



Renea Vincent, AICP, CPM
Director

City of Tarpon Springs, Florida

PLANNING AND ZONING DEPARTMENT
324 EAST PINE STREET
P.O. BOX 5004
TARPON SPRINGS, FLORIDA 34688-5004
(727) 942-5611
FAX (727) 943-4651

HERITAGE PRESERVATION BOARD NOVEMBER 2, 2020, 6:30 PM 324 EAST PINE STREET, TARPON SPRINGS

A G E N D A

- 1. CALL TO ORDER, ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. APPROVAL OF MINUTES**
 - **JULY 6, 2020**
 - **SEPTEMBER 14, 2020**
 - **OCTOBER 5, 2020**
- 4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS**
- 5. APPLICATION 20-115; 49 WEST BOYER STREET**
Construction of a driveway at the contributing property.
- 6. APPLICATION 20-128; 201 BAY STREET**
Replacement of windows and doors, renovation of existing deck, replacement of roof, installation of new deck, installation of new architectural features and other renovations at the contributing property.
- 7. STAFF COMMENTS**
- 8. BOARD COMMENTS**
- 9. ADJOURNMENT**

If a person decides to appeal any decision made by the Heritage Preservation Board with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she 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. You are invited to attend that meeting to express your views or to present facts in regard to the case. Written comments may be addressed to the Planning & Zoning Department, P.O. Box 5004, Tarpon Springs, Florida 34688-5004, and will become part of the record. All documents submitted with the applications are on file and available for inspection in the Planning & Zoning Department, City Hall. Further information may be obtained from the Planning & Zoning Department, (727) 942-5611. Said hearing may be continued from time to time pending

adjournment. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call (727) 942-5611 or email a written request to kyothers@ctsfl.us.

SECRETARY OF THE INTERIOR'S STANDARDS

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its environment.*
- 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.*
- 3. Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 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.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additional, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

M I N U T E S
HERITAGE PRESERVATION BOARD
CITY OF TARPON SPRINGS, FLORIDA
REGULAR SESSION – JULY 6, 2020

THE HERITAGE PRESERVATION BOARD OF THE CITY OF TARPON SPRINGS, FLORIDA, MET IN REGULAR SESSION IN THE CITY HALL AUDITORIUM, 324 EAST PINE STREET, ON MONDAY, JULY 6, 2020, AT 6:30 P.M., WITH THE FOLLOWING PRESENT:

| | |
|------------------|------------------|
| Laura Milford | Chairperson |
| Patricia Cornell | Vice Chairperson |
| Kathleen Hallett | Member |
| Bill Sprecher | Alternate |
| Michelle Ryan | Alternate |

ABSENT/EXCUSED: Patricia Cornell Vice Chairperson
Phillip Mrozinski Alternate

ALSO PRESENT: Patricia McNeese Principal Planner
Patrick Perez Board Attorney
Kimberly Yothers Secretary to the Board

1. CALL TO ORDER, ROLL CALL

Ms. Milford called the meeting to order at 6:30 p.m.

Recording Secretary Yothers called the roll.

2. PUBLIC COMMENTS

John Lelekis, 20 W Tarpon Ave, noted that the A.H.E.P.A. Building was no longer a Contributing Structure. He further asked what needed to be done in order to bring the building back to its historic relevance. (Spoke at the end of the meeting)

Mrs. McNeese noted that she asked Mr. Lelekis to propose changes but that he needed an architect or a contractor to help with the changes.

3. PRESENTATION AND DISCUSSION OF UPDATED CITY OF TARPON SPRINGS DESIGN REVIEW GUIDELINES MANUAL FOR THE HISTORIC DISTRICTS

Sara McLaughlin presented the draft guideline document. She noted that the document was a guideline, not the law. It was meant to guide the Board and the Public toward preserving the historic nature of buildings within the Historic District.

She went through and noted highlights of the document and indicated that the document was tailored to Tarpon Springs and would not have items in it that did not pertain to Tarpon Springs' Historic Buildings.

(Continued)

PRESENTATION AND DISCUSSION OF UPDATED CITY OF TARPON SPRINGS DESIGN REVIEW GUIDELINES MANUAL FOR THE HISTORIC DISTRICTS (CONTINUED)

Mrs. Ryan discussed windows and the fact that there were more than the listed window makers and that vinyl windows came in a great array of colors and styles.

