



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, JUNE 2, 2025
6:30 PM - CITY HALL AUDITORIUM**

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENTS

4. MINUTES

- a. May 5, 2025

5. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

6. APPLICATION(S)

- a. Application 25.33 Certificate of Appropriateness to replace a metal shingle roof with an asphalt shingle roof on the contributing structure at 119 S Spring Boulevard.
- b. Application 25.35 Certificate of Appropriateness to enclose a non-historic patio at the contributing structure at 21 N Safford Avenue.
- c. Application 25.36 Certificate of Appropriateness to construct a new patio at the contributing property at Craig Park.

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
MAY 5, 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, May 5, 2025, at 6:30 PM with the following present:

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

ABSENT/EXCUSED: Rita Kaplan

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

1. CALL TO ORDER

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

2. ROLL CALL

Board Secretary Creighton called the roll.

3. PUBLIC COMMENTS

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

4. MINUTES

a. April 7, 2025

MOTION: Member Ryan

SECOND: Vice-Chairperson Sprecher

to approve minutes as corrected.

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

Yes: 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 25.29; Certificate of Appropriateness (CA) to Replace a Door on a Contributing Structure; 101 Read Street**

Staff:

Ms. Lanford gave background information and noted that staff recommended 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 voted to approve the proposed project, it was 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.

MOTION: Member Ryan
SECOND: Member Hallett

to approve with the additional condition that the new door opening was not to change in size, that the replacement door was the same size as the previous door, and that the new fiberglass door had a fifteen (15) light configuration.

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

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

- b. **Application 25.30; Certificate of Appropriateness to Demolish a Contributing Structure; 318 Banana Street.**

Staff:

Ms. Lanford provided background information and noted that staff recommended that the HPB review the analysis presented in this staff report to determine if the demolition was consistent with review standards. If the project was approved, staff recommended the following conditions:

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

Applicant:

Chris Coutroulis noted that he lived in Tampa and that the applicant did not reside in the home at 318 Banana Street, but needed proceeds from the sale of the home to fund her current living conditions in assisted living.

Michael Frangias noted that he was a resident of Pinellas County and that he was speaking in favor of the demolition and that the house was not worth the investment to fix it.

MOTION: Vice-Chairperson Sprecher
SECOND: Member Ryan
to approve the application as presented with staff-recommended conditions.

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

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

7. BOARD AND STAFF COMMENTS

Ms. Lanford noted that she attended training, and learned new ways to help the Board.

Ms. Ryan asked if we could consider staff approval for some changes in material.

Ms. Lanford indicated that we could look at the Heritage Preservation Ordinance again but that she thought the board needed to review prominent changes.

8. ADJOURNMENT

Chairperson Mrozinski adjourned the meeting at 07:14 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
June 2, 2025

STAFF REPORT, May 23, 2025

Application No. / Project Title: 25.33 / Parker-Turpin
Staff: Caroline Lanford, AICP CTP
Principal Planner
Applicant / Owner: Arry's Roofing (James Housh, Agent) /
Elizabeth Parker and Matt Turpin, Owners
Property Size: 6,007 square feet
Current Zoning: R-60 One- and Two-Family Residential District
Current Land Use: Residential Urban
Location / Parcel ID: 119 S Spring Boulevard / 12-27-15- 52128-000-0040
Architectural Type/District Status: Frame Vernacular / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Appropriateness to replace the existing metal shingle roof with asphalt shingles at the contributing building. The Florida Master Site File (FMSF) 8PI1627 for the property notes the circa 1930 asymmetrical frame vernacular two-story residence has a hipped roof, and a front gable one-story screened porch that wraps the northeast corner. The roof has a shallow overhang with boxed beadboard soffits. The subject property is located on Spring Bayou immediately south of the Knapp House.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **denial** of the project as presented by the applicant based on inconsistency with the review criteria as stated in this staff report. The applicant has not provided any evidence of the infeasibility of repair or replacement with similar materials that would replicate the type of roof distinguishing the structure's original architecture.

However, if the HPB should recommend approval for the project, staff recommends the following conditions:

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

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 2, 3, 4, 63, 64, 66, and 69. 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: Not applicable to this project.

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

ANALYSIS: No alterations to the historic roofline are proposed in the application. The change of materials from metal shingles to asphalt shingles will alter the appearance of the historic streetscape. The two adjacent residences to the north have architectural shingle roofs: the Knapp House, a circa 1886 Queen Anne Revival, and a 1909 Craftsman at 103 S Spring. The adjacent circa 1915 frame vernacular structure to the south of the subject property at 127 S Spring Boulevard has a standing seam metal roof. The HPB should determine if the change of roof material constitutes a significantly adverse impact to the historic streetscape.

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

ANALYSIS: The application for a Certificate of Approval does not propose any additional changes to the historic shape of the existing roof. The proposed project would alter the texture and type of the



existing roof. The historic metal shingles reflect the original architecture of the subject property. Shingle roofs are not inconsistent with the frame vernacular type, and there are many instances of contributing frame vernacular structures in the NRHP and local historic districts with asphalt shingle roofs. The original metal shingle roof is a distinctive feature of the subject property, indicative of the materials available at the time and the original architecture of the structure. The HPB should consider the change of texture and architectural inconsistency of an asphalt shingle roof with the original architecture of the building in making their determination.

(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 DRGM provides guidance for roofs primarily in Chapter 4.17: "The roof is one of the prominent defining features of historic buildings" (page 138). Guideline 63 is particularly applicable to the proposed project:

Guideline 63. Roofing Material

- a. Retain and repair the historic roof materials where feasible. Repairs can include replacing panels or sealing pinholes with an elastomeric/silicone material.
- b. If all roofing material is to be removed, then the new roofing material shall match the existing or be characteristic of the architectural style in terms of material, size, and pattern.
- c. Requests for substitute roofing materials will be reviewed on a case-by-case basis.

Repair versus Replacement:

The applicant has not provided any evidence that the historic roofing materials cannot be repaired. The proposed asphalt shingles do not match the existing, nor do they match the historic roof in material, size or pattern. The HPB should satisfy themselves that the conditions of "b" of Guideline 63 is met.

Comparative Quality of Materials:



Characteristic of the architectural style: The current roof is metal shingle, consistent with the period of construction. The DRGM notes of the frame vernacular style that “Roofs: are typically gable or hipped (earliest examples are steeply sloped); or original roofing materials were usually standing seam metal or asbestos shingles, however many of the houses now feature composition shingles.” (page 32).

Size/Dimension: The current roof is composed of uniform sized shingles, and the proposed replacement will be different size and dimensions than the existing metal shingle roof.

Thickness: The replacement shingles will be of similar thickness as the current shingles.

Finish / Texture: The current metal shingles have a metallic finish and smooth texture. The proposed replacement with asphalt shingles would change the finish and the texture would be granular rather than smooth.

Color: The applicant has not provided a product sheet indicating color. Although the HPB cannot specify a required color, the use of a matte finish light gray would minimize the aesthetic alteration if the HPB determines that the change of material is not a significant deviation from the original architectural style.

(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.

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

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



9. *New 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 meet the intent of the Secretary's standards, as a distinctive feature characteristic of the architectural style would be inappropriately replaced, compromising the historic integrity of the property.

(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 does not comply with Article VII of the City of Tarpon Springs Comprehensive Zoning and Land Development Code or the Historic Preservation Element of the Comprehensive Plan. The project complies with other articles of the Comprehensive Zoning and 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. Staff has not received any responses to these notices.

ATTACHMENTS:

1. Slide Presentation
2. Florida Master Site File Form #8PI1627
3. Application and supporting materials

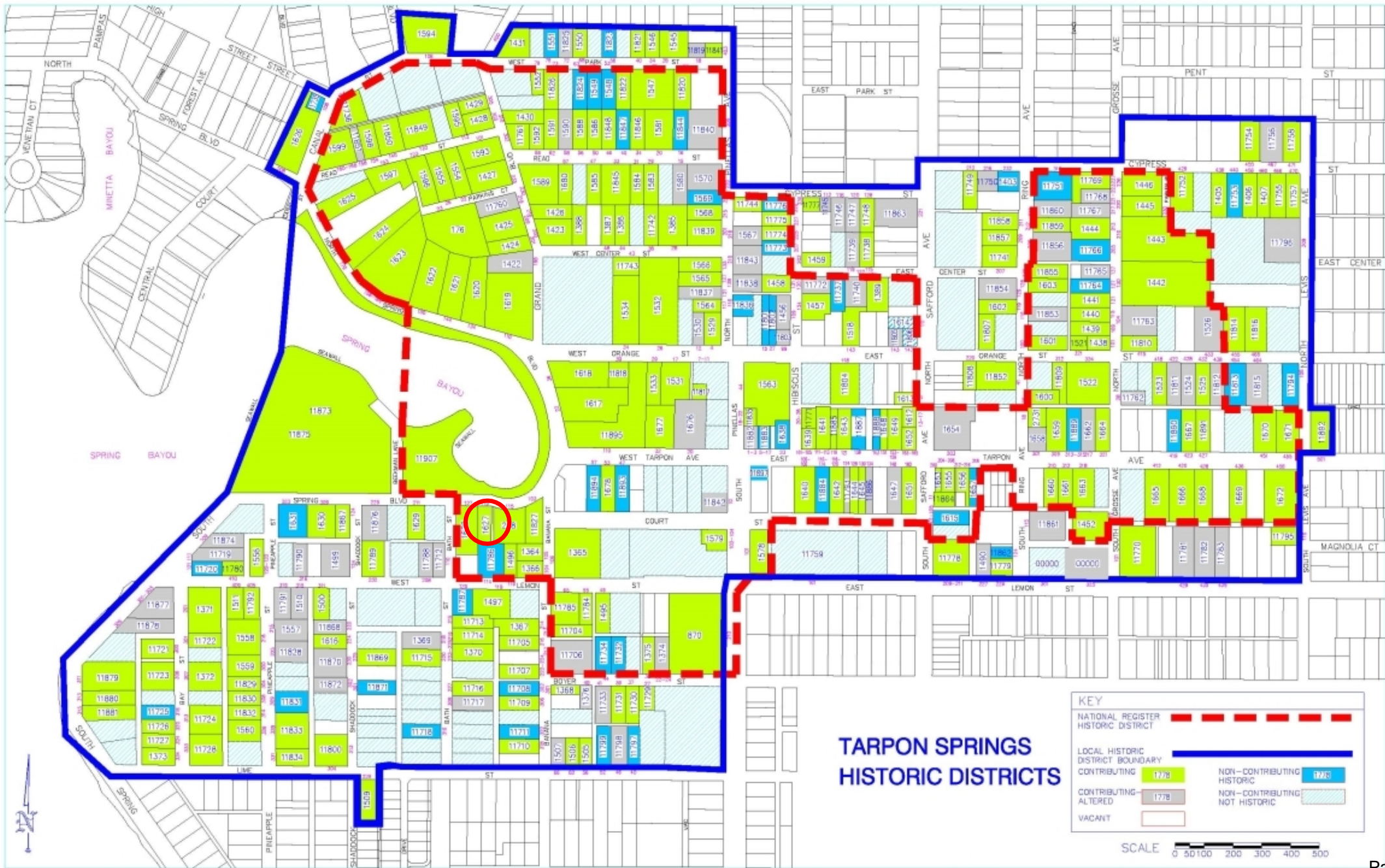
PARKER-TURPIN APPLICATION #25.33

Heritage Preservation Board, June 2, 2025



LOCATION AND LAND USE CONTEXT





PROPERTY INFORMATION

- Lot Size: 6,007 square feet
- Current Zoning: R-60 One- and Two-Family Residential District
- Land Use: Residential Urban
- Location / Parcel ID: 119 S Spring Boulevard / 12-27-15- 52128-000-0040 Architectural Type/Style: Frame Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI1627
- Applicant / Owner: Arry's Roofing (James Housh, Agent) / Elizabeth Parker and Matt Turpin, Owners

REQUEST

Certificate of Appropriateness to:

- Replace the existing metal shingle roof with asphalt shingles at the contributing building

119 S SPRING BOULEVARD – FLORIDA MASTER SITE FILE



119 S SPRING BOULEVARD – FAÇADE



119 S SPRING BOULEVARD – CONTEXT



119 S SPRING BOULEVARD – CONTEXT



119 S SPRING BOULEVARD – CONTEXT



119 S SPRING BOULEVARD – CONTEXT



STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

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

DESIGN GUIDELINES REVIEW MANUAL

Guideline 63. Roofing Material

- a. Retain and repair the historic roof materials where feasible. Repairs can include replacing panels or sealing pinholes with an elastomeric/silicone material.
- b. If all roofing material is to be removed, then the new roofing material shall match the existing or be characteristic of the architectural style in terms of material, size, and pattern.
- c. Requests for substitute roofing materials will be reviewed on a case-by-case basis.
- d. When replacing asphalt shingles, heavyweight architectural shingles are preferred.
- e. Repair of isolated sections of a roof must match the existing in material composition, style, size, and color.

