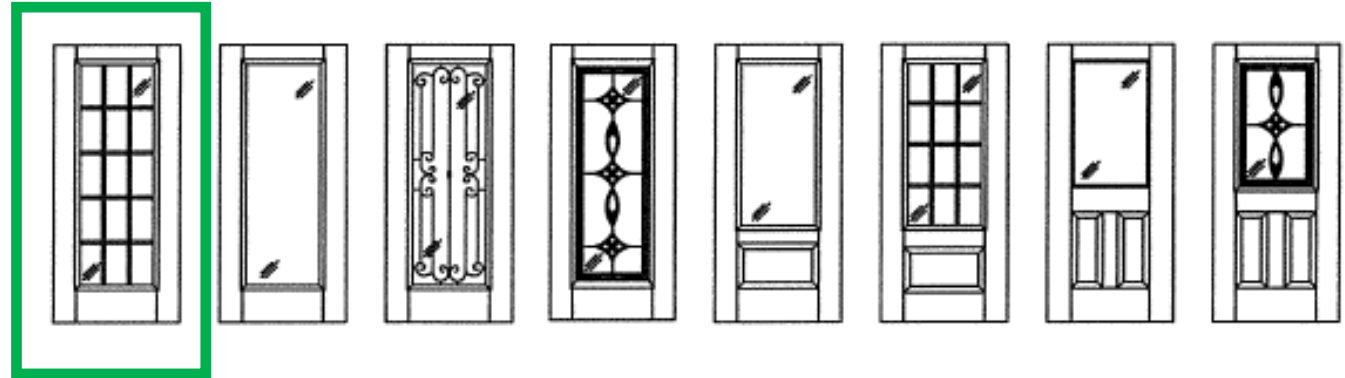
101 Read St
Tarpon Springs



X- Door



PROPOSED PROJECT



Fiber-Classic/Smooth-Star Door Panel Options

Products approved include all embossed and recessed panel doors.

Similar glazed panel configurations are allowed.

Panels shown are for illustration and are representative only.

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



Doors

On many historic buildings, doors stylistically complement the exterior detailing of the building. The original door with its frame and trim should be preserved.

If a replacement door is necessary, the new door should match the original as closely as possible in material, size, and style. This includes any panels and windows that were present in the original door. Most contemporary door designs are not appropriate for homes built in the 19th and early 20th centuries. For additional information on substitute materials, [see Appendix C](#). If a screen door is desired, it should match as closely as possible the style of the dwelling. If it is not possible to obtain a stylistically appropriate door, a simple design should be used. If a storm door is desired, it should be of a simple design with a large glass pane that reveals as much of the door behind it as possible.

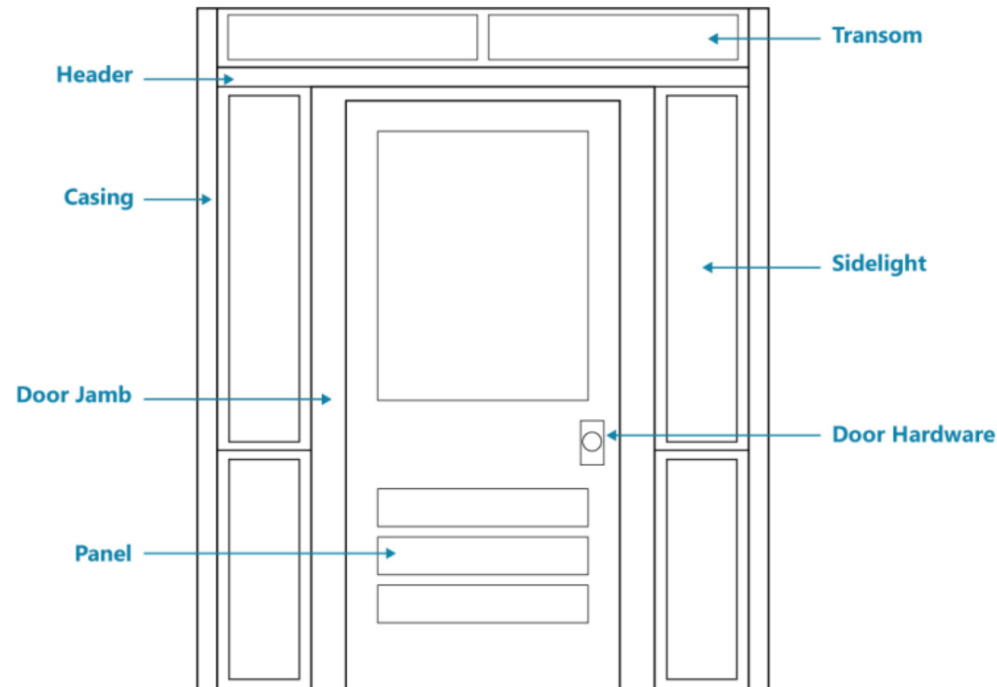


Figure 109: Illustration showing parts of a door.



Guideline 59. Retain Historic Doors

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

It is generally not appropriate to:

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

Guideline 60. Transoms and Sidelights

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

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

It is generally not appropriate to:

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

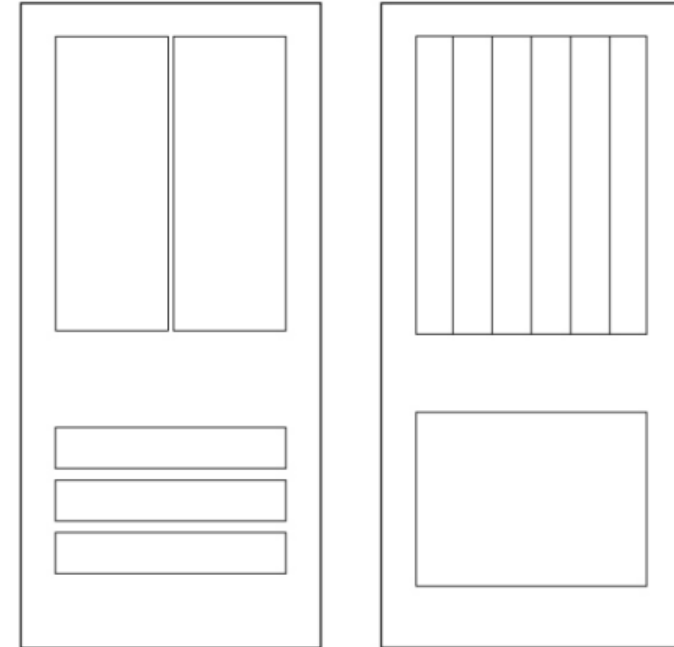


Figure 110: Examples of appropriate replacement doors.

PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #25.29. If the HPB approves the project, 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 to the notices have been received.



HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8P11593Recorder # 255Recorder Date 2/20/09Original Update Site Name H.D.L. Webster House Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Post-Reconstruction National Register Category Building

LOCATION and IDENTIFICATION

Address 101 Read StreetVicinity of S side of Read between Grand and SpringCity Tarpon Springs County PinellasOwnership Private-individual Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17Easting 327234 Northing 3114979 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1885 Circa Alterations Date c.1960 Type/Location west end of porch enclosed; restuccoed (date unknown), metal balconette added on east elevation (date unknown)Additions Date _____ Type/Location _____Moved Original Location moved from north of downtown in the early 1900sUse Original Private residence Use Present Private residence

DESCRIPTION

Style Gothic Revival Exterior Plan Irregular Interior Plan Unknown Stories 2Structural System Wood frame Exterior Fabric StuccoFoundation Piers Foundation Materials Concrete block Foundation Infill Brick open workNo. of Porches 1 Locations/Features one story, separate hipped roof, wraps east and north sides with chamfered wood posts and a wood deckMain Entrance (stylistic details): double french doors on the north elevation under the main porchOutbldgs. Number 1 Nature/Location (Describe below)two car, wood framed, stucco, one story garage at the southwest corner of the property, contributingRoof Type Gable Roofing Materials Composition shinglesSecondary Structures Comments Three story tower Location northeast cornerChimneys Number 3 Orientation North; East; West Location Slope/Interior; Rid Material BrickWood Windows Type DHS Light # 2/2Metal Windows Type Awning (at enclosed end of porch) Light # _____Exterior Ornament rafter tails, vents, wood surrounds, trefoil design at vergeboards and pent roof's windowsCondition Good Surroundings Residential

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

This structure features a steep roof pitch, brackets at the tower roof overhang, stickwork in the gable ends, and a masonry site wall along the back of the property. This house was built by Reverend Henry De Lafayette Webster, the co-founder of the Universalist Church of Tarpon Springs.

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; Architecture

Summary of Significance

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

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

DOCUMENTATION

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

Bibliographic References Olausen, Stephen A. FMSF form for 8PI1593. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.; Monahan, Kathleen, Ph.D. 2007 Historic Tarpon Springs Walking Tour. Tarpon Springs: City of Tarpon Springs.

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #3, 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 8PI1593
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 Shannon Wright		Email shannon.wright@yahoo.com	
Address 101 Read Street			
City Tarpon Springs	State FL	Zip 34689	
Phone 727-612-9151	Fax	Cellular	

Applicant

Name Richard Allen/Team Farrell		Email rich@goteamfarrell.com	
Address 6835 Commerce Ave			
City Port Richey	State FL	Zip 34668	
Phone 727-845-8326	Fax	Cellular	

Agent (if applicable)

Name Richard Allen/Team Farrell		Email rich@goteamfarell.com	
Address 6835 Commerce Ave			
City Port Richey	State FL	Zip 34668	
Phone 727-845-8326	Fax	Cellular	

General Information

Property Location or Address 101 Read Street	
Legal Description (attach additional sheets as necessary) Safford's Sub that PT of Lot 1 Desc as Beg Sw Cor of inter ofread st & grand blvd the se'ly 145th NW'LY	
Tax Parcel Number(s) 12-27-15-77760-000-0013	Current Designations of Property
	Land Use Category 0110 Single Family Home
	Zoning District
Current Use of Property Residential	Contributing Structure? <input type="checkbox"/> YES <input type="checkbox"/> NO

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

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

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

New Property Location or Address N/A	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	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 1900	Architectural Style	Porches? <input type="checkbox"/> YES <input type="checkbox"/> NO
Original Use Residential	Present Use Residential	Proposed Use Residential
Roof Type & Material		Exterior Siding Material

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

Description of Proposed Work:

Remove and replace the swing door, jamb, and moldings leading into the garage

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 Richard Allen 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.

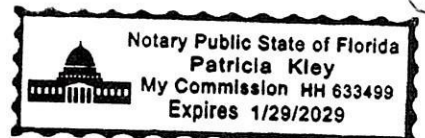
I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: 3/14/2025 Title Holder/Property Owner: Shannon Wright
Date: 3/14/2025 Title Holder/Property Owner: Vincent Wright
Date: _____ Title Holder/Property Owner: _____
Date: _____ Title Holder/Property Owner: _____

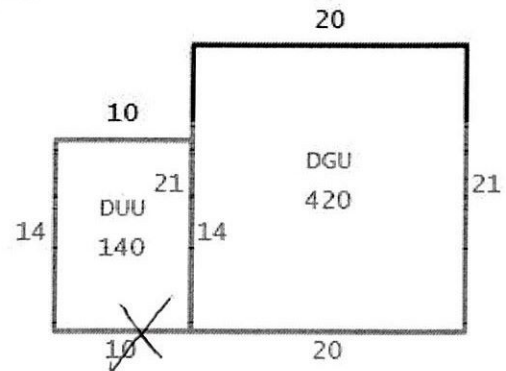
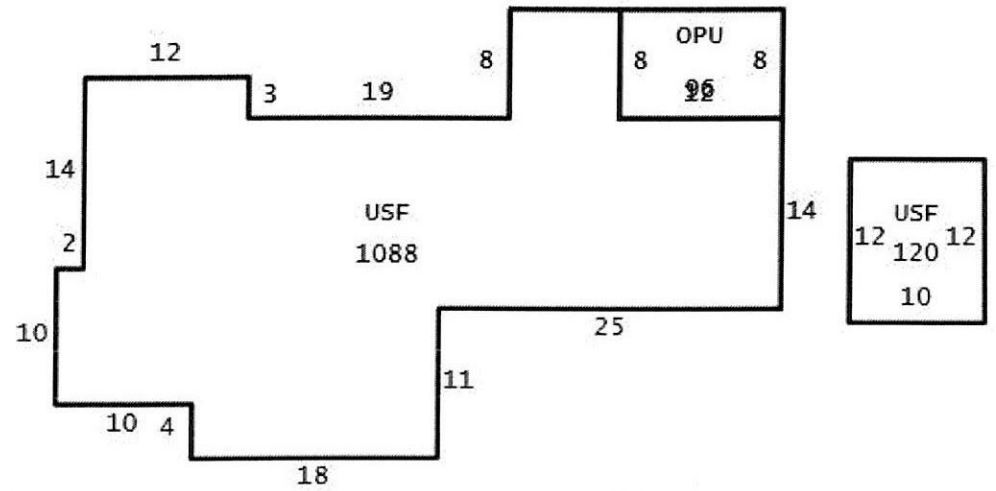
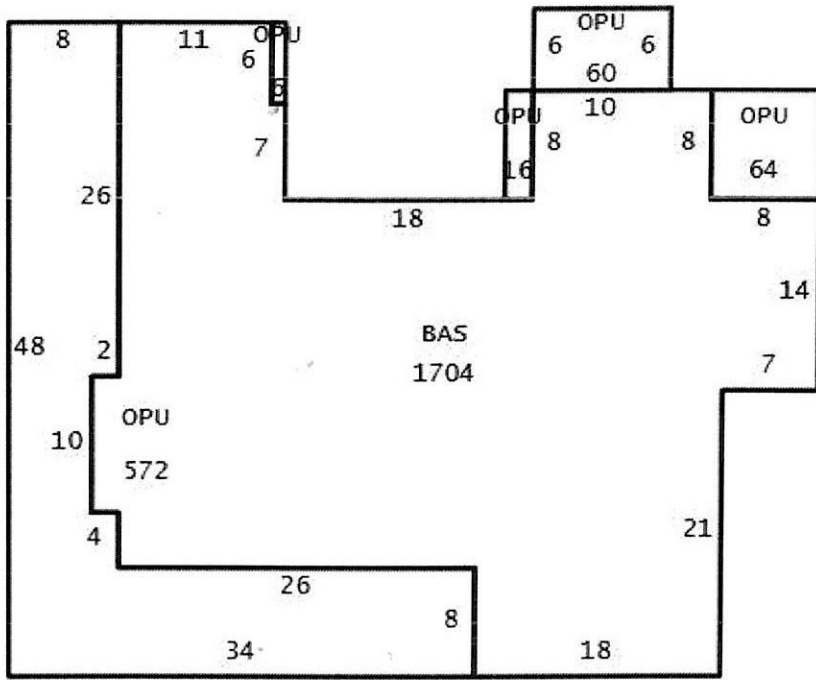
STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 14 day of March, A.D., 2025
by Shannon Wright, who is personally known to me or who has produced
Florida Drivers License as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Patricia Kley
Signature: Patricia Kley
Stamp: _____



101 Read St
Tarpon Springs



X-Door



THERMA-TRU® DOORS

Fiber-Classic® & Smooth-Star®

COMPOSITE EDGE GLAZED FIBERGLASS SINGLE DOOR IN SWING/OUT SWING "IMPACT"

GENERAL NOTES

1. This product has been evaluated and is in compliance with the 7th Edition (2020) Florida Building Code (FBC) structural requirements excluding the "High Velocity Hurricane Zone" (HVHZ).
2. Product anchors shall be as listed and spaced as shown on details. Anchor embedment to base material shall be beyond wall dressing or stucco.
3. When used in areas requiring wind borne debris protection this product complies with FBC Sections 1609.1.2 & R301.2.1.2 and does not require an impact resistant covering. This product meets missile level "D" and includes Wind Zone 4 as defined in ASTM E1996 and FBC Sections 1609.1.2.2 & R301.2.1.2.1.
4. For 2x stud framing construction, anchoring of these units shall be the same as that shown for 2x buck masonry construction.
5. Site conditions that deviate from the details of this drawing require further engineering analysis by a licensed engineer or registered architect.
6. Fiber-Classic & Smooth-Star Door panels require the use of "J" part numbers and must be stained or painted within six months of installation.