Ms. Milford asked why vinyl windows would be considered the best choice.

Ms. McLaughlin noted that the ideal situation was to replace windows with original materials. However, it was not always possible, so vinyl was the next best choice as vinyl windows were available in more colors and styles than aluminum.

Mrs. Ryan mentioned that page 104, Figure 88, had an incorrect address. The correct address was 36 N Spring Blvd.

Mr. Sprecher noted that the Minimal Traditional Style was one that took on styles of the area, but the guideline did not mention that.

Ms. McLaughlin indicated that Minimal Traditional were minimal. She mentioned that it was its own style and they did not take on the style of other homes in the area. She went on to explain that it appeared that way because when a home was built in a particular era, it used materials that were available at that time.

Mr. Sprecher noted that he wanted to allow more flexibility that would allow additions to Minimal Traditional Style homes.

Ms. McLaughlin explained that there were guidelines that allowed additions to homes.

Ms. Hallett noted that scale was important, and she wished there was more guidance on that subject.

4. STAFF COMMENTS

Mrs. McNeese announced that she was very excited about the Historic Guideline Document that they were creating. She further noted that the document would come back to the Board for adoption, and then would go to the Board of Commissioners for their approval.

5. BOARD COMMENTS

There were no further Board Comments

6. ADJOURNMENT

With no further business, Chairperson Milford adjourned the meeting at 7:51 p.m.

Laura Milford, Chairperson

4. QUASI-JUDICIAL ANNOUNCEMENT AND SWEARING IN OF SPEAKERS

Mr. Perez read the quasi-judicial announcement and swore in all who wished to testify. He asked if there were any ex-parte communications or conflicts of interest; there were none.

5. APPLICATION 20-99; 225 PINEAPPLE STREET - RENOVATION AND EXTENSION OF A FRONT PORCH AND ADDITION OF A CARPORT AT A CONTRIBUTING-ALTERED PROPERTY

Staff:

Mrs. McNeese gave background information and indicated that Staff recommended approval of the application to renovate and extend the front porch and add a carport, subject to the following conditions:

1. Vertical wood elements including columns and fascia should be painted.
2. The new wood-deck porch floor should be supported with brick foundation piers and the new steps and stair-railing should consist of wood with a simple railing style.
3. The applicant was responsible for obtaining all required permits.

Board:

Mrs. Hallett noted that the contractor indicated that the carport could be trimmed in wood elements if required.

Ms. Walsh indicated that she would prefer the metal which would be simulated wood because wood would rot.

Ms. Cornell asked if they would be able to match the bricks to the rest of the house if there was not enough that came off of the foundation.

Ms. Walsh said that she would ensure all of the brick matched. She further asked if she could pitch the roof any more than it already was.

Mrs. McNeese indicated that if the roof became visible from the street that it should be shingled.

MOTION: Ms. Sprecher
SECOND: Ms. Hallett

To approve application 20-99 as presented. With Condition 2. Stating that the stairs can be either brick or wood.

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

| | |
|---------------|-----|
| Mr. Mrozinski | Yes |
| Mrs. Ryan | Yes |
| Ms. Hallett | Yes |
| Mr. Sprecher | Yes |
| Ms. Cornell | Yes |

6. STAFF COMMENTS

There were no Staff Comments.

7. BOARD COMMENTS

There were no Board Comments

8. ADJOURNMENT

With no further business, Vice Chairperson Cornell adjourned the meeting at 7:00 p.m.

Laura Milford, Chairperson

DRAFT

**5. APPLICATION 20-113; 28 WEST CENTER STREET
PLACEMENT OF A NEW PRE-FABRICATED SHED AT THE CONTRIBUTING
PROPERTY.**

Staff:

Mrs. McNeese gave background information and indicated that Staff recommended approval of the application to place a new pre-fabricated shed on subject property as described in the application subject to the following conditions:

1. Applicant was responsible for obtaining all required permits.
2. The applicant shall submit a landscaping plan that screens the shed as much as possible when viewed from the public right-of-way. The landscaping needed to be installed for final permit inspection and was required to be maintained as long as the shed was present.
3. The shed shall be placed as close to the side (east) property line as allowable in conformance with the applicable zoning dimensional standards.
4. The applicant was responsible for obtaining all required permits.