Best Choice

Replace a historic standing seam metal roof with a new standing seam metal roof

Good Alternative

Replace a slate roof with new synthetic slate shingles that mimic the texture and pattern of the historic slate roof

Not Appropriate

Replacing a slate roof with a new standing seam metal roof

TR

Guideline 64. Roof Shape and Slope

- a. Preserve the historic shape and slope of the roof.
- b. Roof shapes on secondary structures should be consistent with the architectural style of the main building.
 1. Look at the roof shapes of other structures (porches, small wings) that were historically attached to buildings of your type and style. For example, gable-roofed buildings generally had additions with gable or shed roofs.
 2. Roof slope should be roughly consistent with that of the primary structure.
- c. If the entire roof structure is to be replaced, it shall be replaced with the same roof form or a roof form characteristic of the architectural style.

Guideline 65. Eaves and Brackets

- a. Consideration may be given to covering (not enclosing) eaves or roof brackets provided the covering material is compatible with the architectural style of the structure, and the shape and detailing of the bracket and/or eave is maintained.
- b. Missing brackets, rafters, and/or eaves shall be rebuilt with the same materials, design, and color as the existing.

It is generally not appropriate to:

- remove or cover existing eaves and/or brackets
- install roof brackets on a structure if the brackets are not an original feature of the structure or architectural style



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **denial** of Application #25.35. If the HPB approves the project, the following conditions are recommended:

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

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 # 8P11627Recorder # 296Recorder Date 2/20/09Original Update Site Name 119 S Spring Boulevard Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Depression/New Deal National Register Category Building

LOCATION and IDENTIFICATION

Address 119 S Spring BoulevardVicinity of S side of Spring between Banana and BathCity 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 3114592 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1930 Circa Alterations Date _____ Type/Location _____Additions Date _____ Type/Location _____Moved Original Location _____Use Original Private residence Use Present Private residence

DESCRIPTION

Style Frame Vernacular Exterior Plan Irregular Interior Plan Unknown Stories 2Structural System Wood frame Exterior Fabric WeatherboardFoundation Piers Foundation Materials Brick Foundation Infill Brick open workNo. of Porches 1 Locations/Features separate front gable at the northeast corner, now screened with wood columnsMain Entrance (stylistic details): off-center entry under main porchOutbldgs. Number 1 Nature/Location (Describe below)one story hipped roof two car garage at southeast corner (contributing)Roof Type Hip Roofing Materials Metal shinglesSecondary Structures Comments Not applicable Location _____Chimneys Number 1 Orientation East; West Location Slope/Interior Material BrickWood Windows Type DHS Light # 1/1, 6/1Metal Windows Type _____ Light # _____Exterior Ornament wood surroundsCondition Good Surroundings Residential

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

This asymmetrical frame vernacular two story residence has a hipped roof and a front gable one story screened porch that wraps the northeast corner. The roof has a shallow overhang with boxed beadboard soffits.

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 Depression/New Deal-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 8PI1627. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research

Negative Numbers Roll 2885, #104, Facing S

RECORDER INFORMATION

Recorder Name Janus Research

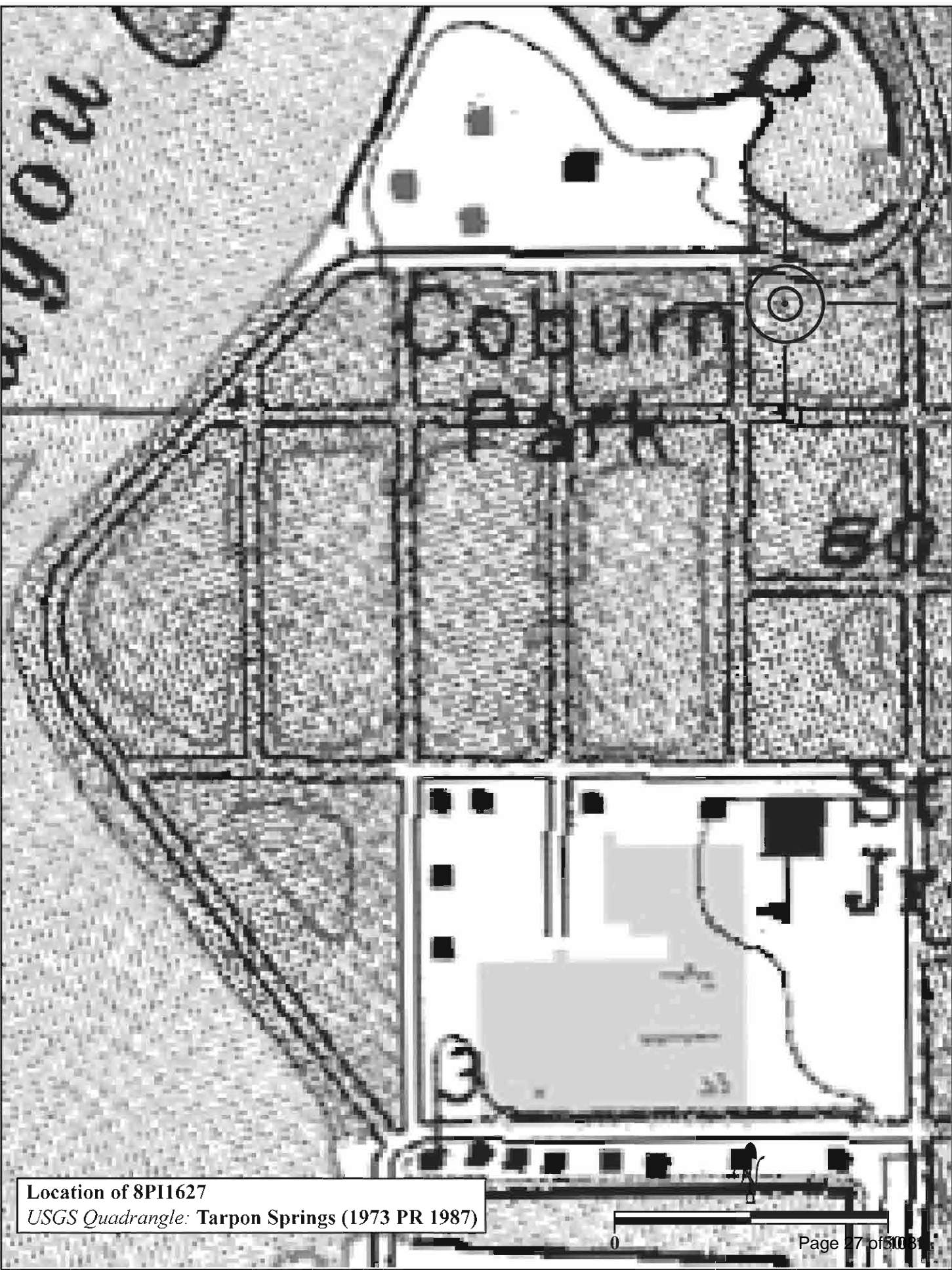
Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- 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 8PI1627
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 MATT TURPIN & ELISABETH PARKER		Email elisabeth.prkr@gmail.com	
Address 119 S SPRING BLVD			
City TARPON SPRINGS		State FL	Zip 34689
Phone 813-316-8342	Fax		Cellular

Applicant

Name JAMES HOUSH - ARRY'S ROOFING SVC INC		Email BJACK@ARRYSROOFING.COM	
Address 401 E SPRUCE ST			
City TARPON SPRINGS		State FL	Zip 34689
Phone 727-938-9565	Fax		Cellular

Agent (if applicable)

Name		Email	
Address			
City		State	Zip
Phone	Fax		Cellular

General Information

Property Location or Address 119 S SPRING BLVD TARPON SPRINGS, FL 34689	
Legal Description (attach additional sheets as necessary)	
Tax Parcel Number(s) 12-27-15-52128-000-0040	Current Designations of Property
	Land Use Category Zoning District
Current Use of Property	Contributing Structure? <input type="checkbox"/> YES <input type="checkbox"/> NO

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

- | | | | |
|-------------------------------------|-------------------------------------------|----------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation * | <input type="checkbox"/> Structural Addition | <input type="checkbox"/> Driveway |
| <input type="checkbox"/> Renovation | <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> New Roof | <input 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 1940	Architectural Style	Porches? <input type="checkbox"/> YES <input type="checkbox"/> NO
Original Use	Present Use Single family Home	Proposed Use
Roof Type & Material Metal Panel	Exterior Siding Material	

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

Description of Proposed Work:

T/O METAL ROOF. RE-NAIL DECK TO CODE. DRY IN WITH SOPREMA RESISTO (FL46297.1) INSTALL GAF TIMBERLINE SHINGLES (FL10124.2) 23 SQ, 5/12, 2 STORY. T/O MODIFIED ROOF. RE-NAIL DECK TO CODE. INSTALL GAF EVERGUARD TPO MEMBRANE (FL5293.2) 3 SQ, 0/12, 2 STORY.

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 James Housh
AGENT 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: _____ Title Holder/Property Owner: _____
Date: _____ Title Holder/Property Owner: _____
Date: _____ Title Holder/Property Owner: _____
Date: _____ Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

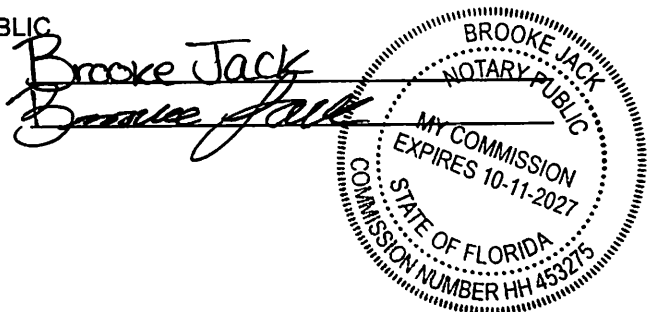
The foregoing instrument was acknowledged before me this 16 day of April, A.D., 20 25
by Elisabeth Parker and Matt Turpin, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name:

Signature:

Stamp:



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

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

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



City of Tarpon Springs Comment Report

324 E. Pine Street, Tarpon Springs, FL, 34689 Telephone: 727-942-5617

Project **25-969**
TURPIN AND PARKER RESIDENTIAL RE-ROOF

Project Address 119 S SPRING Blvd
TARPON SPRINGS, FL 34689
United States

Files and Attachments parker product spec sheet.pdf
1st Submittal

Instructions

The comments listed below require correction or clarification. Each line item includes a comment and sheet number, if applicable, for easy reference to the marked up plans. Please resubmit all revised plans using the **SAME FILENAME** as the original submittal unless otherwise noted.

Please contact the specific reviewer directly pertaining to a specific comment if you have any questions or concerns with your comment report.

The permit technicians will not be able answer any questions pertaining reviewer comments.

Planning and Zoning

[Sheet 2 | Comment 00001 | parker product spec sheet.pdf]

Caroline Lanford

This property is a contributing structure in the local historic district. A change of roofing material requires a Certificate of Approval from the Heritage Preservation Board. Please

submit an application for a Certificate of Approval.