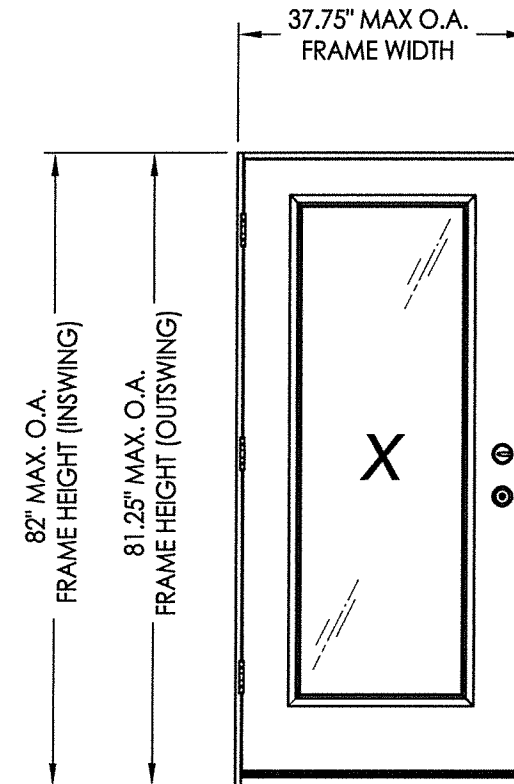
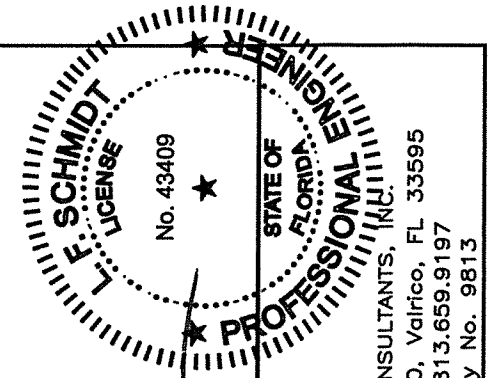


TABLE OF CONTENTS	
SHEET#	DESCRIPTION
1	Typical Elevations, Design Pressures & General Notes
2	Door Panel Details
3	Elevations
4	Horizontal & Vertical Cross Sections (2X Buck)
5	Horizontal & Vertical Cross Sections (1X Buck)
6	Horizontal & Vertical Cross Sections (Direct to Masonry)
7	Vertical Cross Sections (Thresholds)
8	Buck & Frame Anchoring
9	Hardware Details
10	Glazing Details
11	Components
12	Bill of Materials

CONFIGURATION	LOCK HARDWARE	DESIGN PRESSURE (PSF) IN SWING		DESIGN PRESSURE (PSF) OUT SWING	
		POSITIVE	NEGATIVE	POSITIVE	NEGATIVE
X	Latch & Deadbolt	+47.0	-53.0	+50.0	-50.0
X	Multipoint	+50.0	-50.0	+50.0	-50.0

See Sheet 3 for Hardware Specifications



July 14, 2020

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: THERMA-TRU
FIBERGLASS DOOR

PART OR ASSEMBLY:
TYPICAL ELEVATION, DESIGN
PRESSURES & GENERAL NOTES

NO.	DATE	REVISIONS
4	7/14/20	UPDATE TO 7th ED (2020) FBC
3	10/08/18	REV. DOOR PANEL OPTION NOTE
2	11/15/17	RECESSED PANEL NOTATION
1	7/17/17	UPDATE TO 6th ED (2017) FBC

DATE: 08/02/16

SCALE: N.T.S.

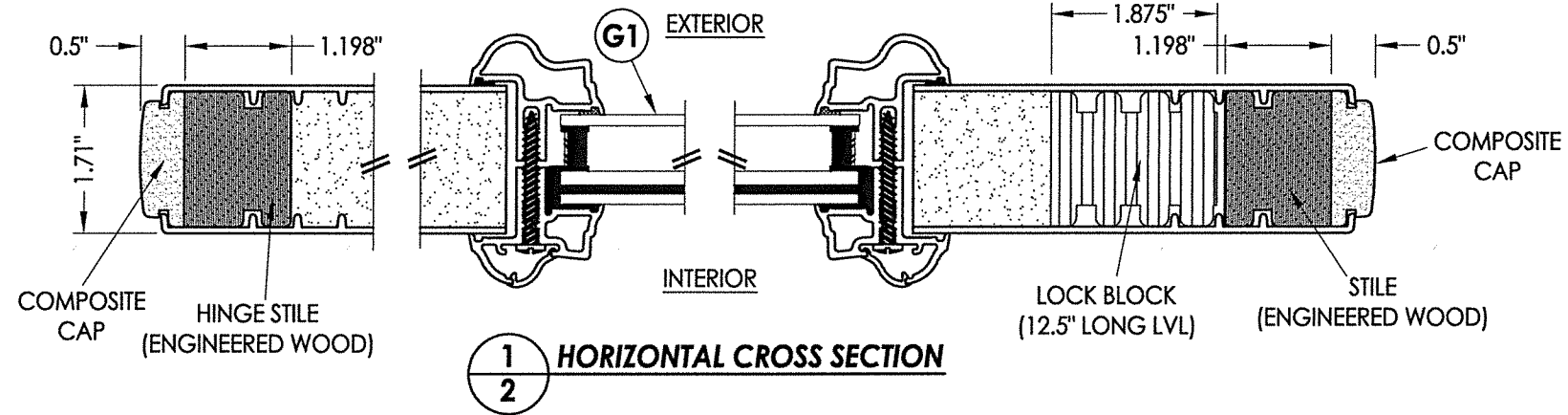
DWG. BY: JK

CHK. BY: LFS

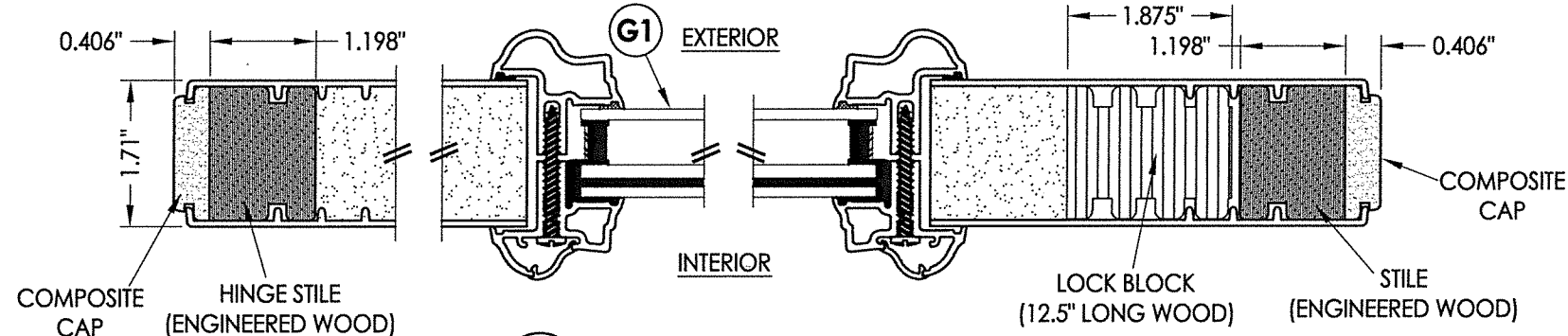
DRAWING NO.:
FL-20468.7

SHEET 1 OF 12

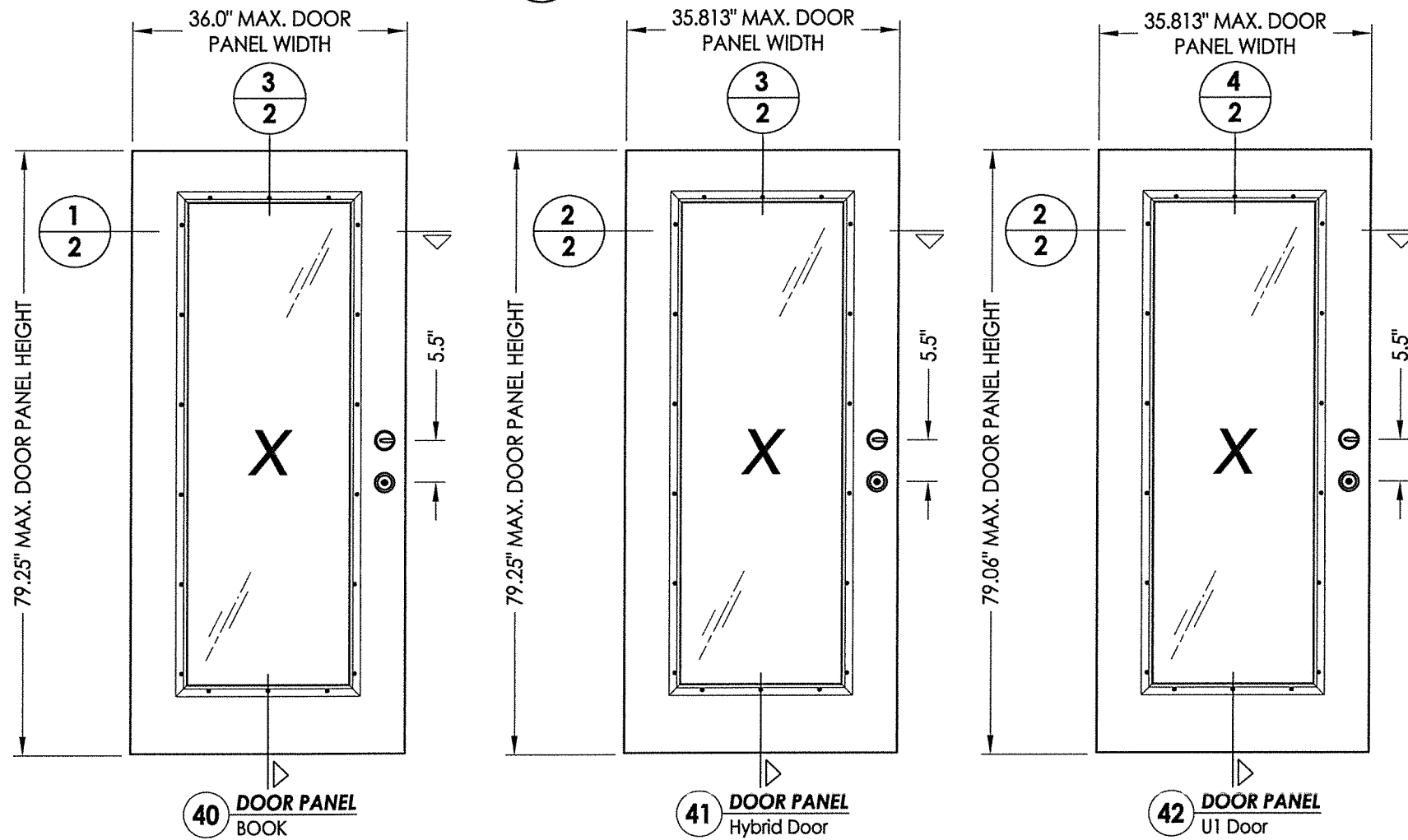
R:\Clients\Therma Tru PERMANENTVA - Florida Product Approvals\FL-20468 WBDR TT FC SS Impact - Composite\C - Drawings\FBC (2020)\FL-20468.7-9.dwg, 2.1