Applicant:

Mitchell Perger noted that he planned to screen the shed from view using vegetation.

Board:

Ms. Cornell asked how far the shed would be from the property line.

Mr. Perger noted that the shed would be five feet from the side property line.

Mr. Mrozinski asked why it appeared that the shed was so far forward on the property.

Mr. Perger noted that he would move the shed back toward the rear of the property more.

Mr. Mrozinski commented that he wanted to see the shed have siding to match the house.

MOTION: Ms. Ryan
SECOND: Ms. Hallett

To approve application 20-113 with the condition that the shed be located at least 77 feet back from the front property line and be painted to match the house.

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

| | |
|---------------|-----|
| Mr. Mrozinski | No |
| Mrs. Ryan | Yes |
| Ms. Hallett | Yes |
| Mr. Sprecher | Yes |
| Ms. Cornell | Yes |

**6. APPLICATION 20-121; 216 BANANA STREET
INSTALLATION OF A ROOF-MOUNTED PHOTOVOLTAIC SYSTEM (SOLAR PANELS)
ON THE CONTRIBUTING PROPERTY.**

Staff:

Mrs. McNeese gave background information and indicated that Staff recommended approval of the application to place a new roof-mounted photovoltaic system on subject property as described in the application to the following conditions:

1. Applicant was responsible for obtaining all required permits.

Applicant:

The applicant noted that they were available in case there were any questions.

Board:

There were no Board questions related to this application.

MOTION: Ms. Hallett
SECOND: Ms. Mrozinski

To approve application 20-121 as presented.

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

| | |
|---------------|-----|
| Mr. Mrozinski | Yes |
| Mrs. Ryan | Yes |
| Ms. Hallett | Yes |
| Mr. Sprecher | Yes |
| Ms. Cornell | Yes |

7. APPLICATION 20-122; 20 READ STREET
CONSTRUCTION OF AN ADDITION TO THE MAIN RESIDENCE AND CONSTRUCTION
OF A CARPORT ADDITION TO THE GARAGE ON THE CONTRIBUTING PROPERTY.

Staff:

Mrs. McNeese gave background information and indicated that Staff recommended approval of the application to place a new addition on the main house and add a carport to the garage on the subject property as described in the application to the following conditions:

1. Applicant was responsible for obtaining all required permits.
2. The proposed addition and carport must meet all zoning dimensional requirements.
3. The proposed windows on the west side of the residential addition shall match the size of the existing glider window located under the side gable on the west side.
4. All new windows and the door should have surrounding exterior wood elements (e.g., trim, frame, sill, etc.).
5. The door, steps and railing on the addition shall be of a material specified by the Heritage Preservation Board.
6. The carport roof must be an extension of the current garage roof at a height that was equal to or lower than the garage roofs.

Applicant:

Ms. Hallett asked if the trees on the property would be removed to make room for the addition.

Mr. Larsen noted that the trees would not be removed.

Ms. Cornell asked if the siding on the addition would match the rest of the house.

Mr. Larsen said yes, it would.

MOTION: Ms. Hallett

SECOND: Ms. Ryan

To approve application 20-122 as presented

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

| | |
|---------------|-----|
| Mr. Mrozinski | Yes |
| Mrs. Ryan | Yes |
| Ms. Hallett | Yes |
| Mr. Sprecher | Yes |
| Ms. Cornell | Yes |

8. STAFF COMMENTS

There were no Staff Comments.

9. BOARD COMMENTS

Mr. Mrozinski asked if costs should be considered while they were hearing a case.

Mr. Perez noted that cost was not part of their criteria.

10. ADJOURNMENT

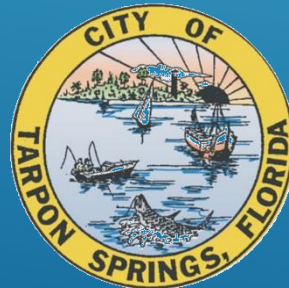
With no further business, Vice Chairperson Cornell adjourned the meeting at 7:27 p.m.

Laura Milford, Chairperson

DRAFT

HERITAGE PRESERVATION BOARD

**Application #20-115, Kayan Teller
November 2, 2020**



APP #20-115 KAYAN TELLER

REQUEST:

Property Location: 49 West Boyer Street

Historic District Status: Contributing

Architectural Style: Craftsman

Proposal:

Construction of a concrete driveway at the front of the property.