Reviewers

Planning and Zoning (1 Comment)
Caroline Lanford
727-942-5611
clanford@ctsfl.us

Docusign Envelope ID: 4D225F52-4B99-4345-859C-0E133D91E85B

Permit Number _____
Parcel ID Number 12-27-15-52128-000-0040

NOTICE OF COMMENCEMENT

State of Florida
County of Pinellas

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): LINN'S, ALEXANDER SUB W 47FT OF LOT 4
a) Street (job) Address: 119 S SPRING BLVD TARPON SPRINGS, FL 34689

2. General description of improvements: Roof Replacement

3. Owner Information or Lessee information if the Lessee contracted for the improvement:
a) Name and address: Elisabeth Parker, 119 S Spring Blvd. Tarpon Springs, FL 34689
b) Name and address of fee simple titleholder (if different than Owner listed above) _____
c) Interest in property: OWNER

4. Contractor Information
a) Name and address: Arry's Roofing Services, Inc. 401 E Spruce Tarpon Springs, FL 34689
b) Telephone No.: 727-938-9565 Fax No.: (optional) _____

5. Surety (if applicable, a copy of the payment bond is attached)
a) Name and address: n/a
b) Telephone No.: _____
c) Amount of Bond: \$

6. Lender
a) Name and address: n/a
b) Telephone No.: _____

7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13 (1) (a) 7., Florida Statutes:
a) Name and address: _____
b) Telephone No.: _____ Fax No.: (optional) _____

8.a. In addition to himself or herself, Owner designates _____ of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
b) Phone Number of Person or entity designated by Owner: _____

9. Expiration date of notice of commencement (the expiration date may not be before the completion of construction and final payment to the contractor, but will be 1 year from the date of recording unless a different date is specified): 20

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Under penalty of perjury, I declare that I have read the foregoing notice of commencement and that the facts stated therein are true to the best of my knowledge and belief.

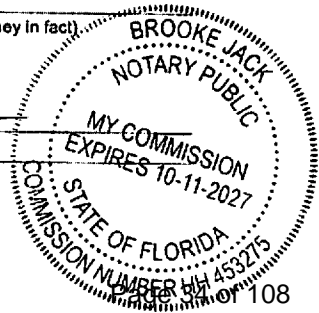
Elisabeth Parker Elisabeth Parker
(Signature of Owner or Lessee, or Owner's or Lessee's (Authorized Officer/Director/Partner/Manager) (Print Name and Provide Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 1st day of April, 2025
by Elisabeth Parker as owner (type of authority, e.g. officer, trustee, attorney in fact)

for _____, as _____ (Name of Person) (type of authority, e.g. officer, trustee, attorney in fact)

Personally Known Produced ID

Notary Signature Brooke Jack
Print name brooke jack



**CITY OF TARPON SPRINGS, FLORIDA
BUILDING PERMIT APPLICATION**

Print clearly or type. All boxes must be completed or marked N/A.

Rev 12/2023

Job Address 119 S. Spring Blvd	Lot 4	Block	Subdivision Linn's Alexander
Parcel No. 12-27-15-52128-000-0040	Flood Zone & BFE *review section XI		Zoning District
Description of Work TPO metal roof. Re-nail deck to code. Dry-in With Supremo Resisto (Aug 29 2017) install GAF Timberline Shingles (FL10124.2) 23 sq. 5/12² slope TPO modified roof. Re-nail deck to code. install GAF Everguard TPO membrane (FL5293.2)			Value of Construction (as per FBC 109.3) (total cost including labor and materials) \$ 21,670
			<input type="checkbox"/> Check if over \$1,000,000 and see Section X for Public Art Acknowledgment guidelines.

Will a Private Provider be utilized for this Project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Will the Private Provider be utilized for plan review? <input type="checkbox"/>	Will the Private Provider be utilized for Inspections? <input type="checkbox"/>	
Contractor (Company Name) Arrys Roofing SVC INC		Phone (727) 938-9565	
Company Address 401 E. Spruce Street	City Tarpon Springs	State FL	Zip 34689
Email Address (Primary contact for this application) Black@arrysroofing.com			
License Holder Name James Housh	State (DBPR) License No. CCC1326986	County (PCCLB) License No.	

Property Owner's Name Matt Turpin and Elisabeth Parker		Phone (813) 316-8342	
Property Owner's Address 119 S. Spring Blvd	City Tarpon Springs	State FL	Zip 34689
Email Address elisabeth.pkr@gmail.com			

Tenant or Lessee Name INDICATE TYPE OF BUSINESS:		Phone ()	
Address	City	State	Zip

Architect/Engineer's Name		Florida License No.	
Address	City	State	Zip

IMPORTANT NOTICES TO APPLICANT:

- I. The code in effect in this jurisdiction is the 2023 Florida Building Code, 8th Edition.
- II. In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.
- III. An application for a permit for any proposed work shall be deemed to have been abandoned, becoming null and void 180 days after the date of filing, unless such application has been pursued in good faith or a permit has been issued, except that the building official is

CITY OF TARPON SPRINGS, FLORIDA
BUILDING PERMIT APPLICATION

authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing prior to the abandonment date and justifiable cause demonstrated, as per FBC 105.3.2.

IV. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction, or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within six months after its issuance or if the work authorized by such permit is suspended or abandoned for a period of six months after the time the work is commenced, as per FBC 105.4.1.

V. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Failure to obtain an approved inspection within 180 days of the previously approved inspection shall constitute suspension or abandonment. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each. The extension shall be requested in writing, and justifiable cause demonstrated. Permits issued for the demolition of a structure shall expire sixty (60) days from the date of issuance. For a justifiable cause, one (1) extension of time for a period not exceeding thirty (30) days may be allowed. Such request shall be in writing to the building official.

VI. Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

VII. OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws and local ordinances regulating construction and zoning.

VIII. WARNING TO OWNER: Your failure to record a NOTICE OF COMMENCEMENT may result in your paying twice for improvements to your property. A Notice of Commencement must be recorded and certified and submitted to the Building Department prior to the first inspection. A Notice of Commencement is required for any job valued greater than \$5,000 (greater than \$15,000 to repair or replace an existing heating or air-conditioning system), as per F.S. 713.135.

IX. IF YOU INTEND TO OBTAIN FINANCING, consult with your lender or an attorney before commencing work or recording your NOTICE OF COMMENCEMENT.

X. PUBLIC ART ACKNOWLEDGEMENT – Article XVII of the Comprehensive Zoning and Land Development Code. Sec 296.00 ART DESIGN STANDARDS FOR DEVELOPMENT AND REDEVELOPMENT of projects with a valuation of \$1,000,000 or more.

XI. FLOOD – Article VI of the Code of Ordinances, Section 6-64.4. PERMITS. For development wholly or partially within any flood hazard area, you may be required to pay an additional Floodplain Development permit fee, which will be determined and applied during plan review. A sealed survey with elevations, an elevation certificate, or other floodplain development documentation may be required.

XII. ASBESTOS –The enforcing agency shall require each building permit for demolition or renovation of an existing structure to contain an asbestos notification statement that indicates the owners' or operators' responsibility to comply with the provisions of section 469.003, FS and notify that department, as per FBC 105.9.

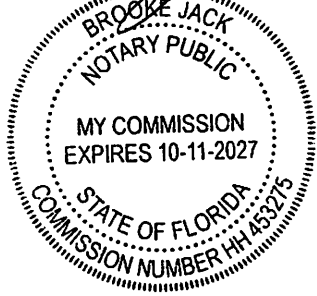
By signing below the property owner/agent and contractor do hereby acknowledge that they have read and understand the above.

x James Houch
Signature of Property Owner/Agent

Sworn to and subscribed before me by James Houch
this 7 day of April, 2025.

Personally known to me, or
 Produced identification: _____

Notary's Signature Brooke Jack
NOTARY STAMP: _____



x James Houch
Signature of Contractor

Sworn to and subscribed before me by James Houch
this 7 day of April, 2025.

Personally known to me, or
 Produced identification: _____

Notary's Signature Brooke Jack
NOTARY STAMP: _____



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			
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	GAF	TIMBERLINE	FL10124.2
B. UNDERLAYMENT	Sopremo	Resisto	FL462017.1
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	GAF	TPO	FL5293.2
L. ROOFING SLATE			

Category/Subcategory	Manufacturer	Product Description	Approval Number(s)
M. CEMENTS-ADHESIVES COATING			
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

Jaus Hoer DATE: 4/7/25



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
June 2, 2025

STAFF REPORT, May 27, 2025

Application No. / Project Title: 25.35 / Tarpon Tavern

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: Daniel Jenkin, Applicant / Andrew Pavalis, Agent /
Cobblestone Management Group, LLC, Owner

Property Size: 3.271 square feet

Current Zoning: SAP – Special Area Plan, T4a Residential + Retail/Office

Future Land Use: Activity Center

Location / Parcel ID: 21 N Safford Avenue / 12-27-15-64998-000-0010

Architectural Type/District Status: Masonry Vernacular / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Appropriateness to enclose a non-historic porch addition (approved by the HPB in 2011) at the circa 1925 contributing structure. The proposed enclosure would replace the existing entryway and openings on the east elevation fronting Safford Avenue with four 36” x 54” vinyl windows and enclose the openings on the north elevation facing Orange Street with eight 36” x 54” vinyl windows and one vinyl French style door. The proposed new windows would utilize wood surrounds similar to those present on the historic structure, and surplus space would be filled and clad with stucco to match the existing porch and the historic structure.

The Florida Master Site File (FMSF) 8PI1613 notes the one-story commercial building has a flat parapet, stucco exterior, and wood storefront windows. It is shown on the 1926 Sanborn map as the office of the American Railway Express Company. Although the structure has undergone alterations, most architectural details remain, and the structure is considered a contributing resource to the National Register of Historic Places (NRHP) and Local Tarpon Springs Historic District.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of the application, with the following conditions:

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 5, 8, 9, 14, 52, and 72. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>

REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROVAL

Pursuant to Section 109.01, Standards for Review:

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

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

ANALYSIS: The proposed project would not alter the height and width of the structure.

(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 covered patio proposed for enclosure is a non-historic addition to the building approved by the HPB in 2011. The patio is subordinate to the historic structure, and the stucco cladding and simple design are complimentary to of the historic structure's original architecture. The applicant proposes to enclose the patio with windows utilizing wood surrounds and similar dimensions to the historical windows. The HPB should determine if the enclosure of the non-historic patio is generally consistent with the character of the contributing structure.

(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 subject property is located in the Safford Avenue streetscape, one of signature thoroughfares of the historic downtown. The proposed project would alter the aesthetics of the streetscape and the relationship of the contributing property to the street by enclosing an open-air patio and removing an entryway from the Safford Avenue façade. The open-air patio currently serves as a relational bridge between the privately-owned, semi-public restaurant space and the public realm by providing a transition from the historic structure to the public right-of-way. Enclosure of the patio would alter this transitional relationship. The HPB should determine if this alteration is considered adverse.



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

ANALYSIS: Not applicable.

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

ANALYSIS: The massing of the original structure was altered by the addition of the covered patio space, and would be further altered by its enclosure. However, the applicant is proposing to approximate the trim and dimensions of the original windows and match the historical siding of the contributing structure. The approximation of historical architectural elements adds to the proposed project's stylistic consistency while distinguishing the addition from the historic structure. Although not strictly reflective of the original structure's massing, the proposed enclosure is not significantly increasing the alteration. The resulting size and mass of the building after the proposed alteration would be consistent with the character of contributing buildings in the district.

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

ANALYSIS: Not applicable.

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

ANALYSIS: The proposed project would not alter the historic building. The materials proposed for the enclosure would have similar visual qualities to the historic features of the contributing structure.

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

ANALYSIS: Not applicable.



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

ANALYSIS: The following standards are applicable to this project:

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

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

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

The proposed project meets the intent of the Secretary's standards by differentiating the addition from the historic structure while utilizing complimentary materials and replicating the original siding, and approximating the original window trim and dimensions.