1
2 HORIZONTAL CROSS SECTION



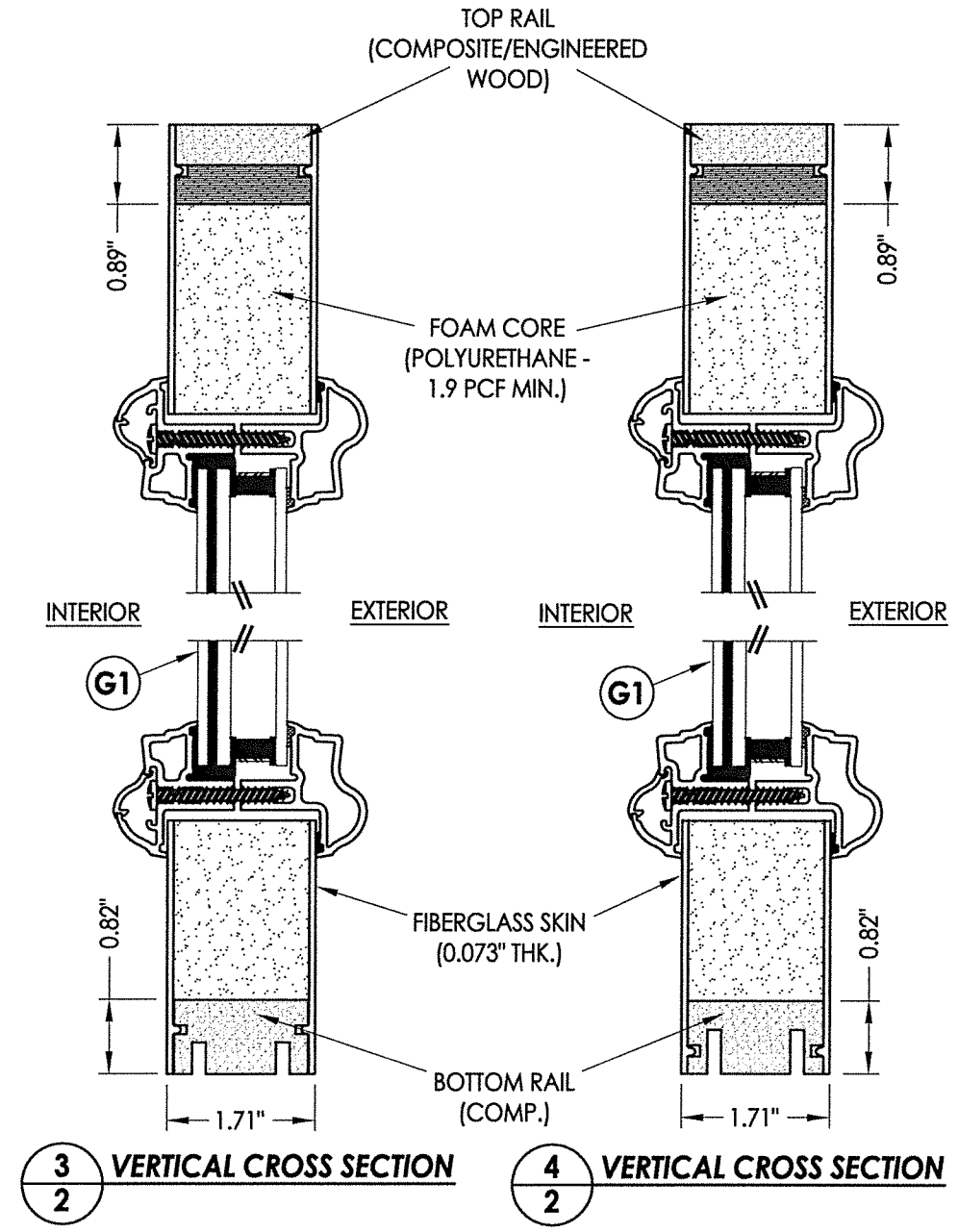
2
2 HORIZONTAL CROSS SECTION



40 DOOR PANEL BOOK

41 DOOR PANEL Hybrid Door

42 DOOR PANEL U1 Door



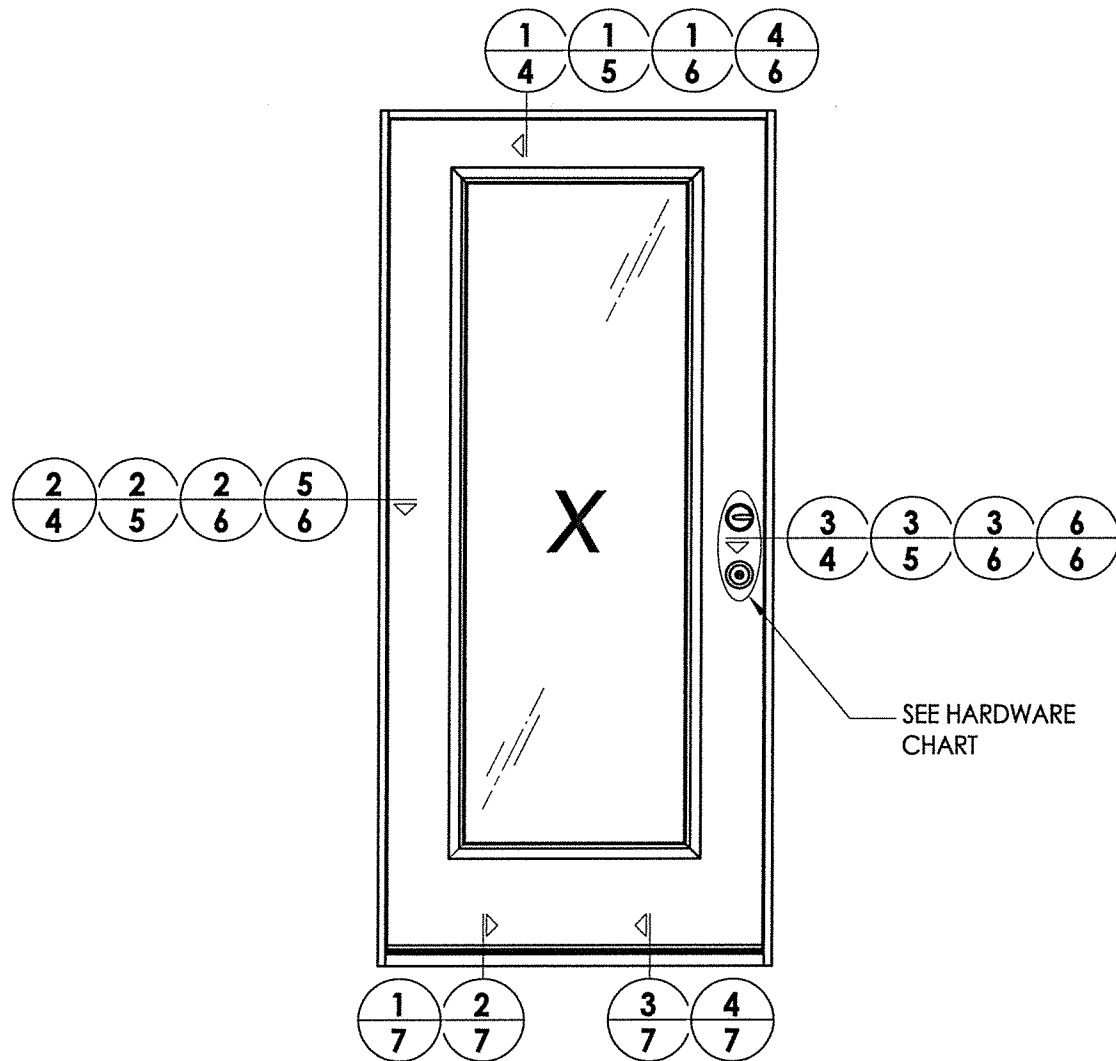
3
2 VERTICAL CROSS SECTION

4
2 VERTICAL CROSS SECTION

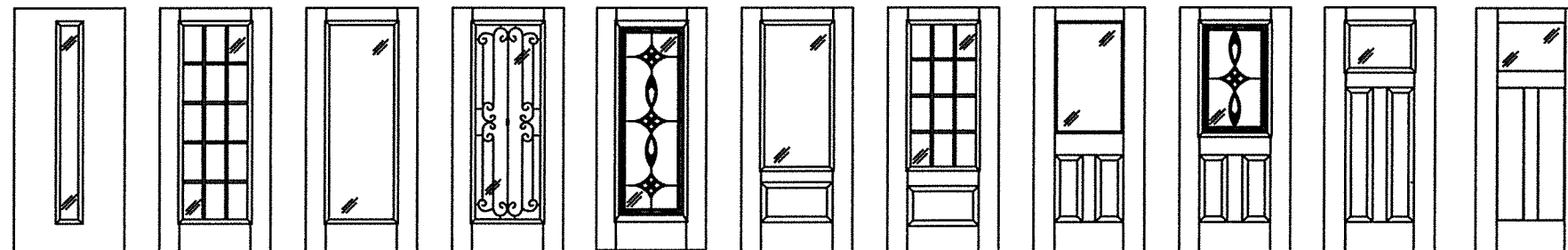
Professional Engineer Seal: F. SCHMIDT, License No. 43409, State of Florida. Documents Prepared By: Lyndon F. Schmidt, P.E. No. 43409. Date: July 14, 2020. R.W. BUILDING CONSULTANTS, INC. P.O. Box 230, Valrico, FL 33595. Phone No.: 813.659.9197. FBPE Registry No. 9813.

PRODUCT:		THERMA-TRU FIBERGLASS DOOR	
PART OR ASSEMBLY:		DOOR PANEL DETAILS	
NO.	DATE	BY	REVISIONS
4	7/14/20	LFS	UPDATE TO 7th ED (2020) FBC
3	10/08/18	MT	REV. DOOR PANEL OPTION NOTE
2	11/15/17	JK	RECESSED PANEL NOTATION
1	7/17/17	JK	UPDATE TO 6th ED (2017) FBC
DATE: 08/02/16			
SCALE: N.T.S.			
DWG. BY: JK			
CHK. BY: LFS			
DRAWING NO.: FL-20468.7			
SHEET 2 OF 12			

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HARDWARE TABLE	
MANUFACTURER	MODEL
SCHLAGE	KNOB: F51 DEADBOLT: B60
KWIKSET	KNOB: SIGNATURE SERIES DEADBOLT: SIGNATURE SERIES (980)
HOPPE (THERMA-TRU)	MULTIPOINT : MPDGART (3 pt. Manual Tongue)



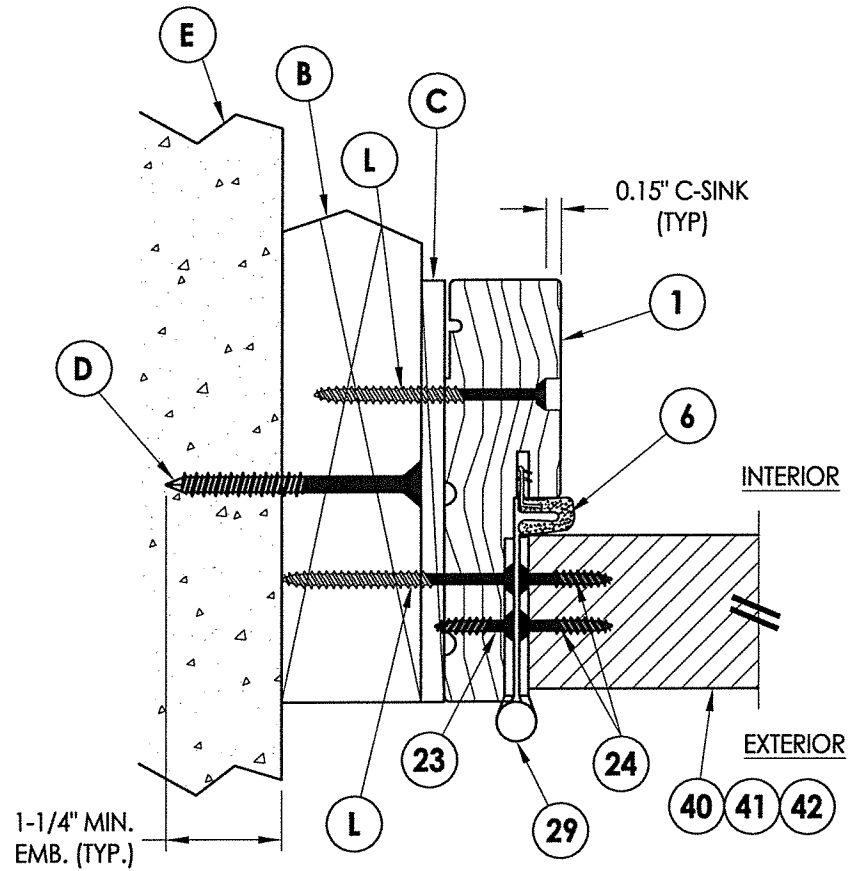
Fiber-Classic/Smooth-Star Door Panel Options
 Products approved include all embossed and recessed panel doors.
 Similar glazed panel configurations are allowed.
 Panels shown are for illustration and are representative only.

L. F. SCHMIDT
 LICENSE No. 43409
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

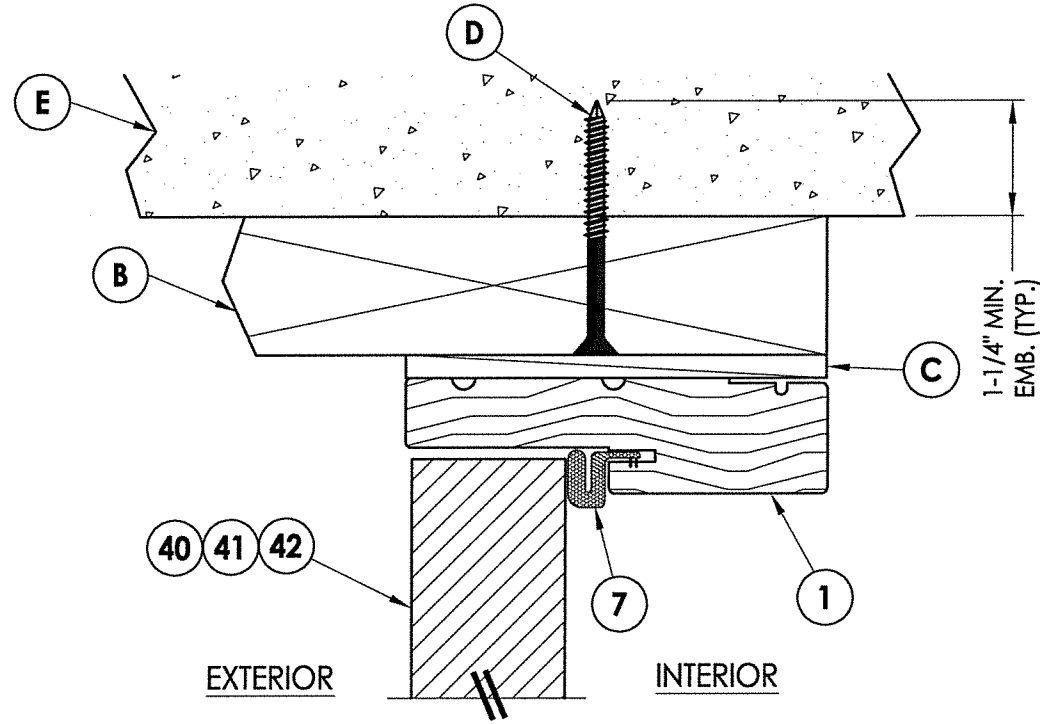
July 14, 2020
 Documents Prepared By:
 Lyndon F. Schmidt
 P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
 P.O. Box 230, Valrico, FL 33595
 Phone No.: 813.659.9197
 FBPE Registry No. 9813

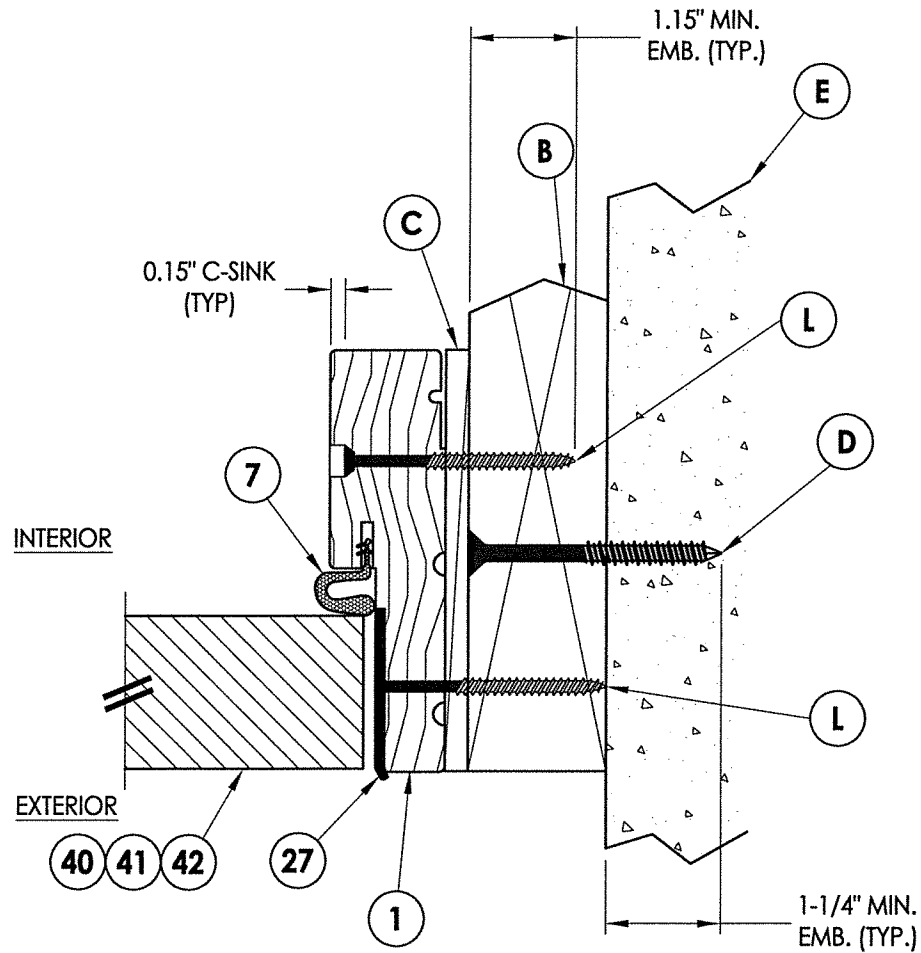
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PART OR ASSEMBLY:		ELEVATIONS	
NO.	DATE	BY	REVISIONS
4	7/14/20	LFS	UPDATE TO 7th ED (2020) FBC
3	10/08/18	MT	REV. DOOR PANEL OPTION NOTE
2	11/15/17	JK	RECESSED PANEL NOTATION
1	7/17/17	JK	UPDATE TO 6th ED (2017) FBC
DATE: 08/02/16			
SCALE: N.T.S.			
DWG. BY: JK			
CHK. BY: LFS			
DRAWING NO.: FL-20468.7			
SHEET 3 OF 12			



2 HORIZONTAL CROSS SECTION
 4 Shown w/ 2X Buck
 Outswing shown (Inswing similar)



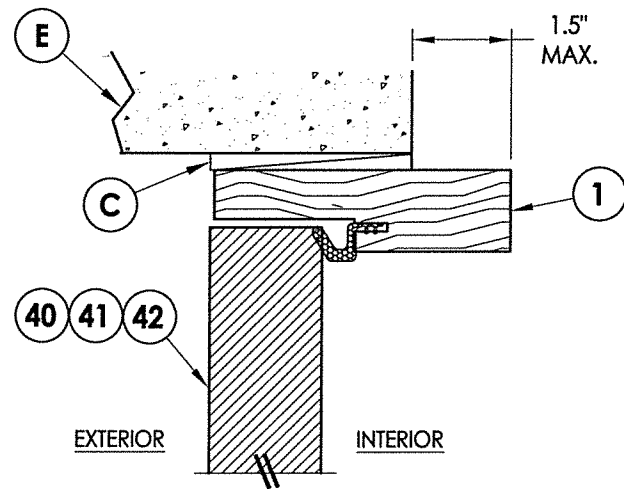
1 VERTICAL CROSS SECTION
 4 Shown w/ 2X Buck
 Outswing shown (Inswing similar)



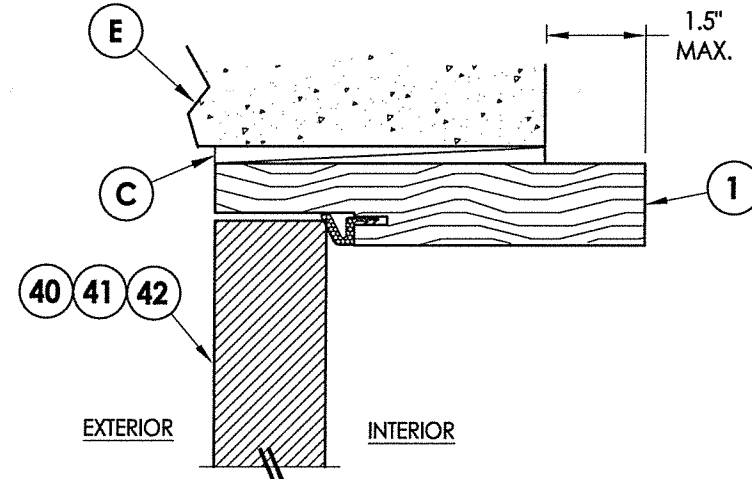
3 HORIZONTAL CROSS SECTION
 4 Shown w/ 2X Buck
 Outswing shown (Inswing similar)

July 14, 2020
 Documents Prepared By:
 Lyndon F. Schmidt
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 R.W. BUILDING CONSULTANTS, INC.
 P.O. Box 230, Valrico, FL 33595
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 FBPE Registry No. 9813