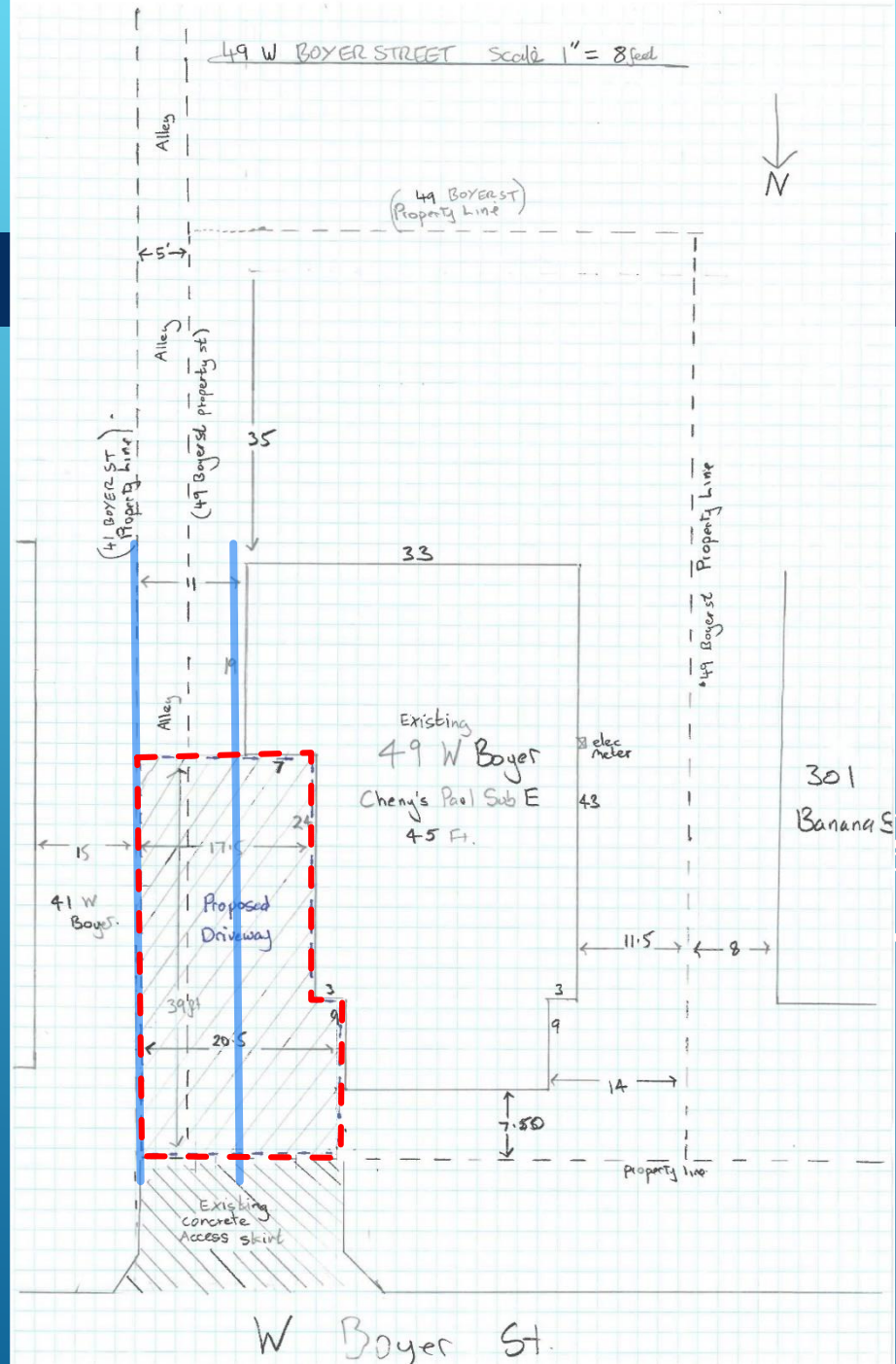
APP #20-115 KAYAN TELLER



APP #20-115 KAYAN TELLER

Proposed area of
new concrete
paving for
driveway (red)