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

ANALYSIS: The project is consistent with the Historic Preservation Element of the Comprehensive Plan and the Heritage Preservation Article of the Comprehensive Zoning and Land Development Code. The project conforms to other requirements of the City of Tarpon Springs Comprehensive Zoning and 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:

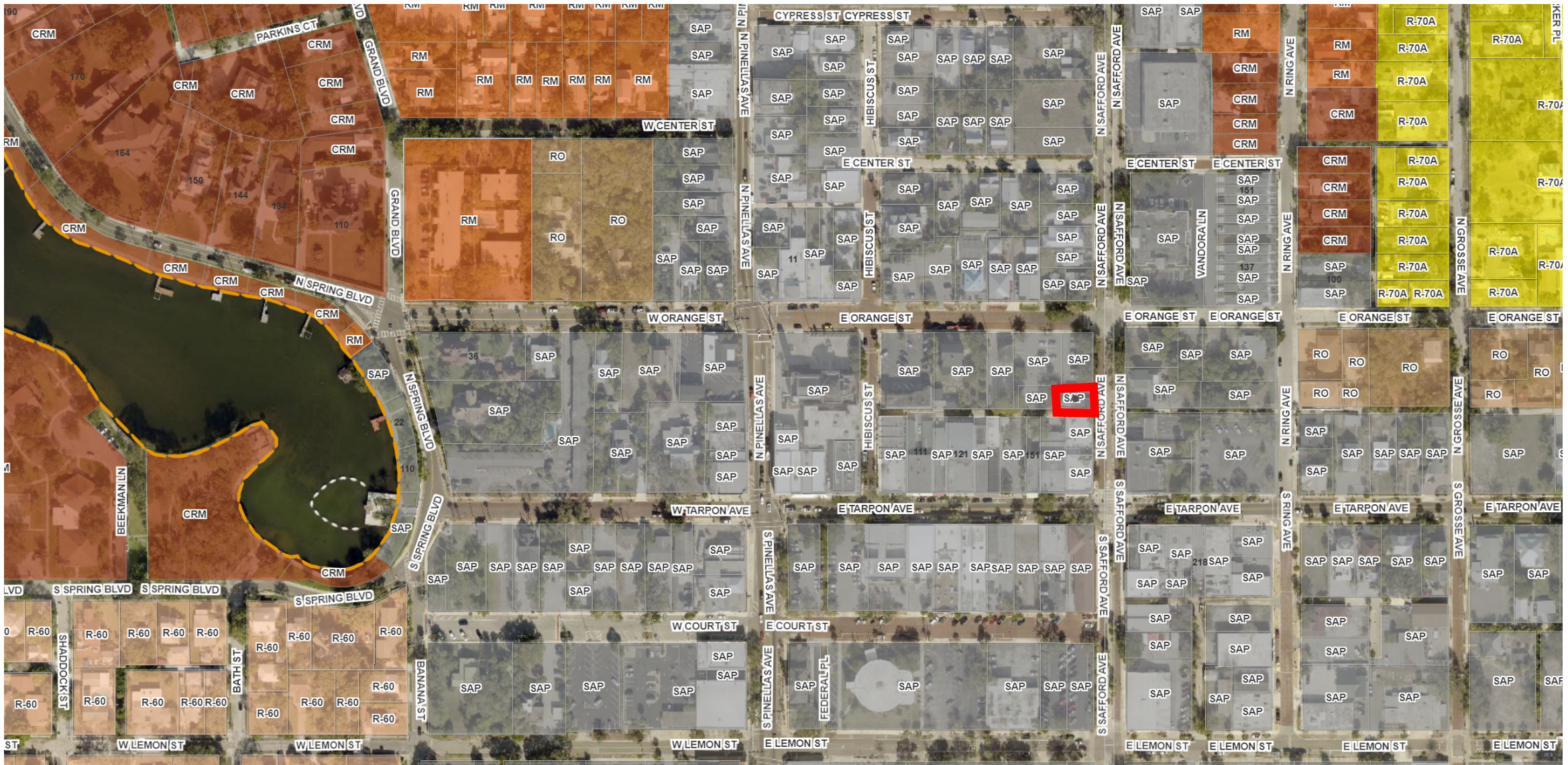
1. Slide Presentation
2. Florida Master Site File Form #8PI1622
3. Application and supporting materials

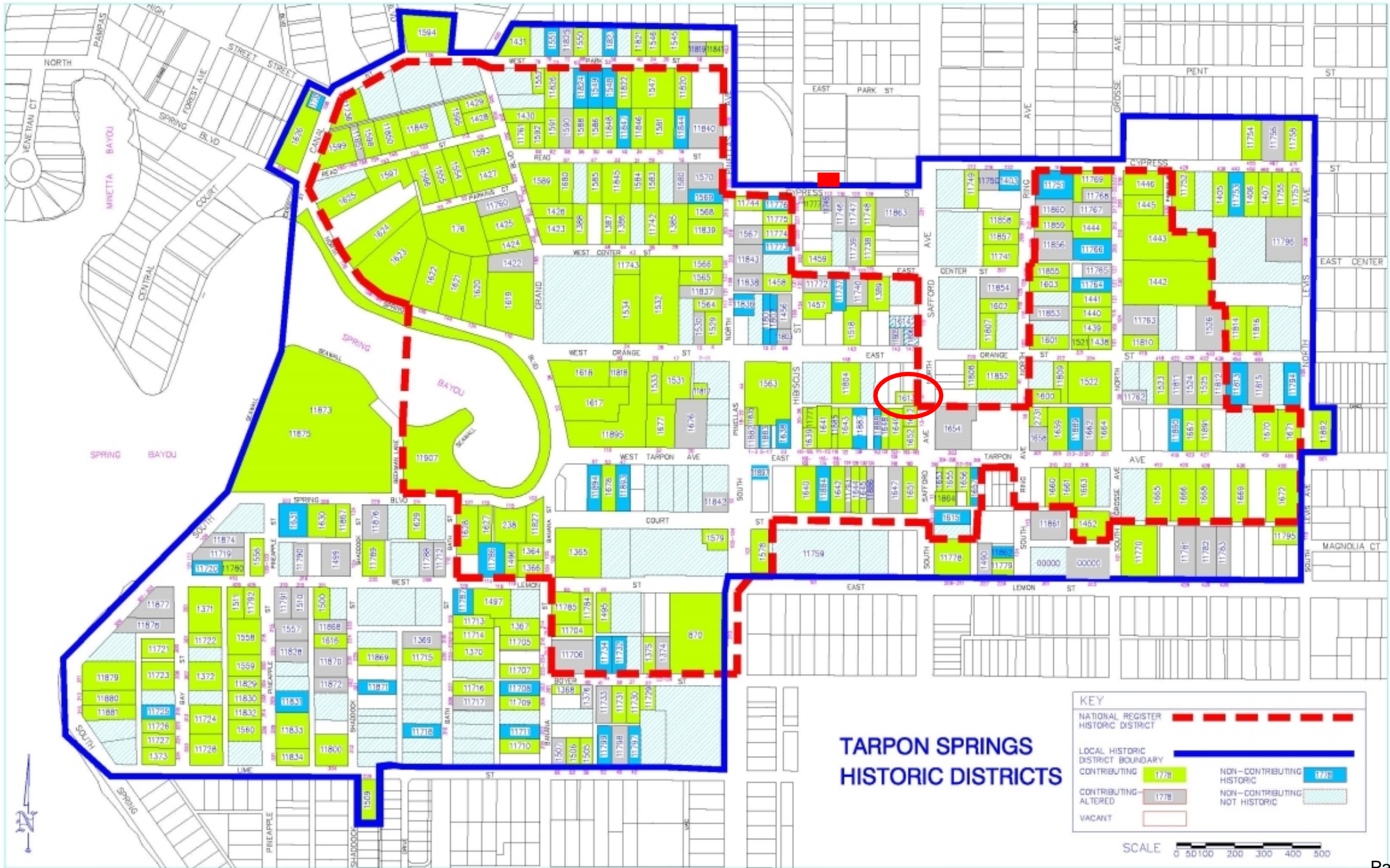
TARPON TAVERN APPLICATION #25.35

Heritage Preservation Board, June 2, 2025



LOCATION AND LAND USE CONTEXT





1926 SANBORN



PROPERTY INFORMATION

- Lot Size: 3,271 square feet
- Current Zoning: Special Area Plan, T4a Residential + Retail/Office
- Current Land Use: Restaurant
- Future Land Use: Activity Center
- Location / Parcel ID: 21 N Safford Avenue / 12-27-15-64998-000-0010
- Architectural Type/Style: Masonry Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI1613
- Applicant / Owner: Daniel Jenkin, Applicant / Andrew Pavalis, Agent / Cobblestone Management Group, LLC, Owner

REQUEST

Certificate of Appropriateness to:

- Enclose a non-historic covered patio addition

21 N SAFFORD AVENUE – FLORIDA MASTER SITE FILE



21 N SAFFORD AVENUE – FAÇADE



21 N SAFFORD AVENUE – NORTH ELEVATION



21 N SAFFORD AVENUE – CONTEXT



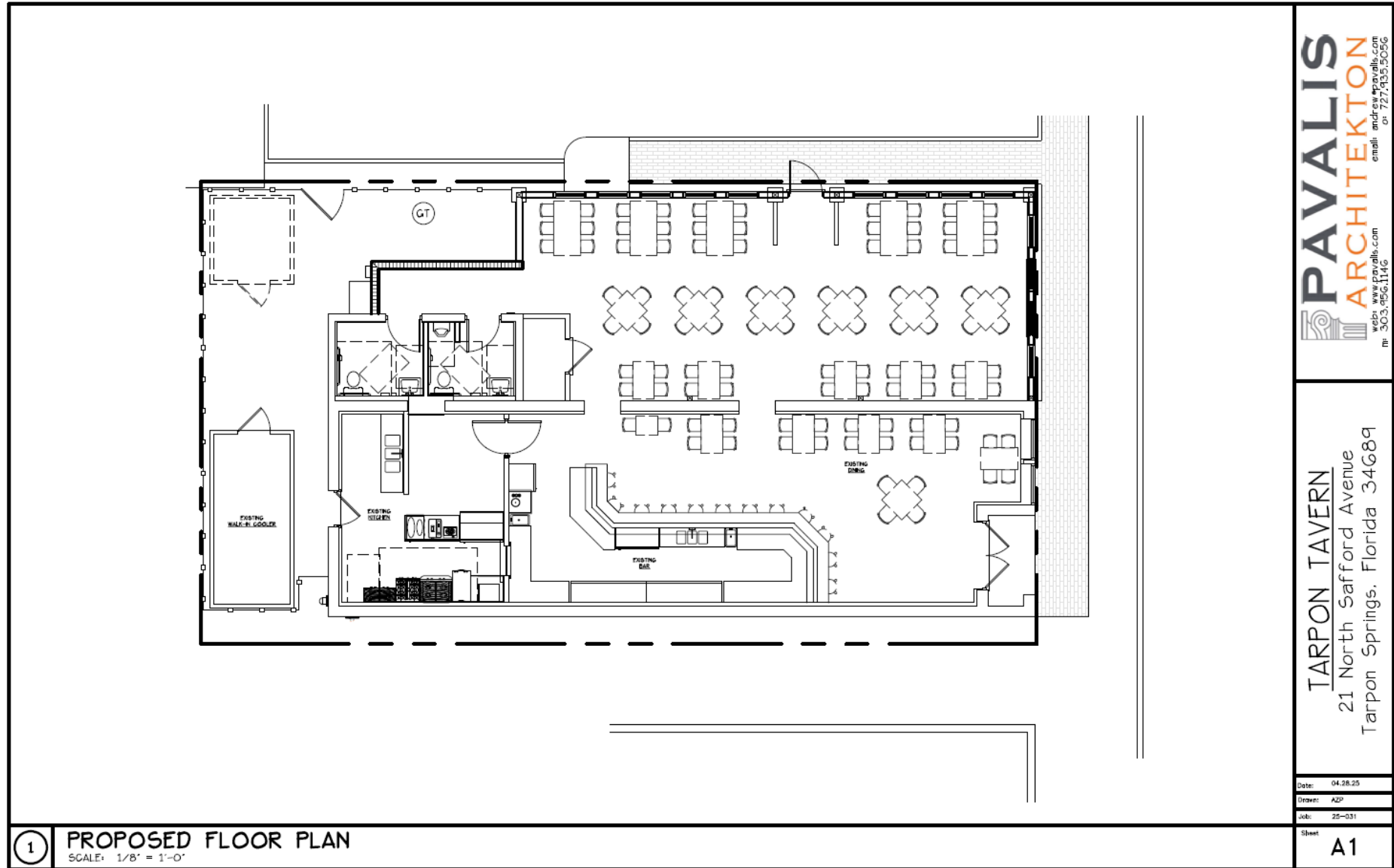
21 N SAFFORD AVENUE – PATIO ADDITION



21 N SAFFORD AVENUE – HISTORIC STRUCTURE



PROPOSED PROJECT



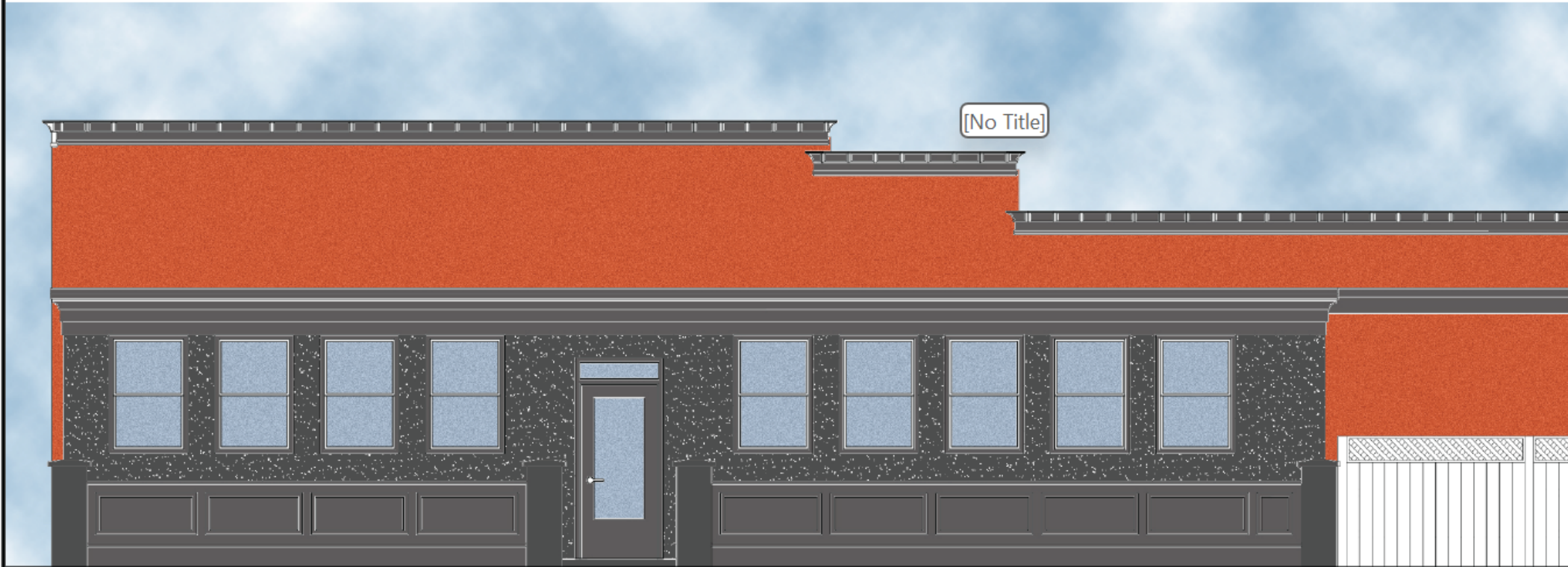


1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

PAVALIS
ARCHITECTON
web: www.pavalis.com email: andrew.pavalis.com
m: 303.856.1146 o: 727.433.3056

TARPON TAVERN
21 North Safford Avenue
Tarpon Springs, Florida 34689

Date: 04.28.25
Drawn: AZP
Job: 25-031
Sheet



[No Title]

TARPON TAVERN
21 North Safford Avenue
Tarpon Springs, Florida 34689

Date: 04.28.25
Drawn: AZP
Job: 25-031
Sheet

1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Single Hung Window



Flexible Design

Custom design configurations with exceptional strength



Easy Opening

Balanced system allows for smooth operation



Configurations



Equal



Proview



Cottage

Easy Opening & Closing

- ComfortLift handles
- Various balancing systems for large, small, and heavy sashes ensures effortless operation

Exceptional Strength

- Welded sash corners create a strong seal
- SecureConnect corner keys ensure optimal performance on any sized window
- Aluminum interlock enhances strength on larger sizes/design pressures

Hardware Options

- Patented bottom lock with visual lock/unlock design
- Vent latch allows fresh air in without opening window completely
- Window Opening Control Device that delivers a deeper level of safety and security (Certified to ASTM F2090*)

Sash Options



Single hung radius top with equal sash



Single hung arch top with proview/oriel sash

*Window opening control devices are designed to meet the ASTM International (formerly known as ASTM - American Society of Testing and Materials) Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.

French Door



Ease of Operation

Heavy-duty hinge supports the weight of the door for easy opening



Exceptional Quality

#1 in quality patio doors in America*

FD5455

Preferred French Door

Configurations

- Available as a double French door style or single French door (*also known as a patio or terrace door*)

Modular Design

- Optional sidelites and transoms allow design flexibility

3-Point Stainless Steel Locking System

- Provides an unmatched level of strength and security

Prepped for Industry-Standard Hardware

- Enhances the design of patios, master bedrooms, and more

Hardware Options

- Satin Nickel
- Oil-Rubbed Bronze

*Builder Brand Use Report, 2019



STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

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

DESIGN GUIDELINES REVIEW MANUAL

Guideline 72. Porch Additions and Modifications

Enclosing or altering historic porches is generally discouraged; however, it may be appropriate if conducted in a manner that does not damage the porch's historic features.

- a. Enclosures are not recommended; however, consideration of an enclosure shall be based on maintaining the architectural characteristics and openness of the porch by:
 1. Using transparent materials such as glass, which are set behind the balustrade, and behind or between structural elements such as column supports.
 2. Maintaining exposed roof brackets and/or the ends of exposed rafters.
 3. Retaining entrance stairs and doorway in the existing location, if possible.
 4. Using windows or glass enclosures that match, to the extent possible, the existing size of the open voids of the porch. Voids are defined as the space between the porch columns and above any railing or balustrade.
 5. Using a window style that matches the existing window style of the house with respect to number of lights, vertical and horizontal proportions, spacing between the roofline and upper window frame, and, window trim. If the windows for the enclosure are paired, they shall match the proportions of existing paired windows or the proportions of a single window, if paired together, on the existing house.
 6. Siding shall match the siding material, width, and detail of the house.
 7. The porch roof form shall match the roof form and sheathing material, of the house, including the design features of the gable-end if a gable-end is above the porch. An alternative roof form may be permitted if compatible with the architectural style of the building, and the roof sheathing material matches the existing roof.
- b. Existing enclosed porches may be repaired or replaced to match the existing; however, if the entire porch is to be replaced, then the design of the new enclosure shall comply with the above criteria based on the original historic porch design of the house or a porch design that is characteristic of the architectural style of the house.
- c. Additions to historic porches are generally not appropriate but may be considered in special cases, including handicapped accessibility concerns ([see Guideline 6: Safety Codes and Accessibility](#) for more guidance on accessibility).

City of Tarpon Springs Design Review Guidelines Manual



Guideline 73. New Porches

- a. A new front or side porch may be added if the house belongs to a building type that typically featured a porch, and where they exist elsewhere in the district on similar buildings. The new porch should be compatible with the style of the historic building.
- b. Do not obscure the historic building entry when locating a new front or side porch. An open porch maintains the historic building entry, but an enclosed front porch would violate this guideline.

DESIGN GUIDELINES REVIEW MANUAL

4.10 Universal Guidelines for Additions

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

Guideline 25. Additions

- a. New additions should respect the historic setback used throughout the neighborhood, even in cases where this historic setback is greater than the zoning setback requirement.
- b. Although it is not impossible to add one or more stories to historic buildings, it is normally more difficult to avoid adverse impact on the building's original design, character, and detailing.
- c. Additions to historic buildings shall be sited in order that the principal building is dominant to the addition. They should be located to the rear or the side (but set back from the principal building) and shall not encroach into the front yard setback characteristics of the district.
- d. Additions should be constructed in materials compatible with those used in the original building. This does not mean that the same materials have to be used.
- e. Frame additions can be added to brick and stucco buildings successfully.
- f. New additions should be subordinate to the main building. This can be achieved by making the addition smaller in scale than the main building, or by keeping the roofline or parapet below that of the main building.
- g. Additions should not duplicate the architecture and design of the main building but should generally pick up overall design "cues" from the main building, such as window proportions, overall massing and form, and type of ornamentation. This includes:
 1. Roof form and materials
 2. Siding materials and dimensional features (width, style, and orientation)
 3. Fenestration pattern (type of windows, placement of windows, window trim, relation of solids to voids, and other façade architectural details such as roof brackets or shutters)
 4. Entrances

- h. New additions should be compatible with existing historic buildings in terms of scale, mass, and form but should be visually different from the original to avoid creating a false historic appearance. Additions to historic structures should be identifiable as a new addition to an original building.

Guideline 26. Windows on Additions

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

Guideline 27. Doors on Additions

- a. Doors on additions to historic buildings should be complementary to the style, scale, and design of the doors on the main body of the historic building.

DESIGN GUIDELINES REVIEW MANUAL

Guideline 72. Porch Additions and Modifications

Enclosing or altering historic porches is generally discouraged; however, it may be appropriate if conducted in a manner that does not damage the porch's historic features.

- a. Enclosures are not recommended; however, consideration of an enclosure shall be based on maintaining the architectural characteristics and openness of the porch by:
 1. Using transparent materials such as glass, which are set behind the balustrade, and behind or between structural elements such as column supports.
 2. Maintaining exposed roof brackets and/or the ends of exposed rafters.
 3. Retaining entrance stairs and doorway in the existing location, if possible.
 4. Using windows or glass enclosures that match, to the extent possible, the existing size of the open voids of the porch. Voids are defined as the space between the porch columns and above any railing or balustrade.
 5. Using a window style that matches the existing window style of the house with respect to number of lights, vertical and horizontal proportions, spacing between the roofline and upper window frame, and, window trim. If the windows for the enclosure are paired, they shall match the proportions of existing paired windows or the proportions of a single window, if paired together, on the existing house.
 6. Siding shall match the siding material, width, and detail of the house.
 7. The porch roof form shall match the roof form and sheathing material, of the house, including the design features of the gable-end if a gable-end is above the porch. An alternative roof form may be permitted if compatible with the architectural style of the building, and the roof sheathing material matches the existing roof.
- b. Existing enclosed porches may be repaired or replaced to match the existing; however, if the entire porch is to be replaced, then the design of the new enclosure shall comply with the above criteria based on the original historic porch design of the house or a porch design that is characteristic of the architectural style of the house.
- c. Additions to historic porches are generally not appropriate but may be considered in special cases, including handicapped accessibility concerns ([see Guideline 6: Safety Codes and Accessibility for more guidance on accessibility](#)).



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #25.35. 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 # 8PI1613Recorder # 126Recorder Date 1/28/09Original Update Site Name American Railway Express Co. Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Boom Times National Register Category Building

LOCATION and IDENTIFICATION

Address 21 N Safford AvenueVicinity of W side of Safford Ave in between Orange St. and Tarpon AveCity Tarpon Springs County PinellasOwnership Private-corporate Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17Easting 327680 Northing 3114722 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1925 Circa Alterations Date Unknown Type/Location original awning removedAdditions Date _____ Type/Location _____Moved Original Location _____Use Original Commercial Use Present Commercial

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 0 Locations/Features N/AMain Entrance (stylistic details): inset off-center, storefront, double doorsOutbldgs. Number _____ Nature/Location (Describe below) _____Roof Type Flat Roofing Materials Built-up roofSecondary Structures Comments Not applicable Location _____Chimneys Number 0 Orientation N/A Location N/A Material Not applicableWood Windows Type Fixed Light # StorefrontMetal Windows Type _____ Light # _____Exterior Ornament concrete sills, fabric awningCondition Good Surroundings Residential, Commercial

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

This one-story commercial building has a flat parapet, stucco exterior, and wood storefront windows. It is shown on the 1926 Sanborn map as the office of the American Railway Express Co.