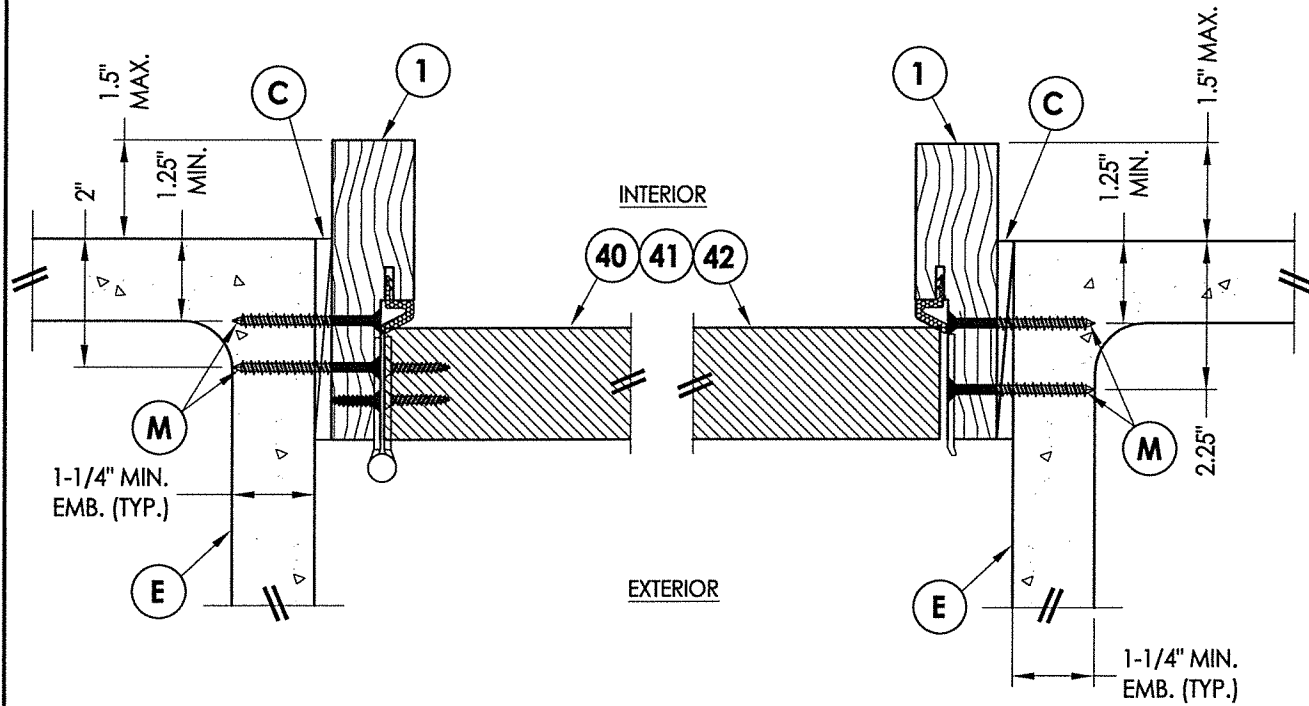
PRODUCT:		THERMA-TRU FIBERGLASS DOOR	
PART OR ASSEMBLY:		HORIZONTAL & VERTICAL CROSS SECTIONS (2X BUCK)	
DATE:	08/02/16	SCALE:	N.T.S.
DWG. BY:	JK	CHK. BY:	LFS
DRAWING NO.:	FL-20468.7	REVISIONS	
SHEET	4	OF	12



1 **VERTICAL CROSS SECTION**
6 Shown Direct to Masonry
 Outswing only w/ 4-9/16" jamb

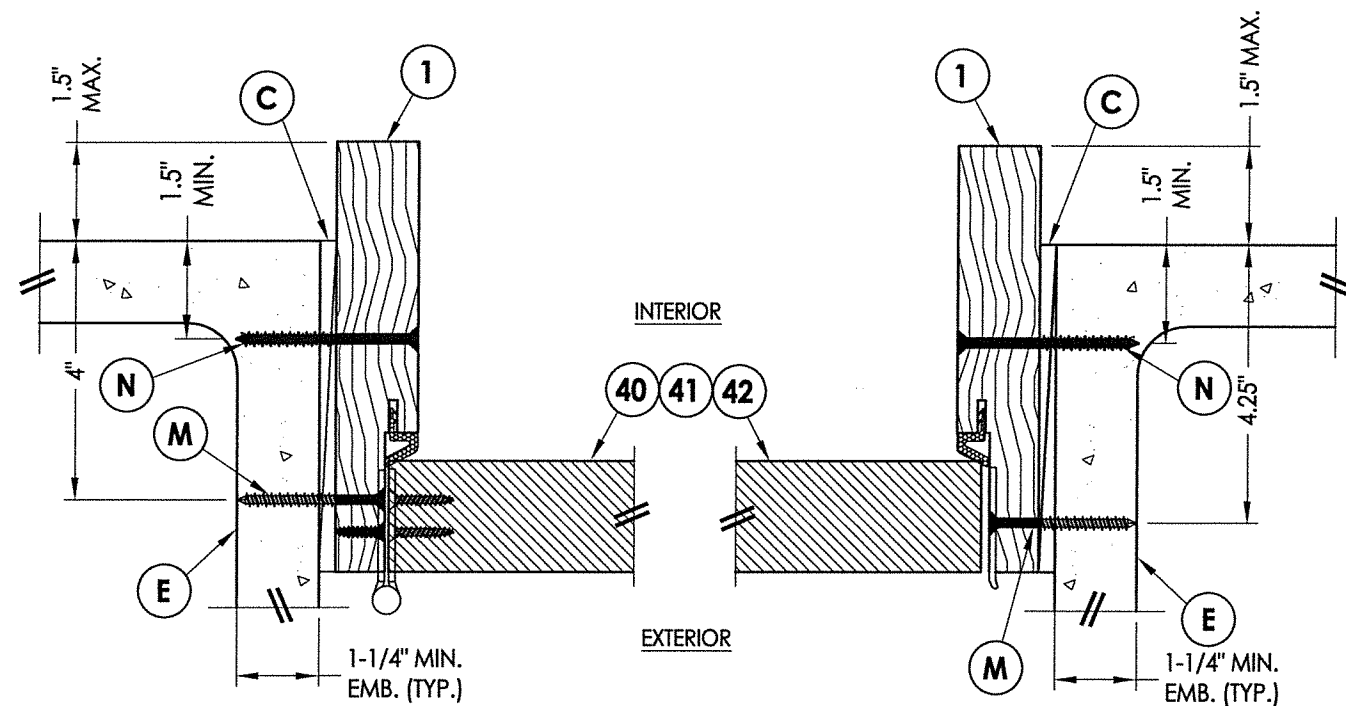


4 **VERTICAL CROSS SECTION**
6 Shown Direct to Masonry
 Outswing only w/ 6-9/16" jamb



2 **HORIZONTAL CROSS SECTION**
6 Shown Direct to Masonry
 Outswing only w/ 4-9/16" jamb

3 **HORIZONTAL CROSS SECTION**
6 Shown Direct to Masonry
 Outswing only w/ 4-9/16" jamb



5 **HORIZONTAL CROSS SECTION**
6 Shown Direct to Masonry
 Outswing only w/ 6-9/16" jamb

6 **HORIZONTAL CROSS SECTION**
6 Shown Direct to Masonry
 Outswing only w/ 6-9/16" jamb

July 14, 2020
 Documents Prepared By:
 Lyndon F. Schmidt
 P.E. No. 43409
 R.W. BUILDING CONSULTANTS, INC.
 P.O. Box 230, Valrico, FL 33595
 Phone No.: 813.659.9197
 FBPE Registry No. 9813

PRODUCT: THERMA-TRU FIBERGLASS DOOR

PART OR ASSEMBLY: HORIZONTAL & VERTICAL SECTIONS (DIRECT TO MASONRY)

NO.	DATE	REVISIONS	BY
4	7/14/20	UPDATE TO 7th ED (2020) FBC	LFS
3	10/08/18	REV. DOOR PANEL OPTION NOTE	MT
2	11/15/17	RECESSED PANEL NOTATION	JK
1	7/17/17	UPDATE TO 6th ED (2017) FBC	JK

DATE: 08/02/16

SCALE: N.T.S.

DWG. BY: JK

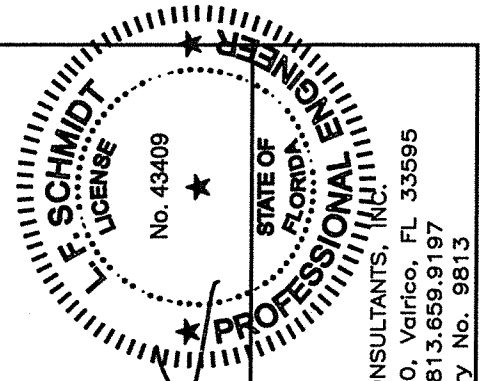
CHK. BY: LFS

DRAWING NO.: FL-20468.7

SHEET 6 OF 12

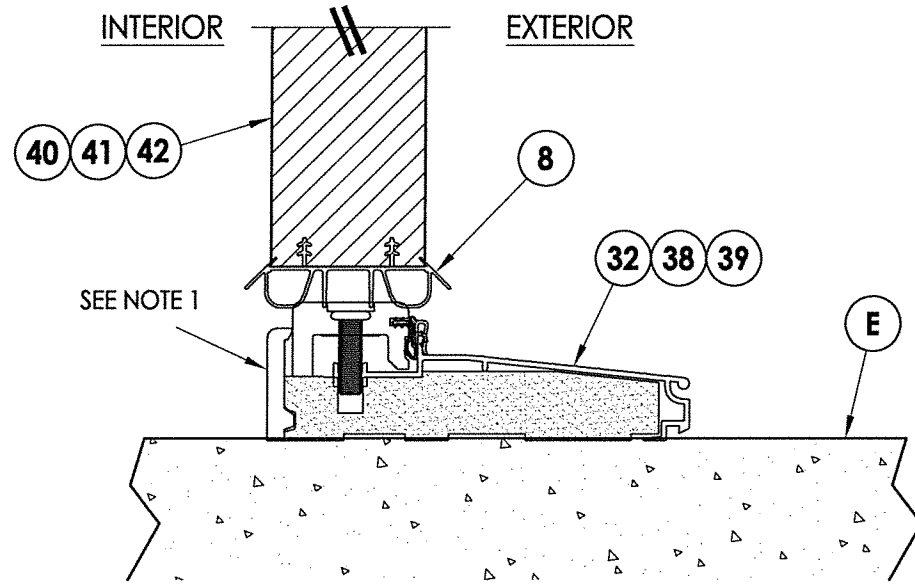
Notes:

- 1. Sill Item #'s 17, 18, 32, 34, 35, 36, 37, 38 & 39 are attached to jambs w/ (3) #8 X 2-1/2" pph screws at each end.
- Sill Item #'s 16 & 33 are attached to jambs w/ (2) #8 X 2-1/2" pph screws at each end.
- Sill Item #15 is attached to jambs utilizing (2) #10 X 2" pph screws at each end.

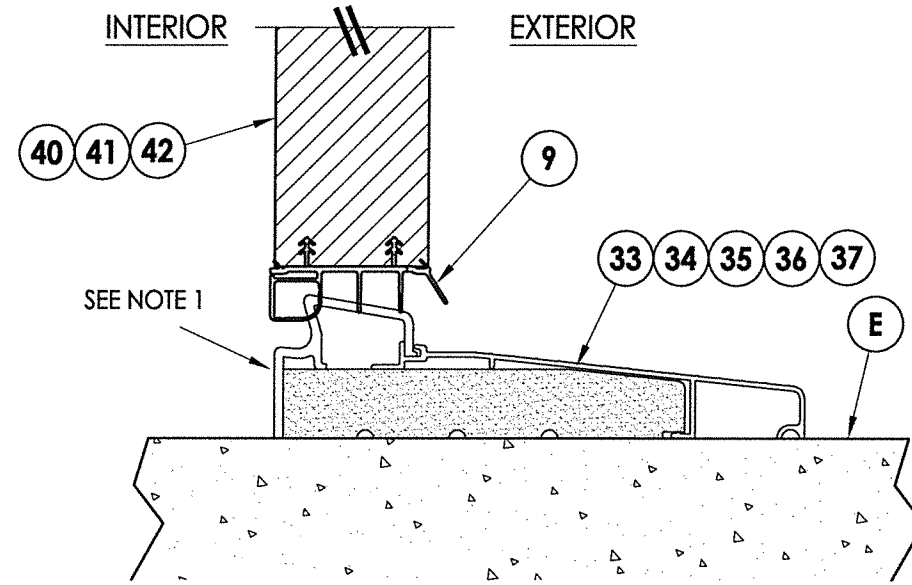


July 14, 2020
 Documents Prepared By:
 Lyndon F. Schmidt
 P.E. No. 43409

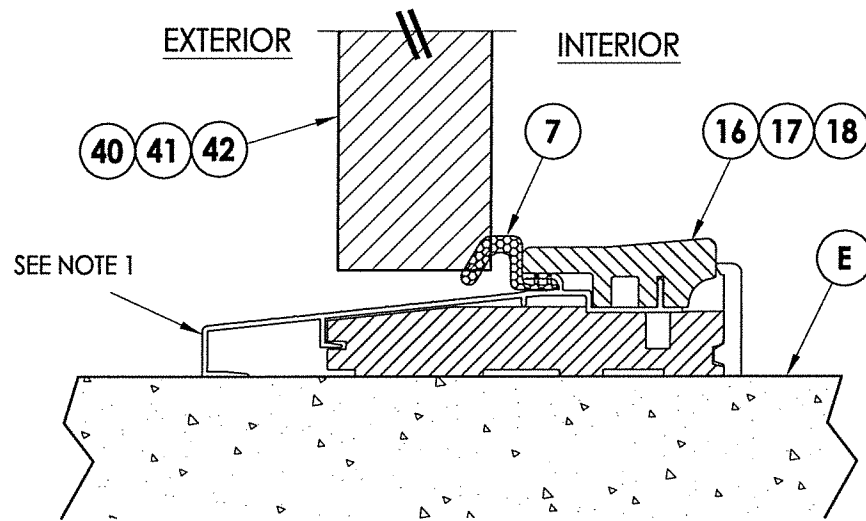
R.W. BUILDING CONSULTANTS, INC.
 P.O. Box 230, Valrico, FL 33595
 Phone No.: 813.659.9197
 FBPE Registry No. 9813



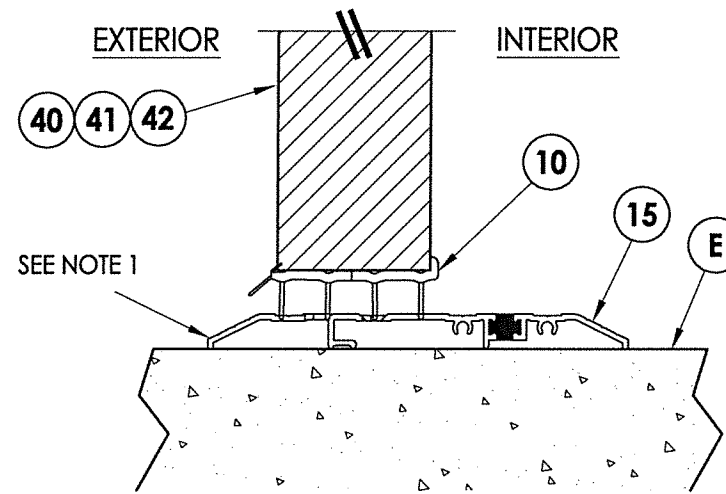
1 VERTICAL CROSS SECTION
 7 Inswing Sill



2 VERTICAL CROSS SECTION
 7 Inswing Sill

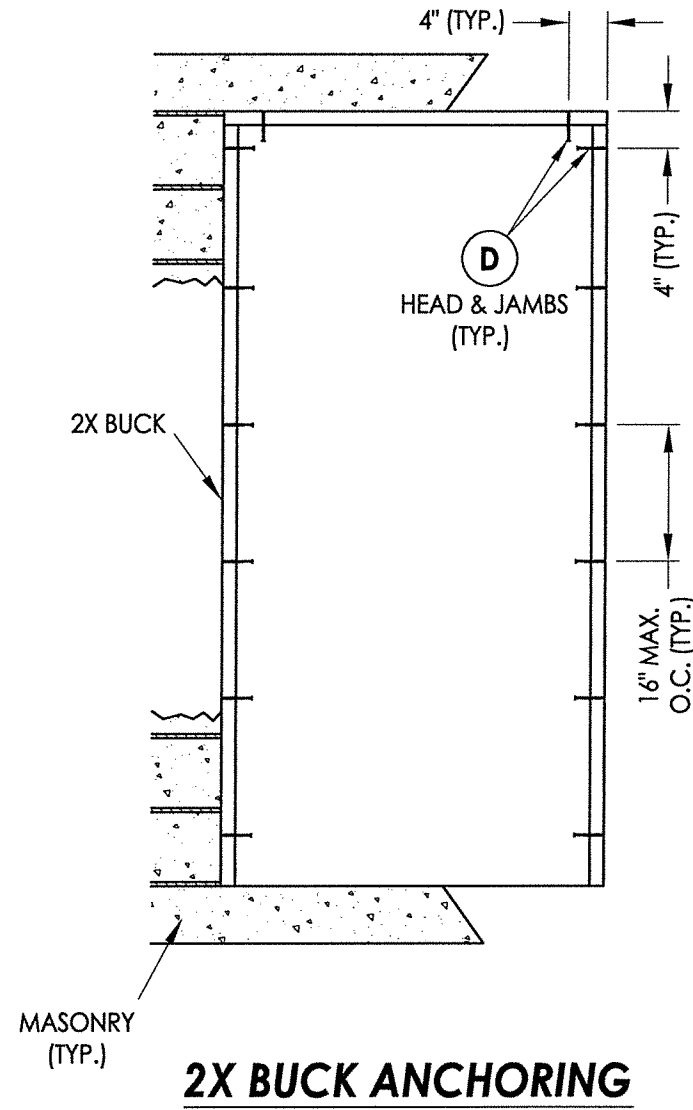


3 VERTICAL CROSS SECTION
 7 Outswing Sill

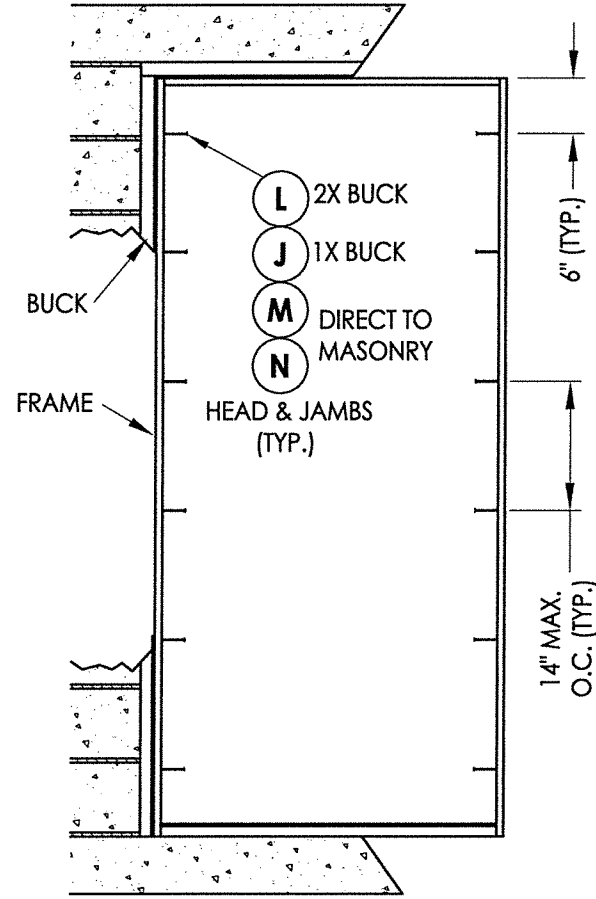


4 VERTICAL CROSS SECTION
 7 Public Access Sill

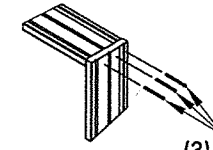
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PART OR ASSEMBLY:		VERTICAL CROSS SECTIONS (THRESHOLDS)	
		LFS	MT
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3	10/08/18	REV. DOOR PANEL OPTION NOTE	JK
2	11/15/17	RECESSED PANEL NOTATION	JK
1	7/17/17	UPDATE TO 6th ED (2017) FBC	JK
	NO.	DATE	BY
REVISIONS			
DATE: 08/02/16			
SCALE: N.T.S.			
DWG. BY: JK			
CHK. BY: LFS			
DRAWING NO.: FL-20468.7			
SHEET 7 OF 12			