Actual alleyway
width is about 10
feet (blue)



APP #20-115 KAYAN TELLER

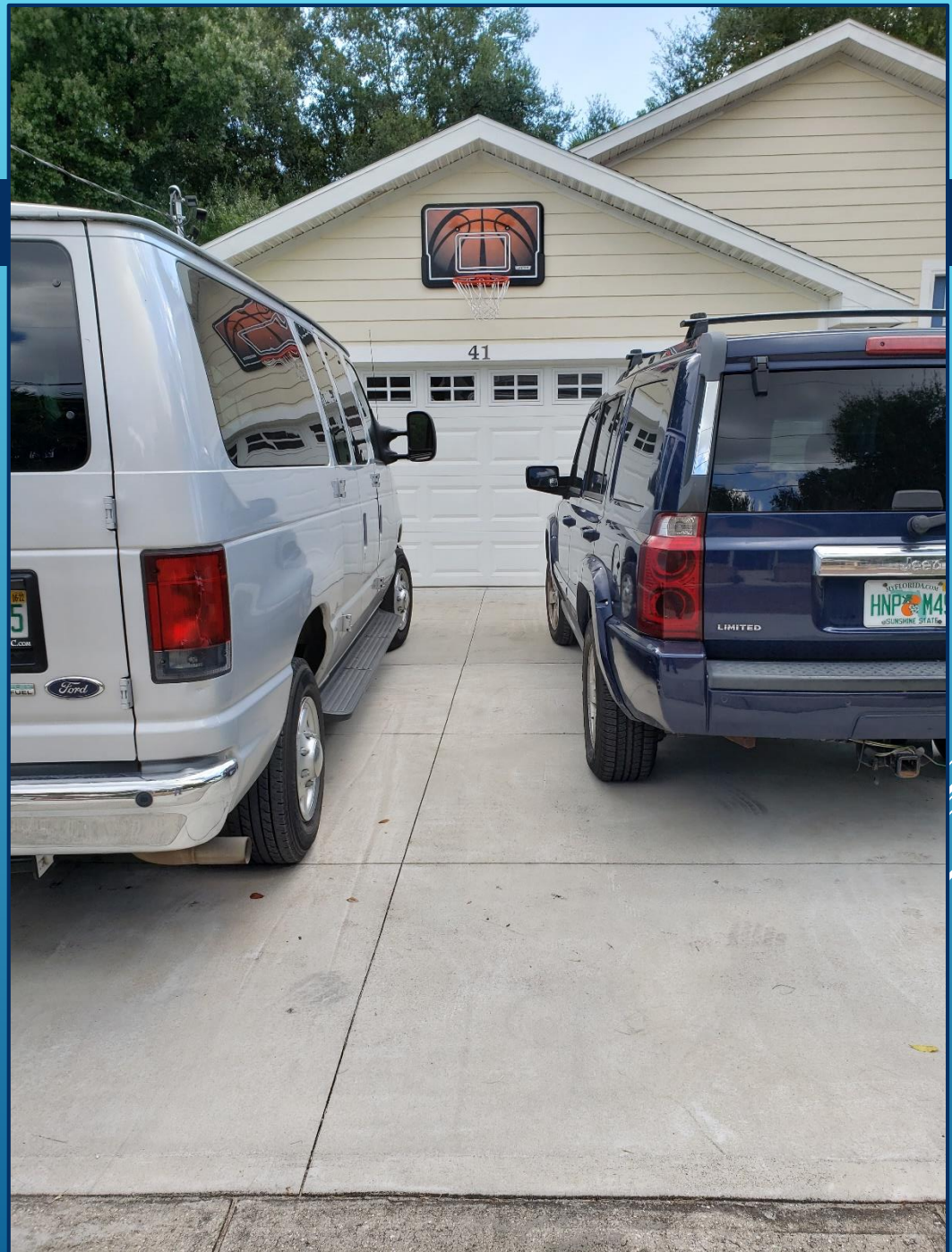


App #20-115 KAYAN TELLER



APP #20-115 KAYAN TELLER

Proposed
concrete
driveway
material



APP #20-115 KAYAN TELLER



East adjacent



North adjacent



West adjacent



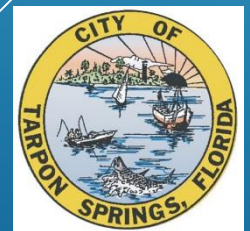
APP #20-115 KAYAN TELLER

Public Correspondence and Recommendation:

Property owners within 500 feet were sent written notification. Citizen comments are included with the agenda packet.