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

DHR USE ONLY		OFFICIAL EVALUATIONS	DHR USE ONLY	
NR DATE ____/____/____	KEEPER-NR ELIGIBILITY <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 8PI1613. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research

Negative Numbers Roll 2885, #259, Facing SW

RECORDER INFORMATION

Recorder Name Janus Research

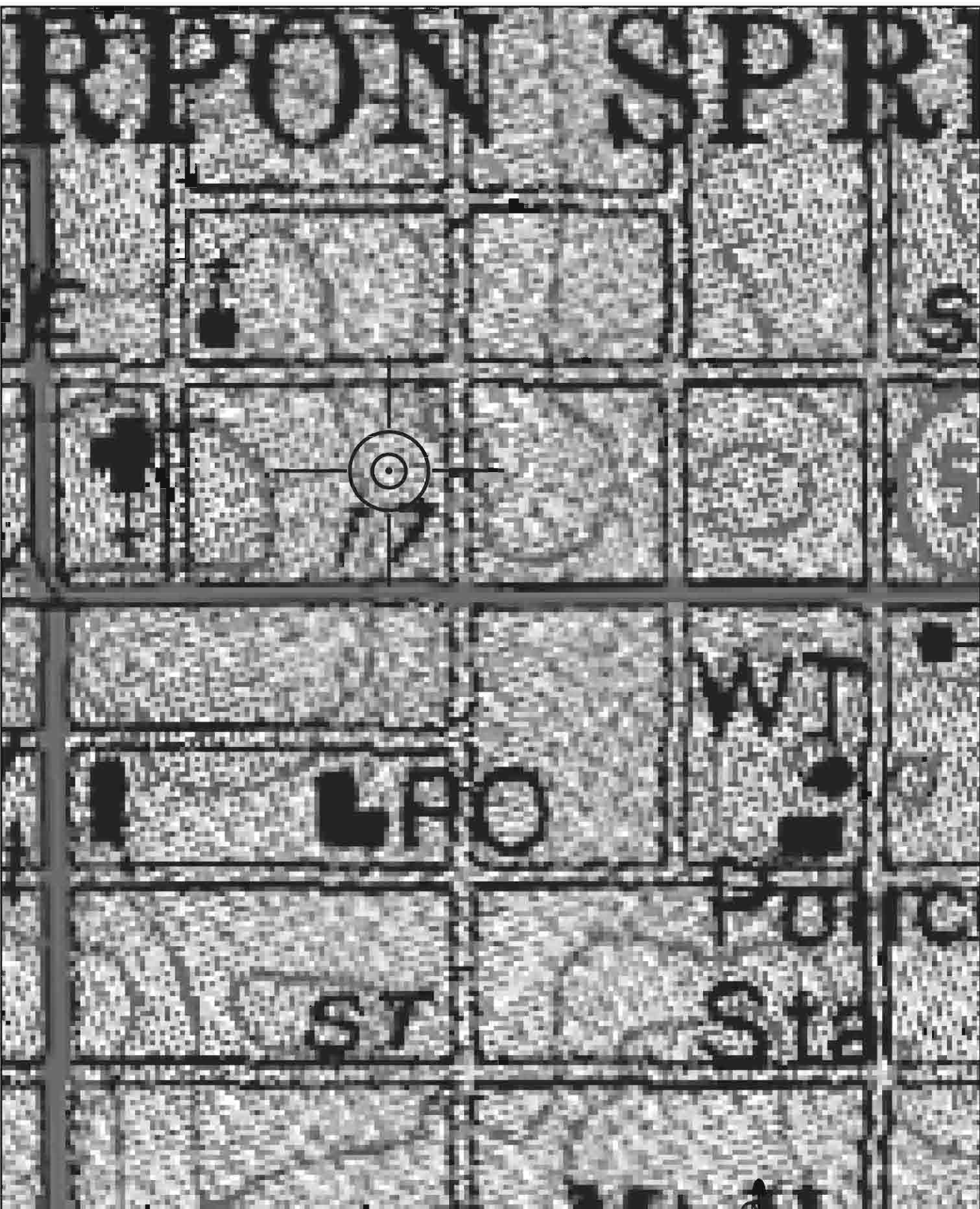
Recorder Affiliation JANUS RESEARCH, 1107 N. Ward Street, Tampa, Florida 33607 Telephone 813-636-8200

- 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 8PI1613
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 Cobblestone Management Group, LLC		Email TarponTavern@gmail.com	
Address 21 N Safford Avenue			
City Tarpon Springs		State FL	Zip 34689
Phone 727-946-5610	Fax -	Cellular 727-946-5610	

Applicant

Name Daniel Jenkin on behalf of Tarpon Tavern LLC		Email TarponTavern@gmail.com	
Address 21 N. Safford Avenue			
City Tarpon Springs		State FL	Zip 34689
Phone 727-946-5610	Fax -	Cellular 727-946-5610	

Agent (if applicable)

Name Andrew Pavalis		Email andrew@pavalis.com	
Address 417 South Pinellas Avenue			
City Tarpon Springs		State FL	Zip 34689
Phone	Fax	Cellular 303-956-1146	

General Information

Property Location or Address 21 N Safford Avenue, Tarpon Springs, FL 34689	
Legal Description (attach additional sheets as necessary) OWNER'S DIVISION S 42.5FT OF LOT 1 & E 27FT OF S 42.5FT OF LOT 2	
Tax Parcel Number(s) 12-27-15-64998-000-0010	Current Designations of Property
	Land Use Category Zoning District
Current Use of Property 3325 Bar, With or Without Package Store	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 checked="" type="checkbox"/> Structural Addition | <input type="checkbox"/> Driveway |
| <input checked="" type="checkbox"/> Renovation | <input checked="" type="checkbox"/> New Construction | <input checked="" 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 1926	Architectural Style Masonry Vernacular	Porches? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Original Use Commercial	Present Use Restaurant	Proposed Use Same - Restaurant
Roof Type & Material Existing - no changes	Exterior Siding Material Stucco and wood trim	

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

February 24, 2012 major renovation transforming existing building from office space to restaurant/bar. 2012 renovation included

addition of current patio on north side of property. In June 2013 modified the patio by adding roof and support columns.

Description of Proposed Work:

Enclose patio with 13 hurricane windows. 4 black vinyl or black aluminum windows on front of building to enclose patio. Remove entryway on N Safford Avenue patio and evenly space 4 windows across span. Use identical windows used on front of patio to enclose patio wall facing Orange Street Parking lot. Keep current Orange Street side entryway but enclose with door. Total of 9 more windows will be used for enclosing Orange Street side. Trim windows and ext. walls with wood finish in current black paint color Spacing between single hung windows will be similar to existing spacing of windows on original part of building
New Orange Street single door will be black and match general look of current front door. No window panes will be used

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

n/a

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

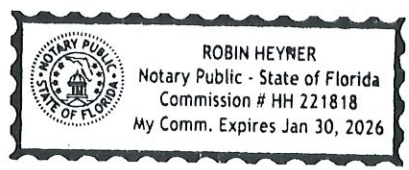
I (we) assent to the City's Comprehensive Plan as it applies to the property. Further, it is understood that this application must be complete and accurate and the appropriate fee paid prior to processing.

Date: <u>4/30/2025</u>	Title Holder/Property Owner: <u>[Signature]</u>
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____
Date: _____	Title Holder/Property Owner: _____

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 30 day of April, A.D., 2025
by Daniel Jenkin, who is personally known to me or who has produced
PROPERTY OWNER NAME PRINTED
_____ as identification and who did (did not) take an oath.

NOTARY PUBLIC
Name: Robin Heyner
Signature: [Signature]
Stamp: _____



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

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

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

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

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

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

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

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

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

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

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

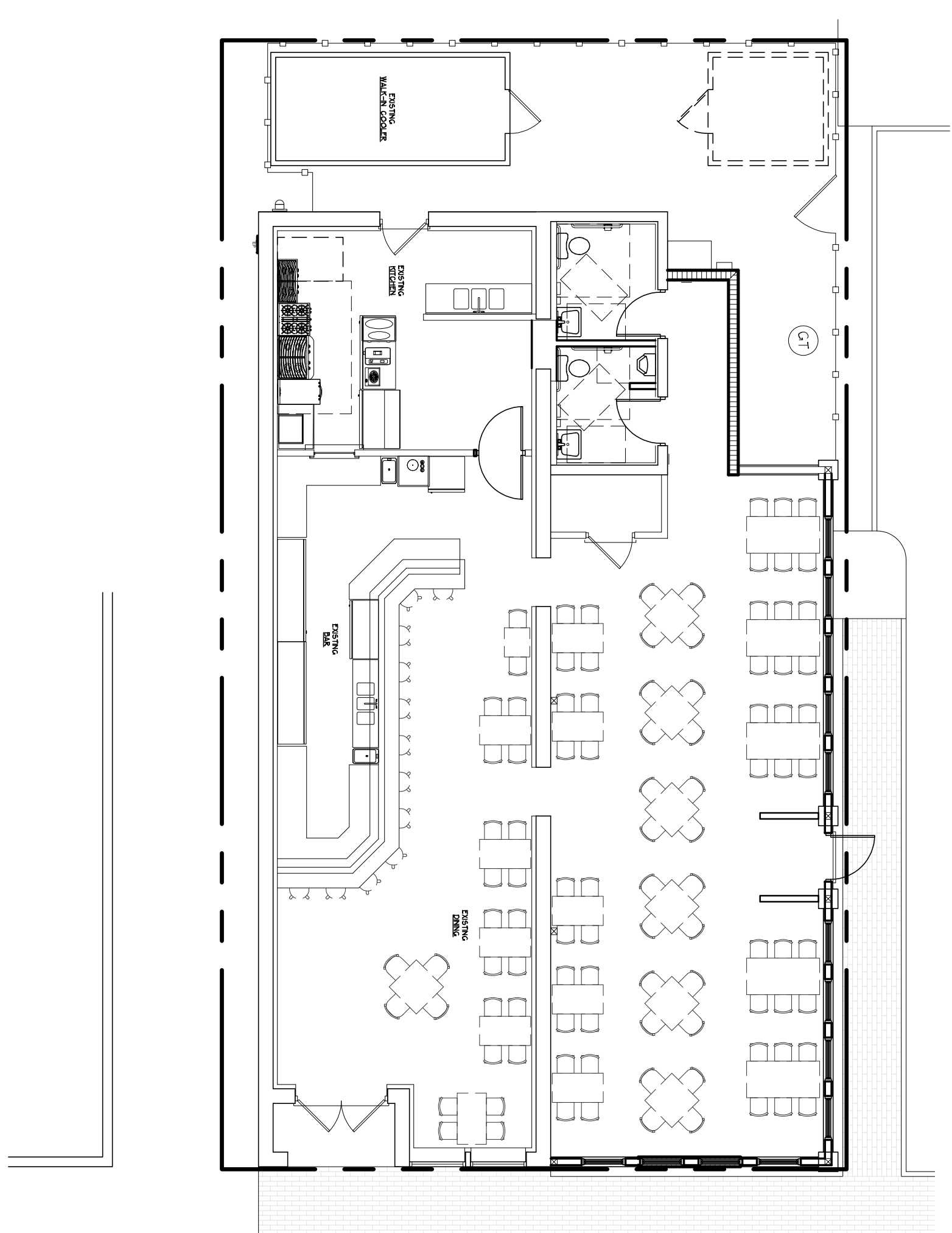
(10) The proposed project shall conform with the other requirements of this Code and be in compliance with the applicable goals, objectives, and policies of the Comprehensive Plan.