2X BUCK ANCHORING

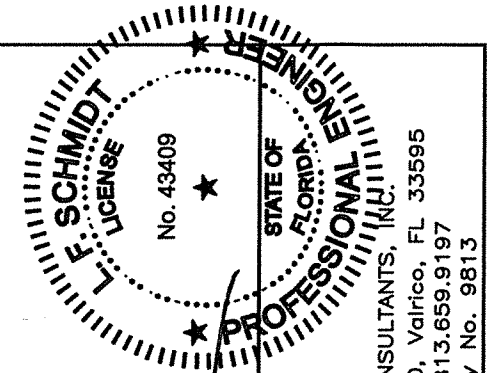


FRAME ANCHORING



(3) #8 x 2-1/2"
PFH WS

JAMB TO HEAD DETAIL
(TYP.)



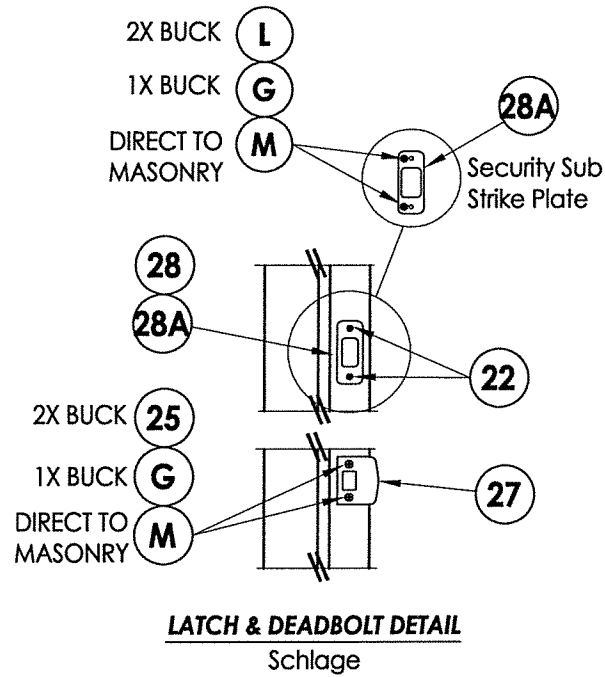
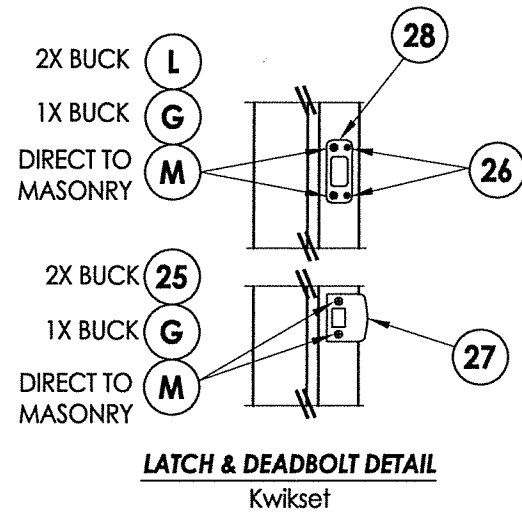
LFS
July 14, 2020

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

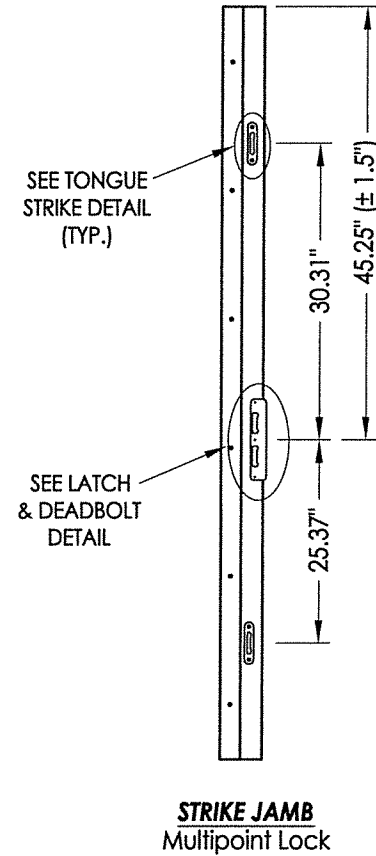
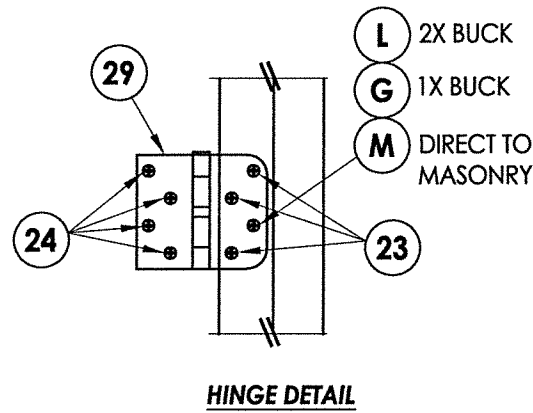
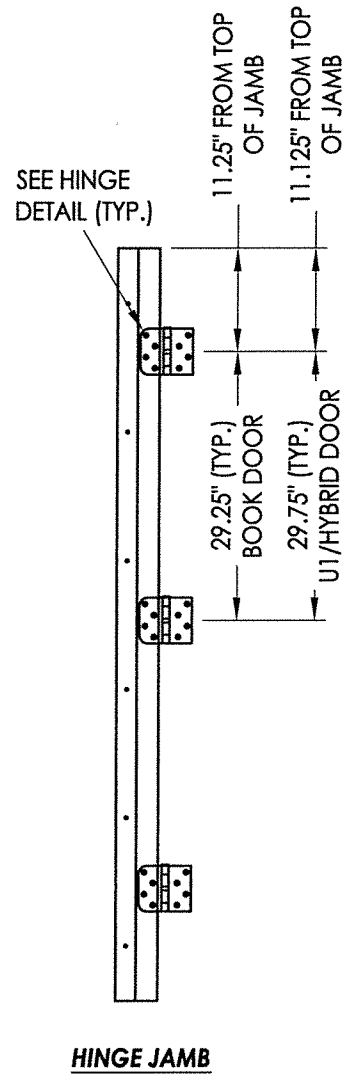
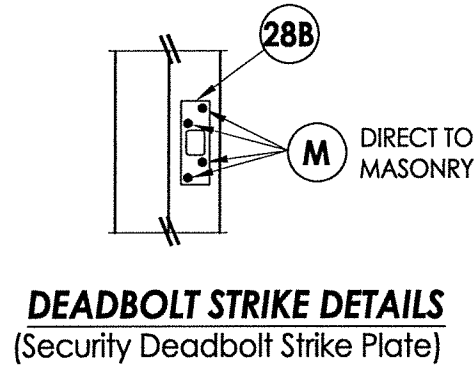
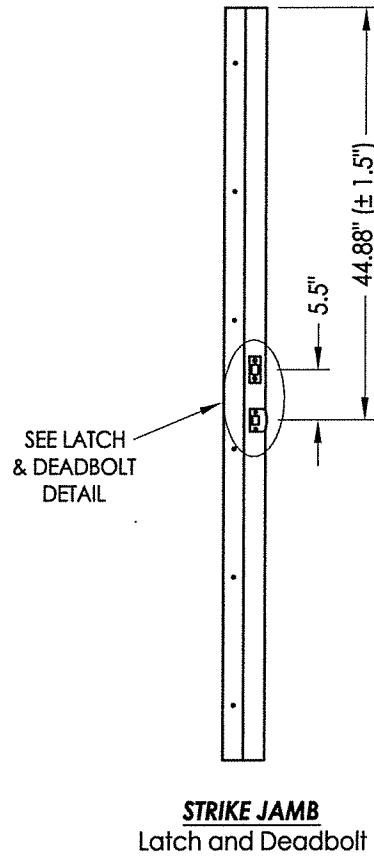
RW BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT:		THERMA-TRU FIBERGLASS DOOR	
PART OR ASSEMBLY:		BUCK & FRAME ANCHORING	
NO.	DATE	BY	REVISIONS
4	7/14/20	LFS	UPDATE TO 7th ED (2020) FBC
3	10/08/18	MT	REV. DOOR PANEL OPTION NOTE
2	11/15/17	JK	RECESSED PANEL NOTATION
1	7/17/17	JK	UPDATE TO 6th ED (2017) FBC

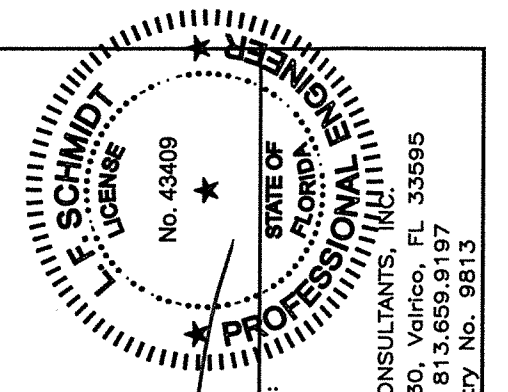
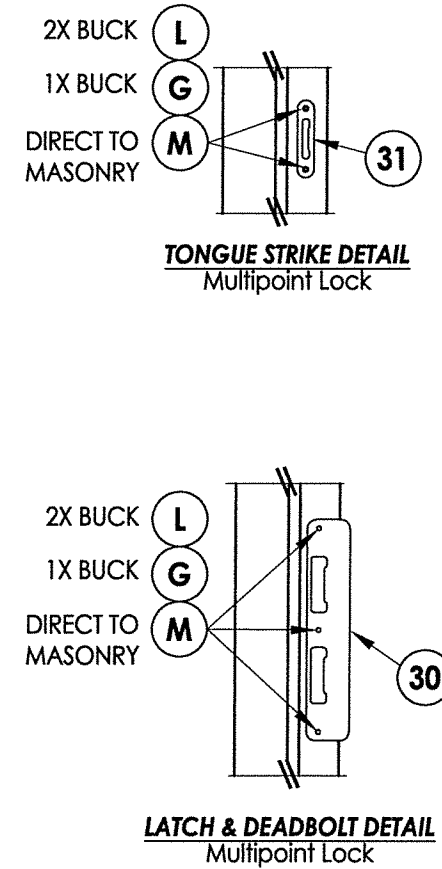
DATE: 08/02/16
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-20468.7
SHEET 8 OF 12



LATCH & DEADBOLT STRIKE DETAILS

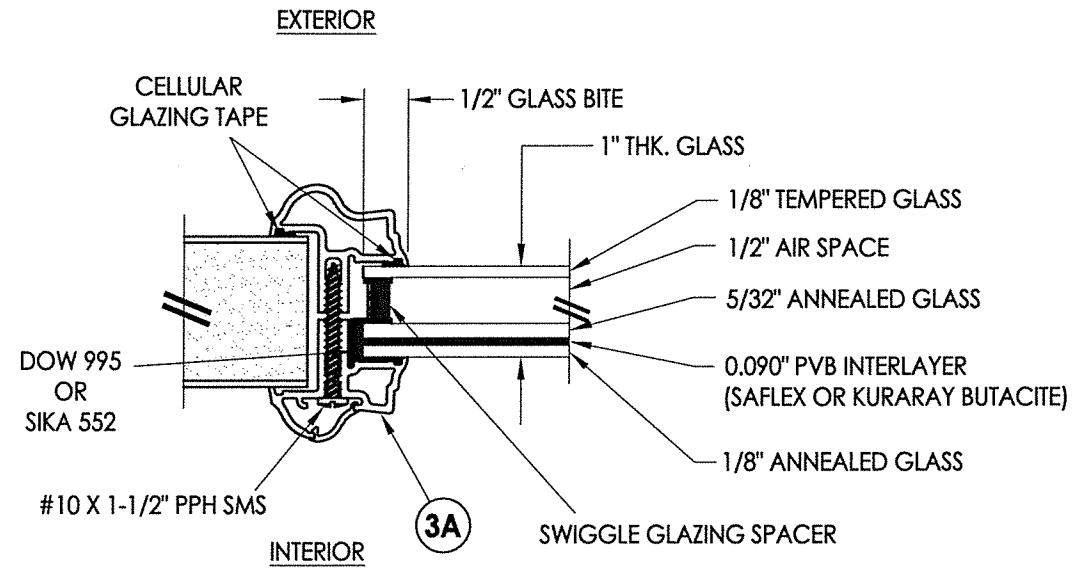


MULTIPOINT LOCK STRIKE DETAILS

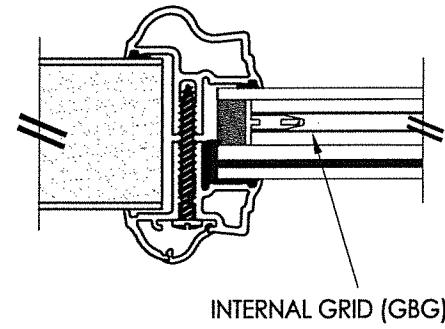


July 14, 2020
 Documents Prepared By:
 Lyndon F. Schmidt
 P.E. No. 4-3409
 R.W. BUILDING CONSULTANTS, INC.
 P.O. Box 230, Valrico, FL 33595
 Phone No.: 813.659.9197
 FBPE Registry No. 9813

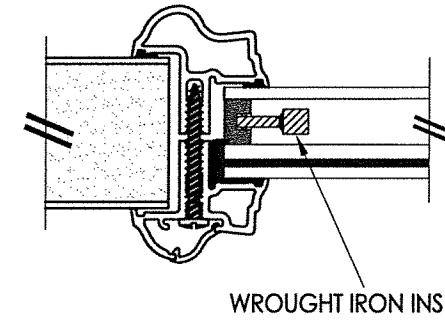
PRODUCT:	Therma-TRU FIBERGLASS DOOR	
PART OR ASSEMBLY:	HARDWARE DETAILS	
REVISIONS		
NO.	DATE	BY
4	7/14/20	LFS
3	10/08/18	MT
2	11/15/17	JK
1	7/17/17	JK
DATE: 08/02/16		
SCALE: N.T.S.		
DWG. BY: JK		
CHK. BY: LFS		
DRAWING NO.: FL-20468.7		
SHEET 9 OF 12		



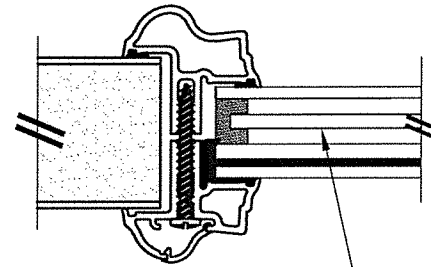
G1 GLAZING DETAIL
Aluminum Impact Lite Frame
Door Panels & Sidelites



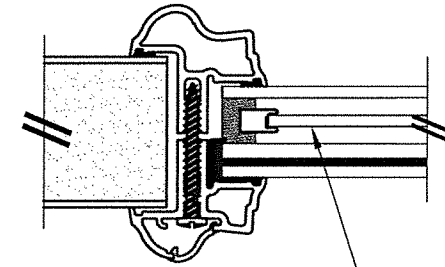
INTERNAL GRID (GBG)



WROUGHT IRON INSERT

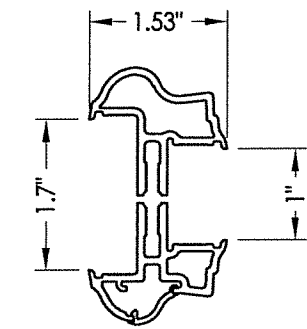


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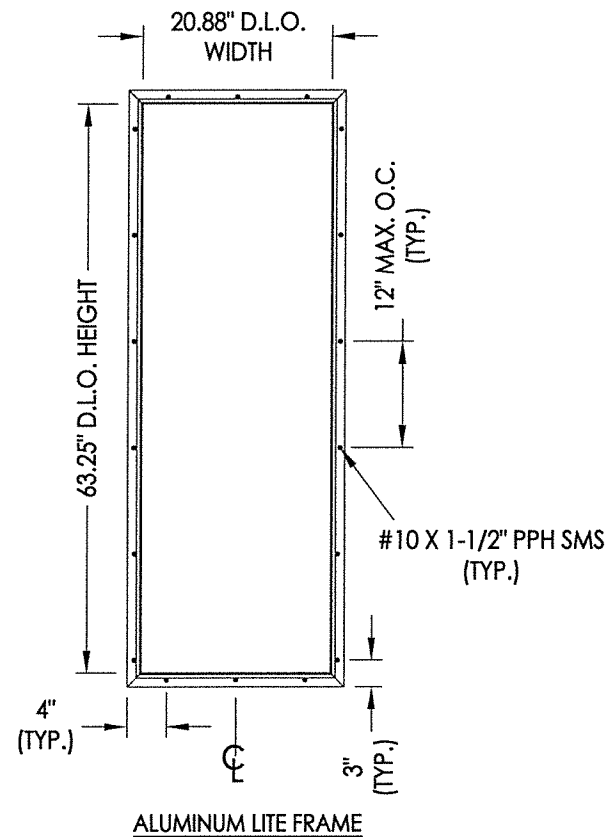


DECORATIVE INSERT

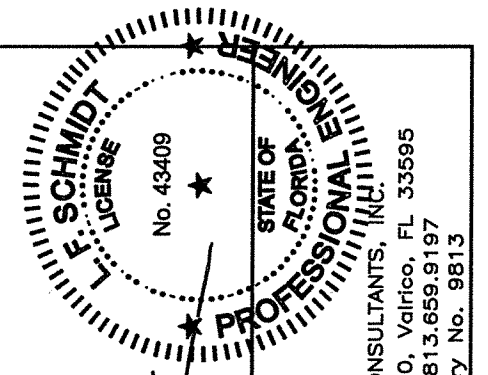
1" LAMINATED INSULATED IMPACT GLASS INSERT OPTIONS



3A ALUMINUM FRAME
Aluminum Impact Lite Frame
Door Panels & Sidelites



ALUMINUM LITE FRAME

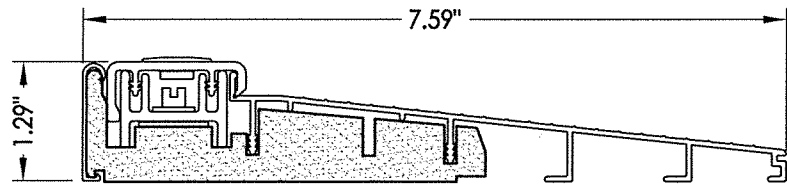


July 14, 2020
Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409
R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

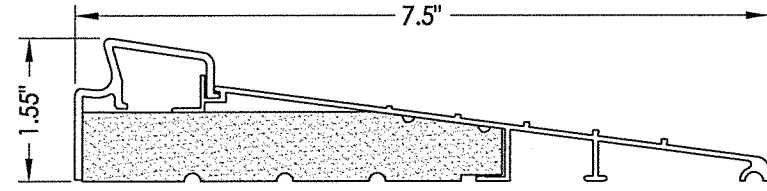
PRODUCT: THERMA-TRU FIBERGLASS DOOR
PART OR ASSEMBLY: GLAZING DETAILS

NO.	DATE	REVISIONS
4	7/14/20	UPDATE TO 7th ED (2020) FBC
3	10/08/18	REV. DOOR PANEL OPTION NOTE
2	11/15/17	RECESSED PANEL NOTATION
1	7/17/17	UPDATE TO 6th ED (2017) FBC

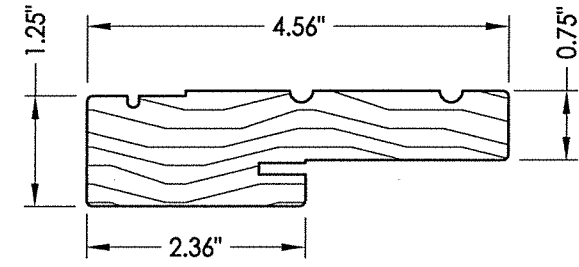
DATE: 08/02/16
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-20468.7
SHEET 10 OF 12



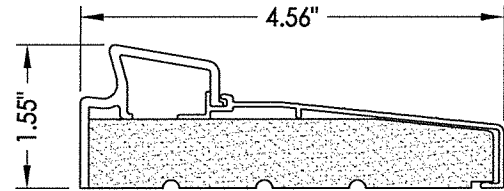
32 INSWING THRESHOLD
Inswing Basic Composite Adjustable Sill 7-1/2"



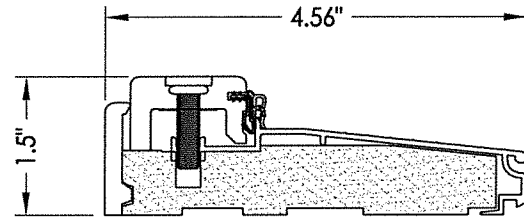
37 INSWING THRESHOLD
Inswing Basic Fixed 7-1/2" Sill



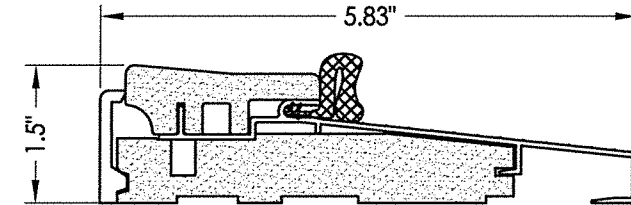
1 WOOD JAMB



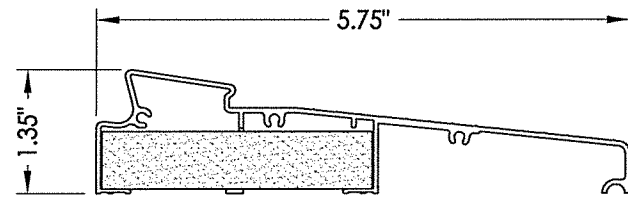
33 INSWING THRESHOLD
Inswing Basic Fixed Sill



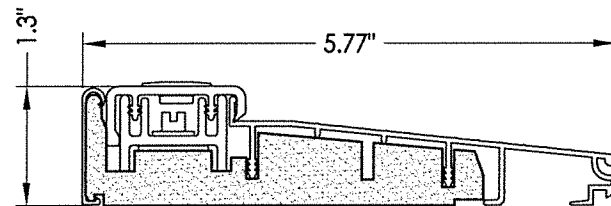
38 INSWING THRESHOLD
Inswing Composite Adjustable Sill



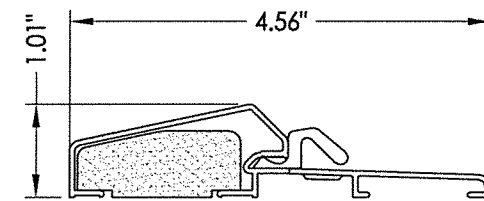
16 OUTSWING THRESHOLD
Composite Sill



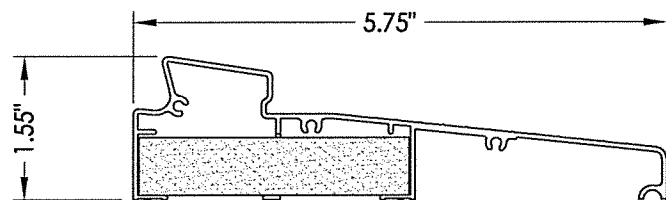
34 INSWING THRESHOLD
Inswing Moderate Climate Sill 1-3/8"



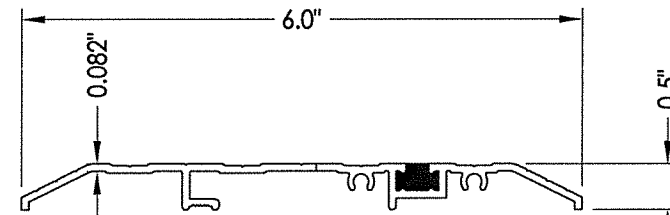
39 INSWING THRESHOLD
Inswing Basic Composite Adjustable Sill



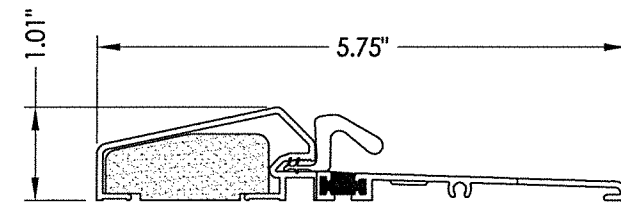
17 OUTSWING THRESHOLD
Composite / Aluminum Sill



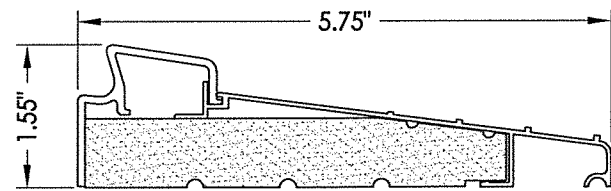
35 INSWING THRESHOLD
Inswing Moderate Climate Sill



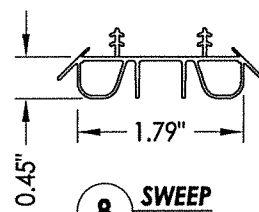
15 PUBLIC ACCESS THRESHOLD



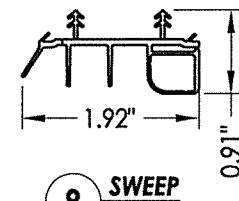
18 OUTSWING THRESHOLD
Composite / Aluminum Sill
(Thermal Break)



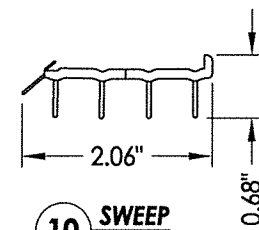
36 INSWING THRESHOLD
Inswing Basic Fixed 5-3/4" Sill



8 SWEEP



9 SWEEP



10 SWEEP

F. SCHMIDT
P.E. LICENSE
No. 43409

STATE OF
FLORIDA
PROFESSIONAL ENGINEER

July 14, 2020

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT:		THERMA-TRU FIBERGLASS DOOR	
PART OR ASSEMBLY:		COMPONENTS	
NO.	DATE	BY	REVISIONS
4	7/14/20	LFS	UPDATE TO 7th ED (2020) FBC
3	10/08/18	MT	REV. DOOR PANEL OPTION NOTE
2	11/15/17	JK	RECESSED PANEL NOTATION
1	7/17/17	JK	UPDATE TO 6th ED (2017) FBC

DATE:	08/02/16
SCALE:	N.T.S.
DWG. BY:	JK
CHK. BY:	LFS
DRAWING NO.:	FL-20468.7
SHEET	11 OF 12

BILL OF MATERIALS			BILL OF MATERIALS		
ITEM #	DESCRIPTION	MATERIAL	ITEM #	DESCRIPTION	MATERIAL
A	1X BUCK (SG >= 0.42)	WOOD	25	#8 x 2-1/2" PFH WOOD SCREW	STEEL
B	2X BUCK (SG >= 0.42)	WOOD	26	#8 x 5/8" PFH WOOD SCREW	STEEL
C	1/4" MAX. SHIM SPACE	-	27	LATCH STRIKE PLATE	STEEL
D	1/4" X 2-3/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL	28	DEADBOLT STRIKE PLATE (STANDARD)	STEEL
E	MASONRY - 3,000 PSI MIN. CONCRETE CONFORMING TO ACI 301 OR HOLLOW BLOCK CONFORMING TO ASTM C90	CONCRETE	28A	DEADBOLT SUB STRIKE PLATE	STEEL
			28B	DEADBOLT STRIKE PLATE (SECURITY)	STEEL
G	3/16" X 3-1/4" ITW CONCRETE SCREW	STEEL	29	4" X 4" HINGE	STEEL
J	1/4" X 3-3/4" PFH ELCO OR ITW CONCRETE SCREW	STEEL	30	LATCH & DEADBOLT STRIKE PLATE (TONGUE SYSTEM)	ALUM/COMP
L	#10 X 2-1/2" PFH WOOD SCREW (1.15" MIN. EMBEDMENT)	STEEL	31	MULTIPOINT STRIKE PLATE (TONGUE SYSTEM)	ALUM/COMP
M	3/16" X 2-1/4" ITW CONCRETE SCREW	STEEL	32	INSWING THRESHOLD	ALUM/COMP
N	3/16" X 2-3/4" ITW CONCRETE SCREW	STEEL	33	INSWING THRESHOLD	ALUM/COMP
1	JAMB (FINGER JOINT PINE)	WOOD	34	INSWING THRESHOLD	ALUM/COMP
6	WEATHERSTRIP (MEDIUM REACH)	FOAM	35	INSWING THRESHOLD	ALUM/COMP
7	WEATHERSTRIP (LONG REACH)	FOAM	36	INSWING THRESHOLD	ALUM/COMP
8	SWEEP	VINYL	37	INSWING THRESHOLD	ALUM/COMP
9	SWEEP (USE w/ MODERATE CLIMATE THRESHOLD)	VINYL	38	INSWING THRESHOLD	ALUM/COMP
10	SWEEP (USE w/ PUBLIC ACCESS THRESHOLD)	VINYL	39	INSWING THRESHOLD	ALUM/COMP
15	PUBLIC ACCESS THRESHOLD	ALUM	40	DOOR PANEL (BOOK)	-
16	OUTSWING THRESHOLD	ALUM/COMP	41	DOOR PANEL (HYBRID)	-
17	OUTSWING THRESHOLD	ALUM/COMP	42	DOOR PANEL (U1)	-
18	OUTSWING THRESHOLD	ALUM/COMP			
22	#8 x 3/4" PFH WOOD SCREW	STEEL			
23	#10 x 3/4" PFH WOOD SCREW	STEEL			
24	#10 x 1" PFH WOOD SCREW	STEEL			

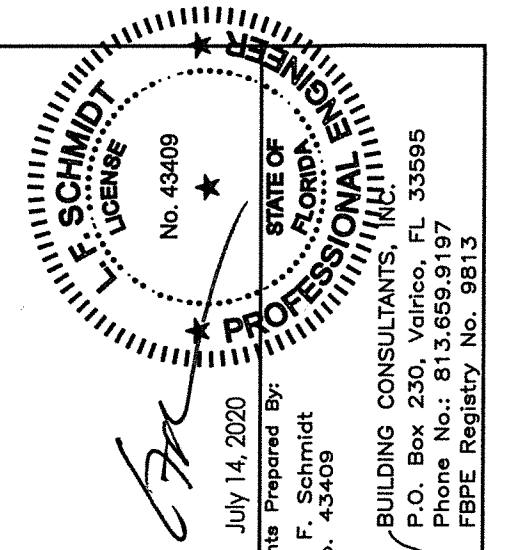
CONCRETE ANCHOR NOTES:

- Concrete anchor locations at the corners may be adjusted to maintain the min. edge distance to mortar joints.
- Concrete anchor locations noted as "MAX. ON CENTER" must be adjusted to maintain the min. edge distance to mortar joints, additional concrete anchors may be required to ensure the "MAX. ON CENTER" dimension are not exceeded.
- Concrete anchor table:

ANCHOR TYPE	ANCHOR SIZE	MIN. EMBEDMENT	MIN. CLEARANCE TO MASONRY EDGE	MIN. CLEARANCE TO ADJACENT ANCHOR
ITW TAPCON®	1/4"	1-1/4"	2"	4"
ELCO ULTRACON®	1/4"	1-1/4"	1"	4"
ITW TAPCON®	3/16"	1-1/4"	AS SHOWN	1-1/2"

WOOD SCREW INSTALLATION NOTES:

- Maintain a minimum 5/8" edge distance, 1" end distance, & 1" o.c. spacing of wood screws to prevent the splitting of wood.