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

1

PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



TARPON TAVERN
 21 North Safford Avenue
 Tarpon Springs, Florida 34689

PAVALIS
ARCHITEKTON

web: www.pavalis.com email: andrew@pavalis.com
 m: 303.956.1146 o: 727.935.5056

Date: 04.28.25
 Drawn: AZP
 Job: 25-031
 Sheet
A1



PAVALIS
ARCHITTEKTION
 web: www.pavalis.com
 email: andrew.pavalis.com
 nr: 303.456.1146
 or: 727.935.5056

TARPON TAVERN
 21 North Safford Avenue
 Tarpon Springs, Florida 34689

Date: 04.28.25
 Drawn: AZP
 Job: 25-031

Sheet
A2

1

PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"



PAVALIS
ARCHITTEKTON
web: www.pavalis.com
email: andrew.pavalis.com
nr: 303.956.1146
or: 727.935.5056

TARPON TAVERN
21 North Safford Avenue
Tarpon Springs, Florida 34689

Date: 04.28.25
Drawn: AZP
Job: 25-031

Sheet
A3

1

PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Single Hung Window



Flexible Design

Custom design configurations with exceptional strength



Easy Opening

Balanced system allows for smooth operation



Configurations



Equal



Proview



Cottage

Easy Opening & Closing

- ComfortLift handles
- Various balancing systems for large, small, and heavy sashes ensures effortless operation

Exceptional Strength

- Welded sash corners create a strong seal
- SecureConnect corner keys ensure optimal performance on any sized window
- Aluminum interlock enhances strength on larger sizes/design pressures

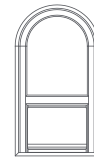
Hardware Options

- Patented bottom lock with visual lock/unlock design
- Vent latch allows fresh air in without opening window completely
- Window Opening Control Device that delivers a deeper level of safety and security (Certified to ASTM F2090*)

Sash Options



Single hung radius top with equal sash



Single hung arch top with proview/oriel sash

*Window opening control devices are designed to meet the ASTM International (formerly known as ASTM - American Society of Testing and Materials) Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.

French Door



Ease of Operation

Heavy-duty hinge supports the weight of the door for easy opening



Exceptional Quality

#1 in quality patio doors in America*

FD5455

Preferred French Door

Configurations

→ Available as a double French door style or single French door (*also known as a patio or terrace door*)

Modular Design

→ Optional sidelites and transoms allow design flexibility

3-Point Stainless Steel Locking System

→ Provides an unmatched level of strength and security

Prepped for Industry-Standard Hardware

→ Enhances the design of patios, master bedrooms, and more

Hardware Options

- Satin Nickel
- Oil-Rubbed Bronze

*Builder Brand Use Report, 2019





FD5455 French Door



CITY OF TARPON SPRINGS
HERITAGE PRESERVATION BOARD
June 2, 2025

STAFF REPORT, May 22, 2025

Application No. / Project Title: 25.36 / Recreation Center

Staff: Caroline Lanford, AICP CTP
Principal Planner

Applicant / Owner: Jamie Taylor, Applicant / City of Tarpon Springs, Owner

Property Size: 4.7 acres

Current Zoning: CRM-Conditional Residential Mixed District

Future Land Use: Recreation/Open Space

Current Land Use: Recreation Center

Location / Parcel ID: 5 Beekman Lane / 12-27-15-46926-721-0010

Architectural Type/District Status: Masonry Vernacular / Contributing

BACKGROUND SUMMARY:

The applicant is seeking a Certificate of Appropriateness for a new 16’ x 50’ composite deck on the west elevation of the property. The Florida Master Site File (FMSF) 8PI11873 notes this circa 1936 structure is located in Craig Park and was constructed as part of a Works Progress Administration project. The building was built as a Recreation Center, bath facilities, and bandshell for park activities. The building has multiple gables with eave returns and quoins at the corners. Despite alterations over the years, the subject structure retains enough historic integrity to be considered a contributing structure in the local historic district.

PRELIMINARY STAFF RECOMMENDATION:

Staff recommends **approval** of the application with the following condition:

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

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 5 and 19. The DRGM can be accessed at the following link: <https://www.ctsfl.us/wp-content/uploads/2021/03/Historic-District-Design-Review-Guidelines-Manual.pdf>



REVIEW STANDARDS / STAFF ANALYSIS – CERTIFICATE OF APPROPRIATENESS

Pursuant to Section 109.01, Standards for Review:

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

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

ANALYSIS: The height and width of the proposed deck is consistent with decks found throughout the historic district.

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

ANALYSIS: Not applicable to this project

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

ANALYSIS: The proposed deck potentially would be visible from the public right-of-way on Beekman Lane and potentially S. Spring Boulevard. Due to the site's unique location in Craig Park, the proposed deck would be visible from the park and Spring Bayou. The HPB should satisfy themselves that the potential visual impacts are not significantly adverse would not significantly alter the streetscape or the Spring Bayou vista.

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

ANALYSIS: Not applicable to this project.

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



ANALYSIS: The deck slightly alters the footprint of the original structure but does not have a significant irreversible impact on the size or mass of the structure. This alteration is reversible and would not permanently impact the subject structure.

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

ANALYSIS: Not applicable to this project.

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

ANALYSIS: Not applicable to this project.

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

ANALYSIS: Not applicable to this project.

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

ANALYSIS: The following 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 meets the intent of the Secretary's standards, as the deck does not destroy historic materials and is comparable to decks found throughout the historic district.

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



ANALYSIS: The project is consistent with the Historic Preservation Element of the Comprehensive Plan and the Heritage Preservation Article of the Comprehensive Zoning and Land Development Code. The project conforms to other requirements of the City of Tarpon Springs Comprehensive Zoning and 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. One response stating no objection was received.

ATTACHMENTS:

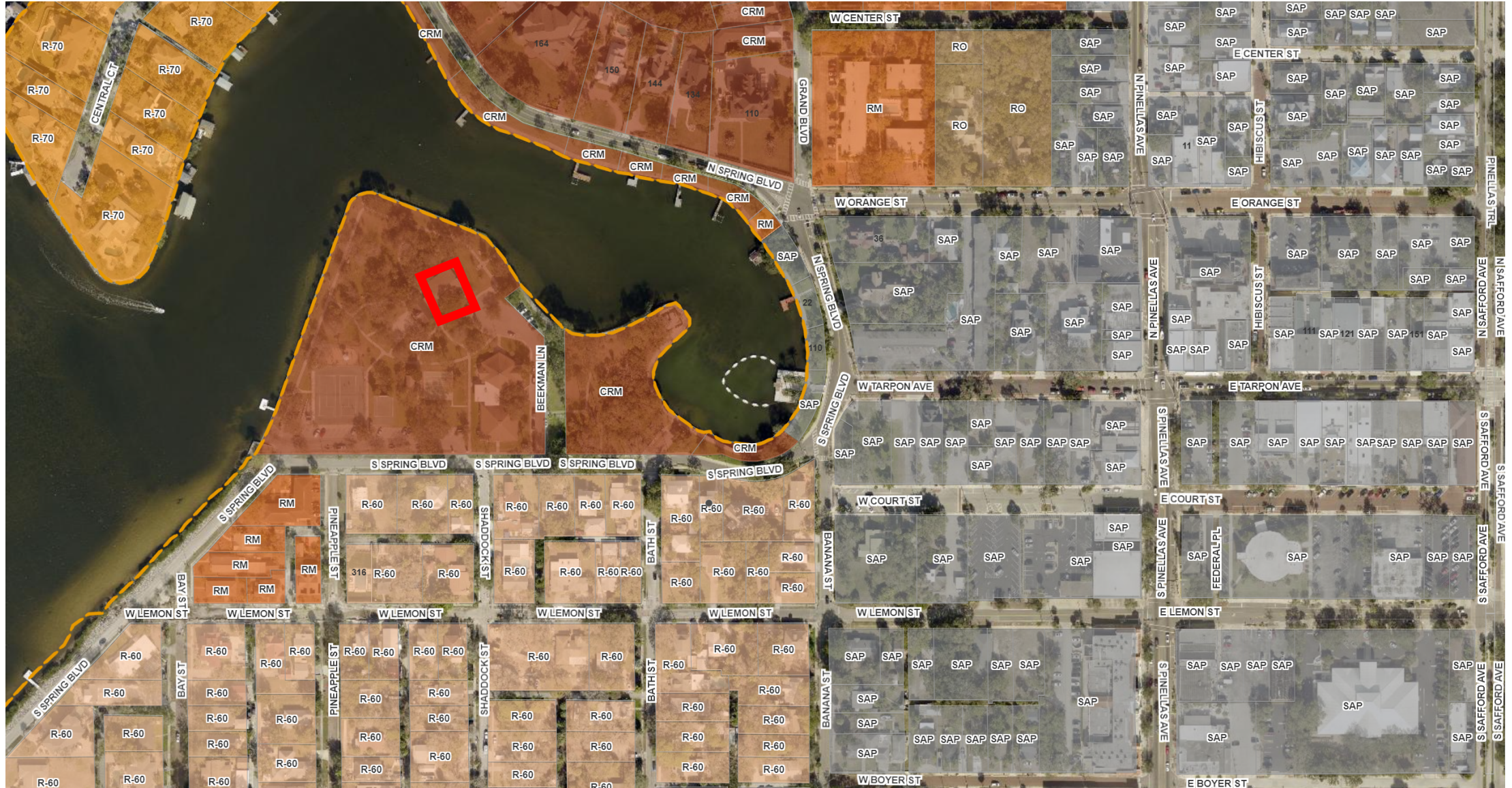
1. Slide Presentation
2. Florida Master Site File Form #8PI11873
3. Application and supporting materials

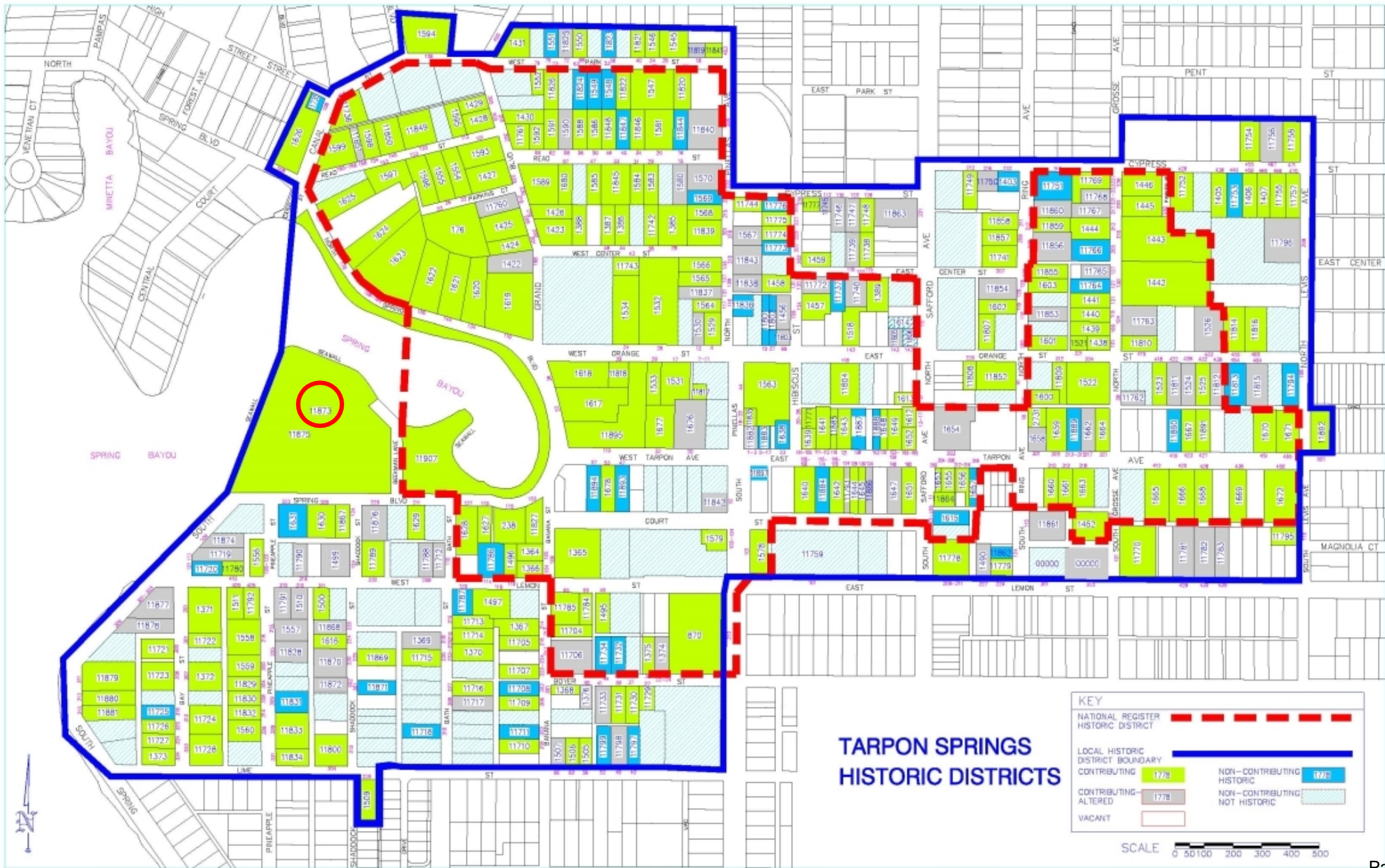
RECREATION CENTER APPLICATION #25.36

Heritage Preservation Board, June 2, 2025



LOCATION AND LAND USE CONTEXT





PROPERTY INFORMATION

- Lot Size: 4.7 Acres
- Current Zoning: CRM-Conditional Residential Mixed District
- Land Use: Recreation/Open Space
- Location / Parcel ID: 5 Beekman Lane / 12-27-15-46926-721-0010
- Architectural Type/Style: Masonry Vernacular
- District Status: Contributing
- Florida Master Site File: 8PI11873
- Applicant / Owner: Jamie Taylor, Applicant / City of Tarpon Springs, Owner

REQUEST

Certificate of Appropriateness to:

- Construct a 16'x50' composite deck on the rear (west) elevation of the contributing structure

RECREATION CENTER – FLORIDA MASTER SITE FILE



RECREATION CENTER – EAST ELEVATION



RECREATION CENTER – EAST ELEVATION



RECREATION CENTER – WEST ELEVATION



RECREATION CENTER – CONTEXT



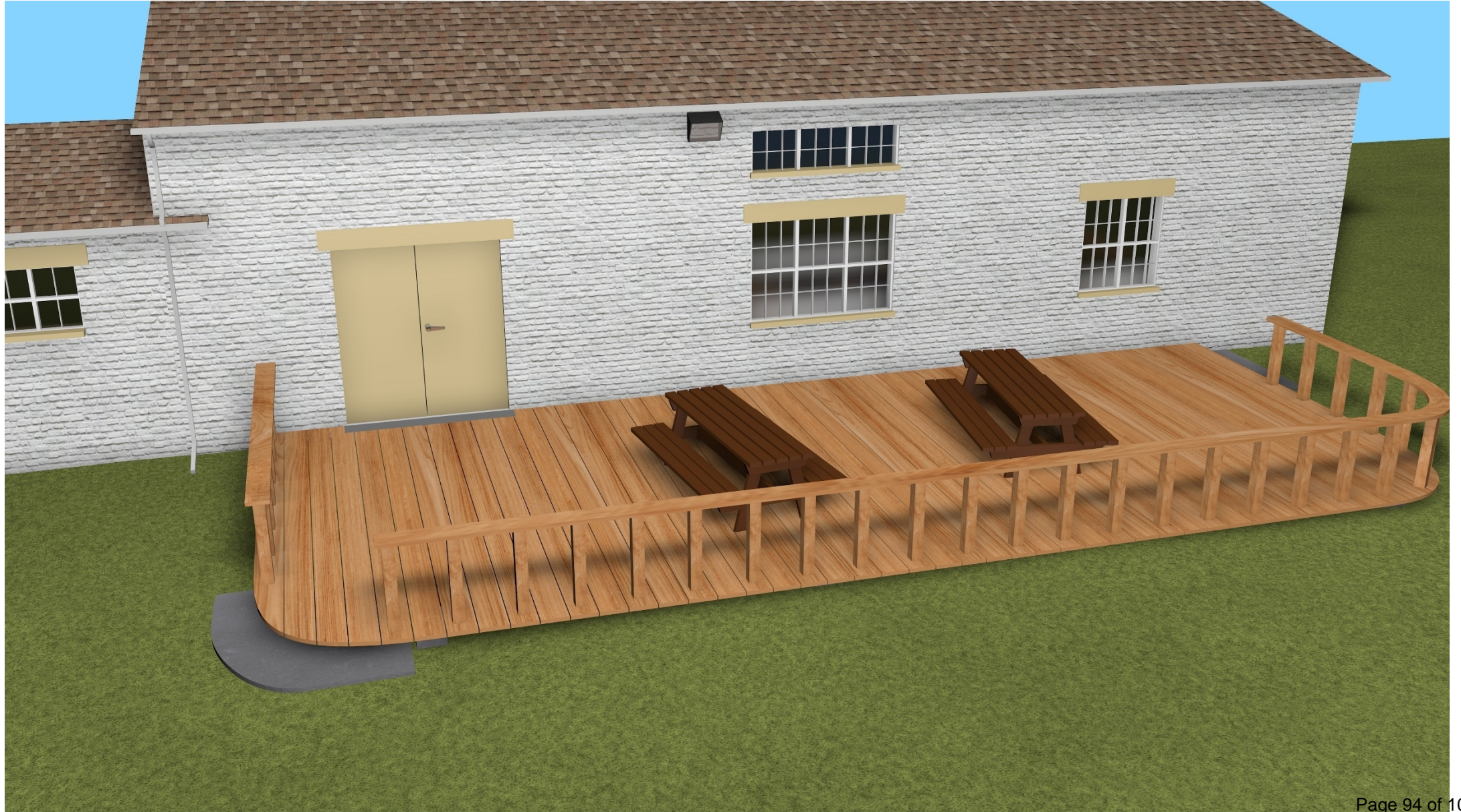
RECREATION CENTER – PROPOSED PATIO LOCATION



RECREATION CENTER – NORTH ELEVATION



RECREATION CENTER – PROPOSED PROJECT



STANDARDS FOR REVIEW – CERTIFICATE OF APPROVAL

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

DESIGN GUIDELINES REVIEW MANUAL



4.8 Universal Guidelines for Docks and other Accessory Structures

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

Guideline 19. Locating Accessory Structures

- a. Accessory structures such as a shed shall be located in the rear yard or the side yard closest to the rear yard.
- b. Accessory structures that are permitted to be located along the public right-of-way or within the public view shall be designed in the same architectural style as the principal building.
- c. New decks, patios, swimming pools, pool cages, and playground equipment requiring a permanent foundation should be situated in the rear yard of properties out of sight from the public right-of-way. If placement in a side yard is the only viable option, these additions should be screened from view with landscaping or vegetation.
- d. Bathhouses associated with pools should be in rear yards.
- e. Bike racks located throughout the historic district shall comply with the architectural standards set for bike racks within the City's Special Area Plan Infill district.



PRELIMINARY STAFF RECOMMENDATION

Staff recommends **approval** of Application #25.36. 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. One response stating no objection to the project was received.



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI11873Recorder # 372Recorder Date 2/26/09Original Update Site Name Recreation Center Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Depression/New Deal National Register Category Building

LOCATION and IDENTIFICATION

Address 0 S Spring BoulevardVicinity of Craig ParkCity Tarpon Springs County PinellasOwnership City Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17Easting 327003 Northing 3114657 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1936 Circa Alterations Date c.1990 Type/Location windows replacedAdditions Date c.1950 Type/Location shed roof concrete block addition at the east endMoved Original Location _____Use Original Recreation--building Use Present Recreation--building

DESCRIPTION

Style Masonry Vernacular Exterior Plan Irregular Interior Plan Unknown Stories 2Structural System Concrete block; Brick Exterior Fabric Brick; StuccoFoundation Slab Foundation Materials Poured concrete Foundation Infill N/ANo. of Porches 2 Locations/Features two hipped roof entrances on south side with wood supportsMain Entrance (stylistic details): multiple entriesOutbdgs. Number 1 Nature/Location (Describe below)band shell at west side- stucco, quoins, front gable, arched openingRoof Type Gable Roofing Materials Composition shinglesSecondary Structures Comments Not applicable Location _____Chimneys Number 1 Orientation East Location Ridge/Interior Material Not applicableWood Windows Type _____ Light # _____Metal Windows Type SHS; Awning Light # 6/6, 8Exterior Ornament vents (louvred gable wood), concrete sills and headers, mural on east wall

Condition _____ Surroundings _____

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

This structure is located in Craig Park and was constructed as part of a WPA project. The building was built as a Recreation Center, bath facilities, and bandshell for park activities. The building has multiple gables with eave returns and quoins at the corners.

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 municipal architecture in Tarpon Springs during the Depression/New Deal-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, #97, 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 8PI11873
USGS Quadrangle: Tarpon Springs (1973 PR 1987)

0 500 ft.



APPLICATION ADDENDUM
CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

INSTRUCTIONS

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

1. GENERAL INFORMATION

PROJECT NAME Recreation Center
ADDRESS/LOCATION 5 Beekman Lane
TAX PARCEL NUMBER(S) 12-27-15-46926-721-0010

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

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

* If Relocation, please indicate new location:

NEW PROPERTY LOCATION OR ADDRESS		
LEGAL DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NECESSARY)		
TAX PARCEL NUMBER(S)	CURRENT DESIGNATIONS OF PROPERTY	
	<table border="1"> <tr> <td>LAND USE CATEGORY</td> <td>ZONING DISTRICT</td> </tr> </table>	LAND USE CATEGORY
LAND USE CATEGORY	ZONING DISTRICT	

3. GENERAL BUILDING INFORMATION

YEAR BUILT 1936	ARCHITECTURAL STYLE Masonry Vernacular	PORCHES <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
ORIGINAL USE Recreation Center	PRESENT USE Recreation Center	PROPOSED USE Recreation Center
ROOF TYPE & MATERIAL Gable, Composition Shingle	EXTERIOR SIDING MATERIAL	

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

<p>Circa 1950 shed roof concrete block addition at the east end 1990 Windows replaced</p>



(2) Description of Proposed Work

Construct a new 16 x 50 composite patio on the north side of the contributing structure.

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

[Empty rectangular box for describing property condition and renovation feasibility.]

3. HERITAGE PRESERVATION BOARD REVIEW STANDARDS

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

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



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

4. SIGNATURE(S)/AUTHORIZATION

APPLICANT/PROPERTY OWNER/AGENT SIGNATURE(S):

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



 (Applicant’s Signature)

5/20/25

 (Date)

 (Property Owner’s Signature)

 (Date)

 (Agent’s Signature)

 (Date)







From: [William Vinson](#)
To: [Caroline Lanford](#)
Subject: Re: Craig Park / Recreation Center Patio Application
Date: Wednesday, May 21, 2025 12:51:55 PM

Warning: Unusual sender <bill@wlvinson.com>

You don't usually receive emails from this address. Make sure you trust this sender before taking any actions.

Thank you for the more detailed description and graphic illustration of the proposed project. Now we don't have to attend the meeting. We have no objection to the proposal.

Bill & Lynda Vinson

On Wed, May 21, 2025 at 11:05 AM Caroline Lanford <clanford@ctsfl.us> wrote:

Good morning, Mr. Vinson,

Please see the attached application to construct a 16'x50' composite patio at the Rec Center at Craig Park. Feel free to email me any questions you may have.

Sincerely,

Caroline Lanford, AICP CTP

Principal Planner

City of Tarpon Springs – Planning & Zoning

clanford@ctsfl.us

727.942.5611

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William L. Vinson
144 N. Spring Blvd.
Tarpon Springs, FL 34689
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email: Bill@WLVinson.com