July 14, 2020

Documents Prepared By:
Lyndon F. Schmidt
P.E. No. 43409

R.W. BUILDING CONSULTANTS, INC.
P.O. Box 230, Valrico, FL 33595
Phone No.: 813.659.9197
FBPE Registry No. 9813

PRODUCT: THERMA-TRU FIBERGLASS DOOR
PART OR ASSEMBLY: BILL OF MATERIALS

NO.	DATE	REVISIONS
4	7/14/20	UPDATE TO 7th ED (2020) FBC
3	10/08/18	REV. DOOR PANEL OPTION NOTE
2	11/15/17	RECESSED PANEL NOTATION
1	7/17/17	UPDATE TO 6th ED (2017) FBC

DATE: 08/02/16
SCALE: N.T.S.
DWG. BY: JK
CHK. BY: LFS
DRAWING NO.: FL-20468.7
SHEET 12 OF 12

PRODUCT APPROVAL SPECIFICATION SHEET

As required by Florida Statute 553.842 and Florida Administration Code 61G20-3.006, please provide the information and approval numbers on the building components listed below if they will be utilized on the construction project for which you are applying for a permit. We recommend you contact your local supplier should you not know the product approval number for any of the applicable listed products.

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
1.EXTERIOR DOORS			
A.SWINGING	Therma Tru	Composit Edge glazed fiberglass single door impact	FL20468.7
B. SLIDING			
C. SECTIONAL			
D. ROLL UP			
E. AUTOMATIC			
F. OTHER			
2. WINDOWS			
A. SINGLE HUNG			
B. HORIZONTAL SLIDER			
C. CASEMENT			
D. DOUBLE HUNG			
E. FIXED			
F. AWNING			
G. PASS THROUGH			
H. PROJECTED			
I.MULLION			
J.WIND BREAKER			
K. DUAL ACTION			
L. IMPACT WINDOWS			
3.PANEL WALL			
A. SIDING			
B.SOFFITS			
C. SHAKE			
D. STOREFRONTS			
E. CURTAIN WALLS			
F.WALL LOUVER			
G. GLASS BLOCK			
H. MEMBRANE			
I. GREENHOUSE			
J. VINYL SIDING			
K. SIDING OPTIONAL			
4. ROOFING PROD.			
A. ASPHALT SHINGLES			
B. UNDERLAYMENT			
C. ROOFING FASTENING			
D. ROOF FASTENING			
E.METAL ROOF			
F. ROOFING TILES			
G.ROOFING INSULATION			
H. WATERPROOFING			
I.BUILT UP ROOFING ROOF SYSTEMS			
J. RIDGE VENT			
K. SGL PLY ROOF SYSTEM			
L. ROOFING SLATE			

M. CEMENTS-ADHESIVES COATING			
Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
N. LIQUID APPLIED ROOF SYSTEMS			
O. ROOF TILE ADHESIVE			
P. SPRAY APPLIED POLYURETHANE ROOF			
Q. OTHER			
5. SHUTTERS			
A. ACCORDION			
B. BAHAMA			
C. STORM PANELS			
D. COLONIAL			
E. ROLL-UP			
F. EQUIPMENT			
G. OTHERS			
6. SKYLIGHTS			
A. SKYLIGHTS			
B. OTHER			
7. STRUCTURAL COMPONENTS			
A. WOOD CONNECTORS / ANCHORS			
B. TRUSS PLATES			
C. ENGINEERED LUMBER			
D. RAILING			
E. COOLERS- FREEZERS			
F. CONCRETE ADMIXTURES			
G. MATERIAL			
H. INSULATION FORMS			
I. PLASTICS			
J. DECK ROOF			
K. WALL			
L. SHEDS			
M. OTHER			
8. NEW EXTERIOR ENVELOPE PRODUCTS			
A.			
B.			

APPLICANT SIGNATURE

X

Patricia K/S

DATE:

1-30-2025



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
May 5, 2025

STAFF REPORT, April 29, 2025

Application No. / Project Title: 25.30 / Coutoulis

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: Coutoulis / Coutoulis

Property Size: 6,939 square feet

Current Zoning: R-60 One and Two Family Residential District

Future Land Use: Residential Urban

Location / Parcel ID: 318 Banana Street / 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 1954 residential masonry vernacular structure constructed of concrete block and stucco. According to Florida Master Site File (FMSF) 8PI11710, the structure features a front roof portico with fluted Doric columns and an off-center entry, a shallow hipped roof, an asymmetrical brick façade, jalousie windows, concrete sills, and security grills with decorative scrollwork. 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 demolition permit will not be issued until there is an HPB approved plan for site development.
3. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

HISTORIC DISTRICT CONSIDERATIONS:

1. When considering this application, the Heritage Preservation Board (HPB) is encouraged to refer to the Historic District Design Review Guidelines Manual (DRGM), especially 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.

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 known, documented significance beyond contributing to the local historic district. It is located on the edge of local historic district in the Fruit Bowl neighborhood, which includes a range of architectural styles and periods of significance. Demolition of the structure would alter the streetscape and increase the area of vacant property in the City’s local historic district. Demolition and redevelopment would alter the historic streetscape, but redevelopment plans would require conformance with guidelines and HPB approval. Although a modest structure of no known significance, the building contributes to the historic ambiance of the Fruit Bowl neighborhood, and the removal of any contributing structure degrades the integrity of the district. The HPB should determine if these alterations are significantly adverse.

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

ANALYSIS: The building would not be difficult to reproduce including the design, texture, material and detail. The location/setting is not unique to a residential 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, none have the



unique combination of a features of the subject property: a front roof portico with fluted Doric columns, off-center entry, an asymmetrical brick façade, jalousie windows, concrete sills, and security grills with decorative scrollwork. However, there are many examples of masonry vernacular structures outside of the local historic district that incorporate a combination of these features. The HPB should determine if there is sufficient representation of 1950s residential 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 R-60 One- and Two-Family Residential District. Due to the size of the lot, the only uses permitted by right would be Emergency Service Facilities, Public Parks and Recreation Facilities, Schools of General Education, and a Single Family Detached Dwelling. It is recommended that the HPB condition any approval to require an HPB approved plan for the site prior to the issuance of a demolition permit.

(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. However, staff notes that the structure was flooded and damaged during Hurricane Helene and personally witnessed the owners taking proper remedial action.

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

ANALYSIS: This standard compels the Heritage Preservation Board to compare the current property to the value of the restored property and analyze whether the cost of restoration is justified. Restoration costs have not been provided by the applicant, and the applicant is seeking a CA to facilitate the sale of the property. A new owner may want to rehabilitate, or they may seek to demolish and rebuild if the HPB approves the CA application. It is recommended that any approval be conditioned with the requirement that a demolition permit will not be issued without HPB approved plans for the property.

The Pinellas County Property Appraiser (PCPA) sets the January 2024 just market value of the property at \$221,652. Staff cannot render an expert opinion regarding reasonable economic return and/or economic feasibility, however; the entitlements available for this property allow for the development of a new single-family home that could exceed its present value.

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 #8PI11710

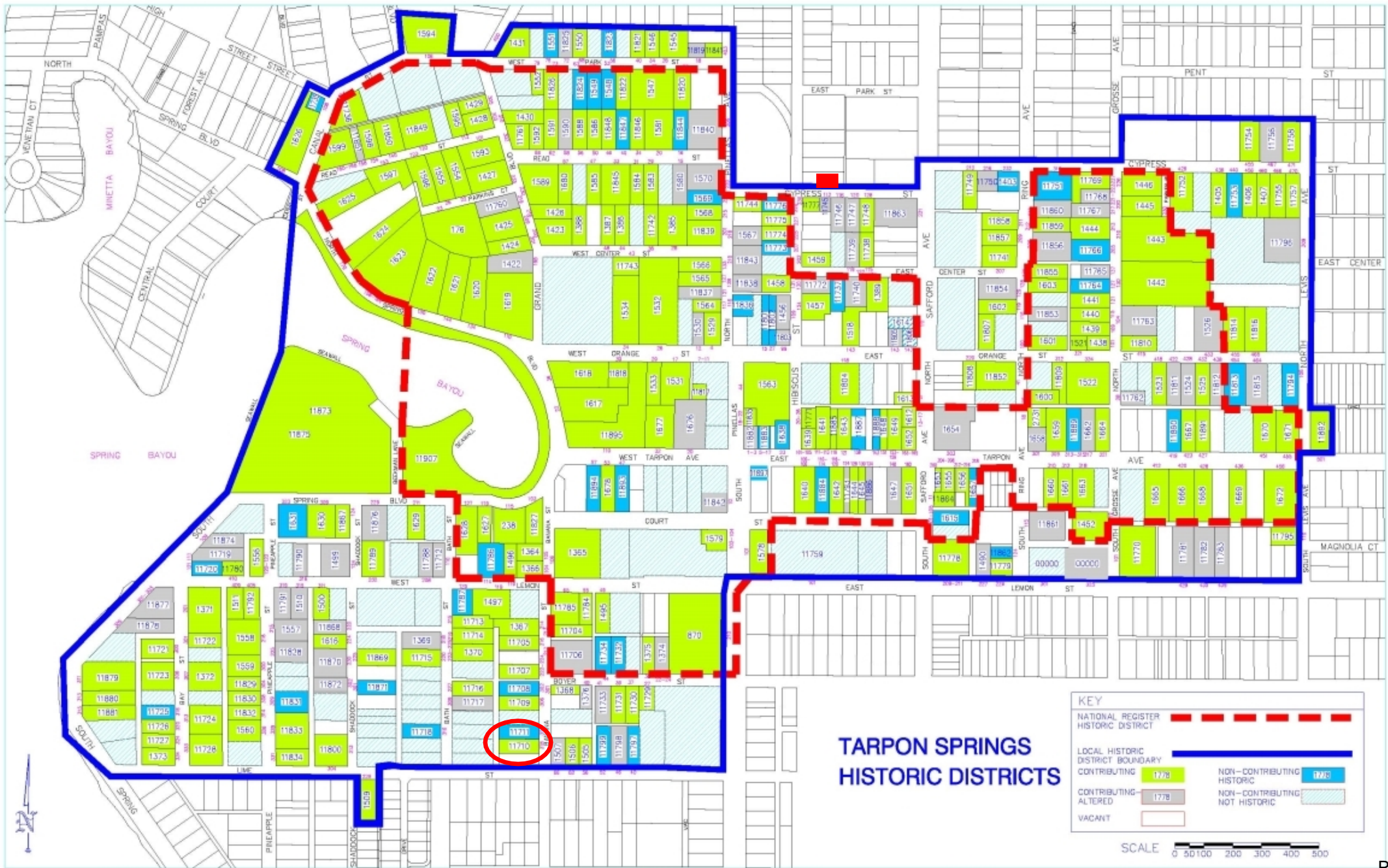


3. Application

COUTOULIS APPLICATION #25.30

Heritage Preservation Board, May 5, 2025





PROPERTY INFORMATION

- Lot Size: 6,939 square feet
- Current Zoning: CRM-Conditional Residential Mixed District
- Current Land Use: R-60 One- and Two-Family Residential
- Future Land Use: Residential Urban
- Location / Parcel ID: 318 Banana Street / 12-27-15-52218-000-0010
- Architectural Type/Style: Masonry Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI11710
- Applicant / Owner: Chris Coutoulis, agent / Calliope Coutoulis, owner

REQUEST

Certificate of Approval to:

- Potentially demolish the contributing structure

318 BANANA STREET – FLORIDA MASTER SITE FILE



318 BANANA STREET – EAST FAÇADE



318 BANANA STREET – WEST ELEVATION



318 BANANA STREET – SOUTH ELEVATION



318 BANANA STREET – NORTH ELEVATION



318 BANANA STREET – NORTHEAST CONTEXT



318 BANANA STREET – SOUTHEAST CONTEXT



318 BANANA STREET – SOUTH CONTEXT



66 W LIME STREET – EAST CONTEXT: 1926 CONTRIBUTING-ALTERED BUNGALOW



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

Staff recommends **denial** of Application #25.29. If the HPB approves the project, the following conditions are recommended:

1. A 15-lite French style replacement door will be used for aesthetic continuity.
2. The Certificate of Approval will expire in three (3) years if a building permit has not been issued for the project.

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



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11710Recorder # 286Recorder Date 2/20/09Original Update Site Name 318 Banana Street Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Modern National Register Category Building

LOCATION and IDENTIFICATION

Address 318 Banana StreetVicinity of W side of Banana between Lime and BoyerCity Tarpon Springs County PinellasOwnership Private-individual Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 13Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17Easting 327277 Northing 3114348 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1954 Circa Alterations Date _____ Type/Location brick veneer original?Additions Date _____ Type/Location _____Moved Original Location _____Use Original Private residence Use Present Private residence

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Interior Plan Unknown Stories 1Structural System Concrete block Exterior Fabric StuccoFoundation Slab Foundation Materials Poured concrete Foundation Infill N/ANo. of Porches 1 Locations/Features front roof portico with fluted Doric columnsMain Entrance (stylistic details): off-center entry under front porticoOutbldgs. Number 1 Nature/Location (Describe below)one story concrete block garage under construction to the rearRoof Type Hip Roofing Materials Composition shinglesSecondary Structures Comments Not applicable Location _____Chimneys Number 1 Orientation East Location Slope/Interior Material ConcreteWood Windows Type _____ Light # _____Metal Windows Type Jalousie Light # _____Exterior Ornament concrete sills, security grills with decorative scrollworkCondition Good Surroundings Residential

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

This masonry vernacular residence has a shallow hipped roof and asymmetrical brick façade.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 <input type="checkbox"/> yes <input type="checkbox"/> no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially elig. <input type="checkbox"/> insufficient info		Date	____/____/____
	LOCAL DESIGNATION: _____		Date	____/____/____
	Local office _____			
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

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

Bibliographic References

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #81, Facing NW

RECORDER INFORMATION

Recorder Name Janus Research

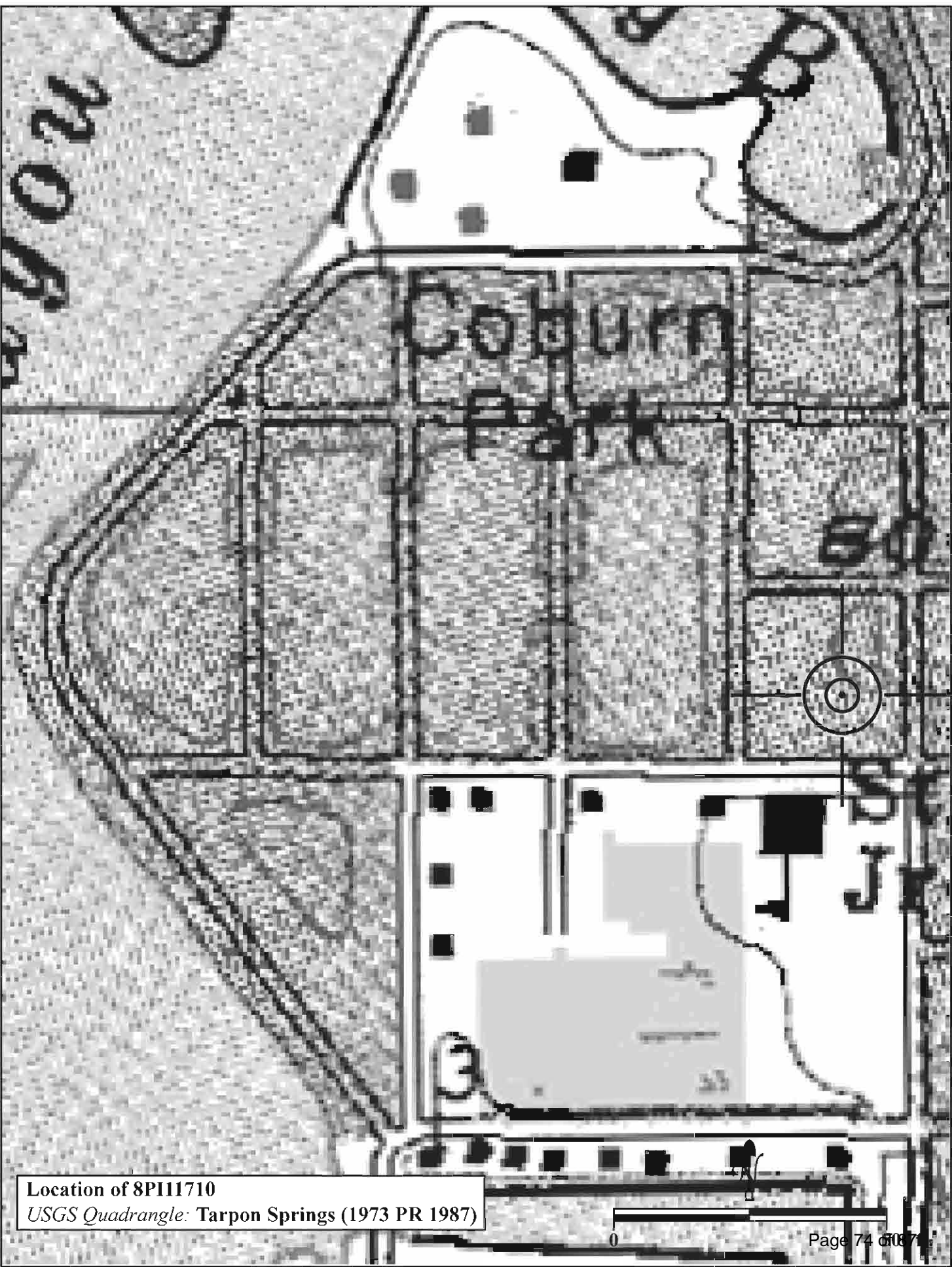
Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- 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





Location of 8PI11710
USGS Quadrangle: Tarpon Springs (1973 PR 1987)





HISTORICAL STRUCTURE FORM FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8P111710

Recorder # 286

Recorder Date 2/20/09

Original Update

Site Name 318 Banana Street Other Names _____

Project Name Historic Resources Survey of Tarpon Springs

Historic Contexts Modern National Register Category Building

LOCATION and IDENTIFICATION

Address 318 Banana Street

Vicinity of W side of Banana between Lime and Boyer

City Tarpon Springs County Pinellas

Ownership Private-individual Subdivision _____ Block # _____ Lot # _____

MAPPING

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

Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17

Easting 327277 Northing 3114348 Land Grant Unknown

Latitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1954 Circa Alterations Date _____ Type/Location brick veneer original?Additions Date _____ Type/Location _____Moved Original Location _____

Use Original Private residence Use Present Private residence

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 1 Locations/Features front roof portico with fluted Doric columns

Main Entrance (stylistic details): off-center entry under front portico

Outbdgs. Number 1 Nature/Location (Describe below)

one story concrete block garage under construction to the rear

Roof Type Hip Roofing Materials Composition shingles

Secondary Structures Comments Not applicable Location _____Chimneys Number 1 Orientation East Location Slope/Interior Material ConcreteWood Windows Type _____ Light # _____Metal Windows Type Jalousie Light # _____

Exterior Ornament concrete sills, security grills with decorative scrollwork

Condition Good Surroundings Residential

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

This masonry vernacular residence has a shallow hipped roof and asymmetrical brick façade.

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 <input type="checkbox"/> yes <input type="checkbox"/> no		Date	____/____/____
DELIST DATE ____/____/____	SHPO-NR ELIGIBILITY: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> potentially ellg. <input type="checkbox"/> insufficient info		Date	____/____/____
	LOCAL DESIGNATION: Local office _____		Date	____/____/____
National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2)				

DOCUMENTATION

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

Bibliographic References _____

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #81, Facing NW

RECORDER INFORMATION

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

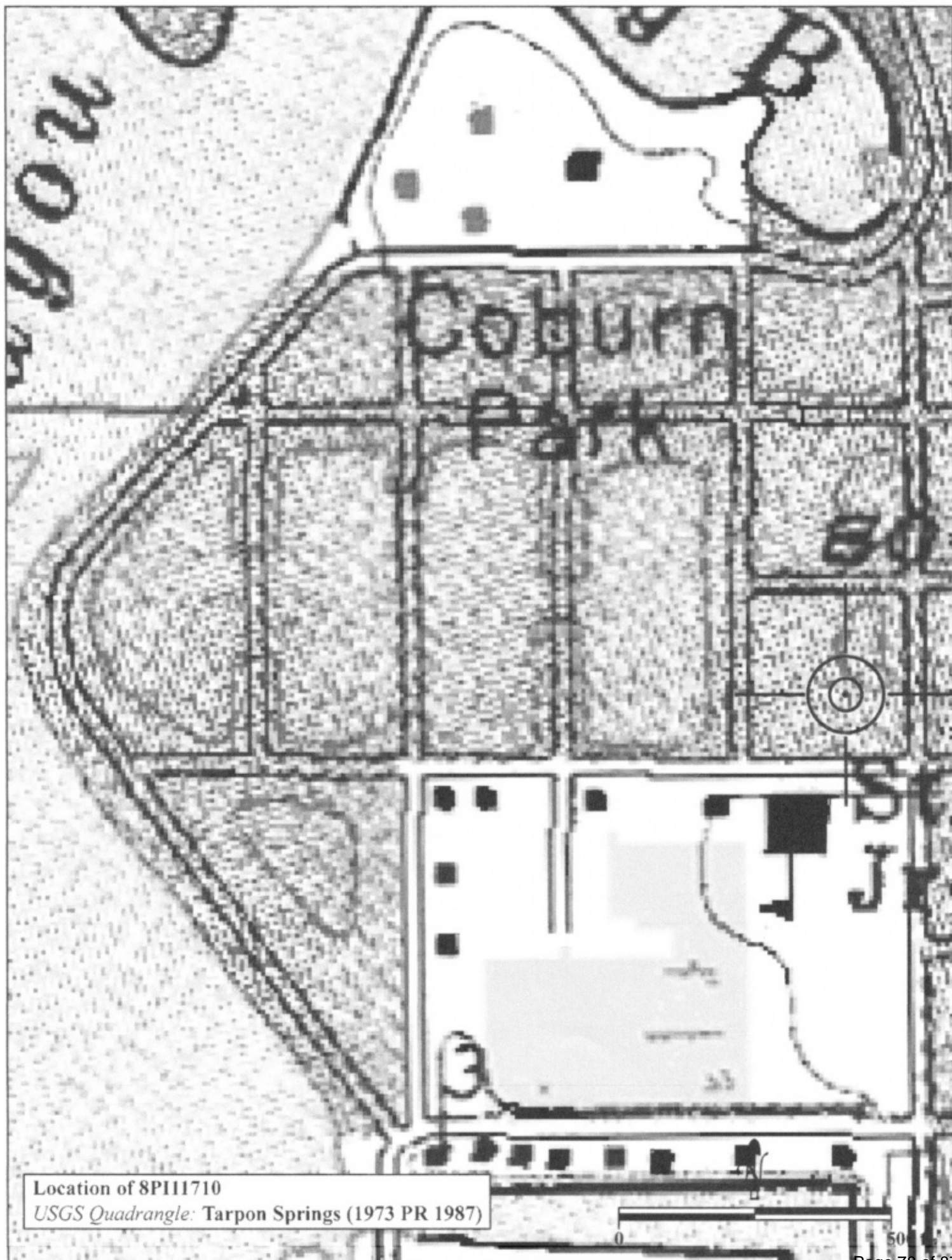
- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP



USGS QUADRANGLE MAP



Location of 8P111710
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 CALIOPE COUTROULIS		Email CMLAMBRIANOS@GMAIL.COM	
Address 318 BANANA STREET			
City TARPON SPRINGS	State FL	Zip 34689	
Phone	Fax	Cellular 727-808-3051	

Applicant

Name CHRIS LAMBRIANOS & CHRIS COUTROULIS		Email CMLAMBRIANOS@GMAIL.COM	
Address 1041 PENINSULA AVE			
City TARPON SPRINGS	State FL	Zip 34689	
Phone	Fax	Cellular 727-808-3051	

Agent (if applicable)

Name		Email	
Address			
City	State	Zip	
Phone	Fax	Cellular	

General Information

Property Location or Address 318 BANANA STREET, TARPON SPRINGS, FL 34689	
Legal Description (attach additional sheets as necessary) BEEKMAN'S, J.C. SUB BLK 1 LOT 5	
Tax Parcel Number(s) 13-27-15-06120-001-0050	Current Designations of Property
	Land Use Category Zoning District
Current Use of Property SINGLE FAMILY HOME	Contributing Structure? <input type="checkbox"/> YES <input type="checkbox"/> NO

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

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

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

New Property Location or Address	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s)	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 1954	Architectural Style MASONARY VERNACULAR	Porches? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Original Use SINGLE FAMILY HOME	Present Use SINGLE FAMILY HOME	Proposed Use
Roof Type & Material SHINGLE COMPOSITION	Exterior Siding Material Stucco	

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

Description of Proposed Work:

**UPON CITY'S APPROVAL POTENTIAL DEMOLITION
OPTION AT BUYERS REQUEST**

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

By Caliope C.L. Coutroulis

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 CHRIS LAMBRIANOS (POA) CHRIS COUTROULIS (POA) (are) ^{My ATTORNEYS IN FACT UNDER A DURABLE POWER OF ATTORNEY OF EFFECTIVE DATE 12/4/2023 ATTACHED HERE TO} 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: April 1, 2025 Title Holder/Property Owner: Chris S. Coutroulis
Date: APRIL 1, 2025 Title Holder/Property Owner: Ch. Lambrianos
Date: _____ Title Holder/Property Owner: _____
Date: _____ Title Holder/Property Owner: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

AS GRANTED BY CALIOPE COUTROULIS IN ARTICLE THREE SECTIONS 3.01, 3.02, 3.04 C.L. ON PAGES 2 THROUGH 4 - IN THE ABOVE - IDENTIFICALLY IDENTIFIED DURABLE POWER OF ATTORNEY

The foregoing instrument was acknowledged before me this 1st day of April, A.D., 2025 by Chris S. Coutroulis & Chris M. Lambrianos who is personally known to me or who has produced Florida Driver Licenses as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Rita A. Ponder
Signature: Rita A. Ponder
Stamp:



Durable Power of Attorney

I, **Caliope C. Coutroulis**, am creating this Durable Power of Attorney intended to comply with the Florida Power of Attorney Act (part II of Chapter 709, Florida Statutes) as amended from time to time, with effective date of December 4, 2023. I hereby revoke all powers of attorney, if any, previously granted by me as Principal, and terminate all agency relationships, if any, previously created by me except:

powers granted by me, if any, under any Designation of Health Care Surrogate, Living Will, Living Will Designation, Health Care Power of Attorney, or Authorization for Release of Protected Health Information;

powers granted by me on forms provided by financial institutions granting the right to write checks on, deposit funds to, and withdraw funds from accounts, including certificates of deposit, to which I am a signatory; and

powers granting access to a safe-deposit box, if any.

Article One Appointment of Attorneys in Fact

Section 1.01 Joint Attorneys in Fact Named

I appoint **Chris S. Coutroulis** and **Chris M. Lambrianos**, **jointly**, to serve as my Attorneys in Fact. All decisions and actions pursuant to this Durable Power of Attorney are to be undertaken by them **jointly**; provided, however, that if either of them becomes incapacitated or deceased, the other shall then have full authority to undertake all decisions and actions **individually** pursuant to this Durable Power of Attorney.

Section 1.02 Authority to Delegate to Either Attorney in Fact

Either of my serving Attorneys in Fact may delegate his authority to the other Attorney in Fact appointed jointly hereunder, with the consent of such other Attorney in Fact. The Attorney in Fact making such a delegation under this provision may revoke such delegation at any time, or may limit the delegation to specific, but fewer than all, decisions and actions undertaken pursuant to this Durable Power of Attorney.

Section 1.03 Self-Dealing

Unless expressly prohibited by another provision of this Durable Power of Attorney, my Attorneys in Fact may enter into transactions on my behalf in which my Attorneys in Fact may be personally interested, as long as the terms of the transaction are fair to me. For example, my Attorneys in Fact may purchase property from me at its fair market value, or, upon giving notice to me, mortgage property owned by me without court approval. Without limitation, this shall apply to my residence located at 318 Banana Street, Tarpon Springs Florida 34689.

Article Two

Effectiveness of Appointment - Durability Provision

Section 2.01 Effectiveness

The authority granted to my Attorneys in Fact under this Durable Power of Attorney will be effective immediately upon signing.

Section 2.02 Durability

This Durable Power of Attorney is not terminated by lapse of time or by my subsequent incapacity, except as provided in Section 709.2109, Florida Statutes.

Article Three

General Powers

I grant my Attorneys in Fact the powers described in this Article so that they may act on my behalf. In addition, my Attorneys in Fact may do everything in their judgment necessary to exercise the powers listed below.

Section 3.01 Real and Personal Property Sales and Purchases

Unless specifically limited by the other provisions of this Durable Power of Attorney, my Attorneys in Fact may:

- (i) sell any interest I own in any kind of property, real or personal, including homestead property under Florida law or the laws of any other state, and determine the terms of sale and grant options with regard to sales;
- (ii) dispose of sales proceeds on my behalf as my Attorneys in Fact determine is appropriate;
- (iii) buy any kind of property, real or personal, including homestead property under Florida law or the laws of any other state, and determine the terms for buying property and may obtain options to buy property;
- (iv) arrange to insure purchased property, and otherwise arrange for its safekeeping;
- (v) borrow money for the purposes described in this Section and to secure the loan in any manner my Attorneys in Fact determine is appropriate, and repay the loan from my funds;
- (vi) pay for any purchases made; and
- (vii) repay any cash advanced from my credit cards.

Section 3.02 Real Property Management

My Attorneys in Fact may manage any real property I now own or may acquire, including without limitation my personal residence and homestead property at 318 Banana Street, Tarpon Springs, Florida 34689, under Florida law or any other applicable state or federal laws. Unless specifically limited by a provision of this Durable Power of Attorney, my Attorneys in Fact may:

declare, create, or execute a homestead on my personal residence under Florida law or any other state's laws; and terminate, abandon, release, or give a waiver on any interest I have in a homestead;

in their discretion, lease and sublease property for any period, and grant options to lease or subdivide property, even if the term of the lease, sublease, or option extends beyond the term of this Durable Power of Attorney, as my Attorneys in Fact consider appropriate;

eject and remove tenants or other persons from property, and recover the property by all lawful means;

collect and sue for rents;

pay, compromise, or contest tax assessments and apply for tax assessment refunds;

subdivide, partition, develop, dedicate property to public use without consideration, or grant or release easements over my real property;

maintain, protect, repair, preserve, insure, build upon, improve, demolish, abandon, and alter all or any part of my real property;

employ laborers;

obtain or vacate plats and adjust boundaries;

adjust differences in the property's value on exchange or partition by giving or receiving consideration;

release or partially release real property from a lien;

enter into any contracts, covenants, and warranty agreements regarding my real property that my Attorneys in Fact consider appropriate; and

encumber property, including my personal residence and homestead property at 318 Banana Street, Tarpon Springs, Florida 34689, under Florida law or the laws of any other state, by mortgage, deed of trust, reverse mortgage, or other like instrument they determine most appropriate in their discretion.

Section 3.03 Tangible Personal Property Management

My Attorneys in Fact may manage any tangible personal property I now own or may acquire. Unless specifically limited by the other provisions of this Durable Power of Attorney, my Attorneys in Fact may:

lease and sublease property for any period and grant options to lease or subdivide property, even if the term of the lease, sublease, or option extends beyond the term of this Durable Power of Attorney;

recover my property by all lawful means;

collect and sue for rents;

pay, compromise, or contest tax assessments and apply for tax assessment refunds;

maintain, protect, repair, preserve, insure, improve, destroy, and abandon all or any part of my property; and

grant security interests in my property.

My Attorneys in Fact may accept tangible personal property as a gift or as security for a loan.

Section 3.04 Residence and Tangible Personal Property

Without limiting any other authority granted in this Durable Power of Attorney and notwithstanding my desire to return to my home if I am physically and mentally able to do so, if my Attorneys in Fact determine that I will never be able to return to my residence from a hospital, hospice, nursing home, assisted living facility, convalescent home, or similar facility, or otherwise determine that the costs of my continuing to reside in a hospital, hospice, nursing home, assisted living facility, convalescent home, or similar facility require additional funds I do not otherwise have available to me, my Attorneys in Fact may sell, lease, sublease, or assign my interest in my residence at 318 Banana Street, Tarpon Springs, Florida 34689 on terms and conditions that my Attorneys in Fact consider fair and appropriate.

If items of tangible personal property remain in my residence, my Attorneys in Fact may:

store and safeguard any items, and pay all storage costs from my funds;

sell any items that my Attorneys in Fact believe I will never need again on terms and conditions that my Attorneys in Fact consider fair appropriate; or

transfer custody and possession of any item to the person named in my estate planning documents as the person to receive such item upon my death.

Section 3.05 Bank Accounts and Banking Transactions

My Attorneys in Fact have authority to conduct banking transactions as provided in Section 709.2208(1), Florida Statutes. I note that my Attorneys of Fact already appear as signatories along with me on my checking account and on CDs I have at Bank of America. Without limiting the authority granted here or that they already possess, my Attorneys in Fact may:

establish, continue, modify, or terminate an account or other banking arrangement with a financial institution;

contract for services available from a financial institution, including renting a safe-deposit box or space in a vault;

Acceptance by Attorneys in Fact

The undersigned Attorneys in Fact hereby accept the delegation of authority set out in this Durable Power of Attorney

Chris S. Coutroulis

Attorney in Fact Signature

FL DL # C 364-117-53-0670

Attorney in Fact Driver's License Number

Chris M. Lambrianos

Attorney in Fact Signature

FL DL # L 516-113-56-250-0

Attorney in Fact Driver's License Number

STATE OF FLORIDA)
) ss.
COUNTY OF PINELLAS)

The foregoing Durable Power of Attorney was acknowledged before me this 11th day of December, 2023, by Chris S. Coutroulis and by Chris M. Lambrianos, respectively, as Caliope C. Coutroulis's Attorneys in Fact hereunder, who identified themselves by presenting their respective Florida Driver Licenses, and who were also personally identified by the Principal, Caliope C. Coutroulis.



RITA A. PONDER
Commission # HH 014640
Expires June 25, 2024
Bonded Thru Budget Notary Services

Rita A. Ponder

Notary Public State of Florida

My commission expires:

June 25, 2024