Recommendation of APPROVAL of Application 20-115 with conditions addressing:

1. Requirement for building permit and for right-of-way utilization permit.
2. Survey of the alley boundaries.



**CITY OF TARPON SPRINGS
Staff Report**

October 19, 2020

TO: HERITAGE PRESERVATION BOARD
FROM: PLANNING & ZONING DEPARTMENT
HEARING DATE: November 2, 2020
SUBJECT: CA #20-115, 49 WEST BOYER STREET, NEW DRIVEWAY (contributing)

CERTIFICATE OF APPROVAL

I. APPLICATION

The applicant is requesting a Certificate of Approval to place a new driveway on the property.

II. GENERAL INFORMATION

A. Location: 49 West Boyer Street

B. Tax Parcel #s: 13-27-15-15282-000-0090

C. Architectural Style: Craftsman

D. Zoning/Future Land Use: T4d Residential Low Transect of the Special Area Plan /
CRD (Community Redevelopment District)

E. Owner: Kayan Teller

F. Applicant: Kayan Teller

III. SUMMARY REPORT

The applicant is seeking a Certificate of Approval to place a new driveway at an existing contributing property. The main building is a Craftsman style residence according to the Florida Master Site File form (FMSF #8PI1376). There is currently no driveway on the property. The applicant proposes to place a new concrete driveway at the northeast corner of the property and across the adjacent alley.

IV. REVIEW CRITERIA AND ANALYSIS

(A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible infill development in a manner harmonious with the exterior features, including landscaping, 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 application.

(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 application.

(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 driveway is proposed to be placed on the east side of the property directly adjacent to the front of the existing residence. The driveway starts at about twenty (20) feet wide entering from the street and narrows to about 18 feet wide. The driveway will cover a portion of the applicant's lot and the full width of the adjacent public alley (estimated at ten (10) feet). There is an existing concrete driveway apron of about 20 feet in width and a corresponding existing curb cut on West Boyer Street. This entire area, including the alley currently consists of vegetated (grassed) and gravel surface. West Boyer Street is a brick street.

Driveways in the surrounding neighborhood consist mainly of concrete construction. The applicant has submitted a photograph showing the type, finish and shade of the proposed concrete drive. This proposed driveway is consistent with the front yard and street environment of this area.

(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 application.

(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 application.

(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 application.

(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 new driveway is proposed to consist of concrete. The driveways along this block of West Boyer Street primarily consist of concrete. The proposed driveway will not detract from this contributing property or the neighborhood.

(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 application.

(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: Not applicable to this application.

(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 width of the driveway coming in from the street is proposed at 20.5 feet. This includes ten (10) feet of public alley. Therefore the width of the driveway on the applicant's property, at approximately ten (10) feet wide, complies with the land development code standards. The pavement surface will need to meet minimum City structural codes for street paving. This

application was reviewed by the City's Technical Review Committee (TRC) on October 1, 2020. The proposed pavement of the alleyway was approved by staff. The alleyway will remain public and will not be under any encumbrance that would prevent its future use as an alley. Should this alley ever be developed by the City for access purposes, the applicant must cease parking in this area. The applicant understands this condition. The applicant will be required to obtain a right-of-way utilization permit for pavement of the alley in addition to a building permit for the driveway installation. The proposed driveway is consistent with the goals, objectives, and policies of the Comprehensive Plan.

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

ANALYSIS: No archaeological sites will be impacted.

V. RECOMMENDATIONS

Staff recommends **APPROVAL** of this application requesting to place a new driveway at this contributing property.

1. Applicant is responsible for obtaining all required permits.
2. A right-of-way utilization permit from the City of Tarpon Springs will be required.
3. A survey will be required to be submitted with the application for a building permit. The survey must delineate the boundaries of the entire alley adjacent to the applicant's property.

VI. TIME LIMITATION ON APPROVAL

Pursuant to Section 109.02, a Certificate of Approval shall be valid for a period of three (3) years from the date of approval by the Heritage Preservation Board.

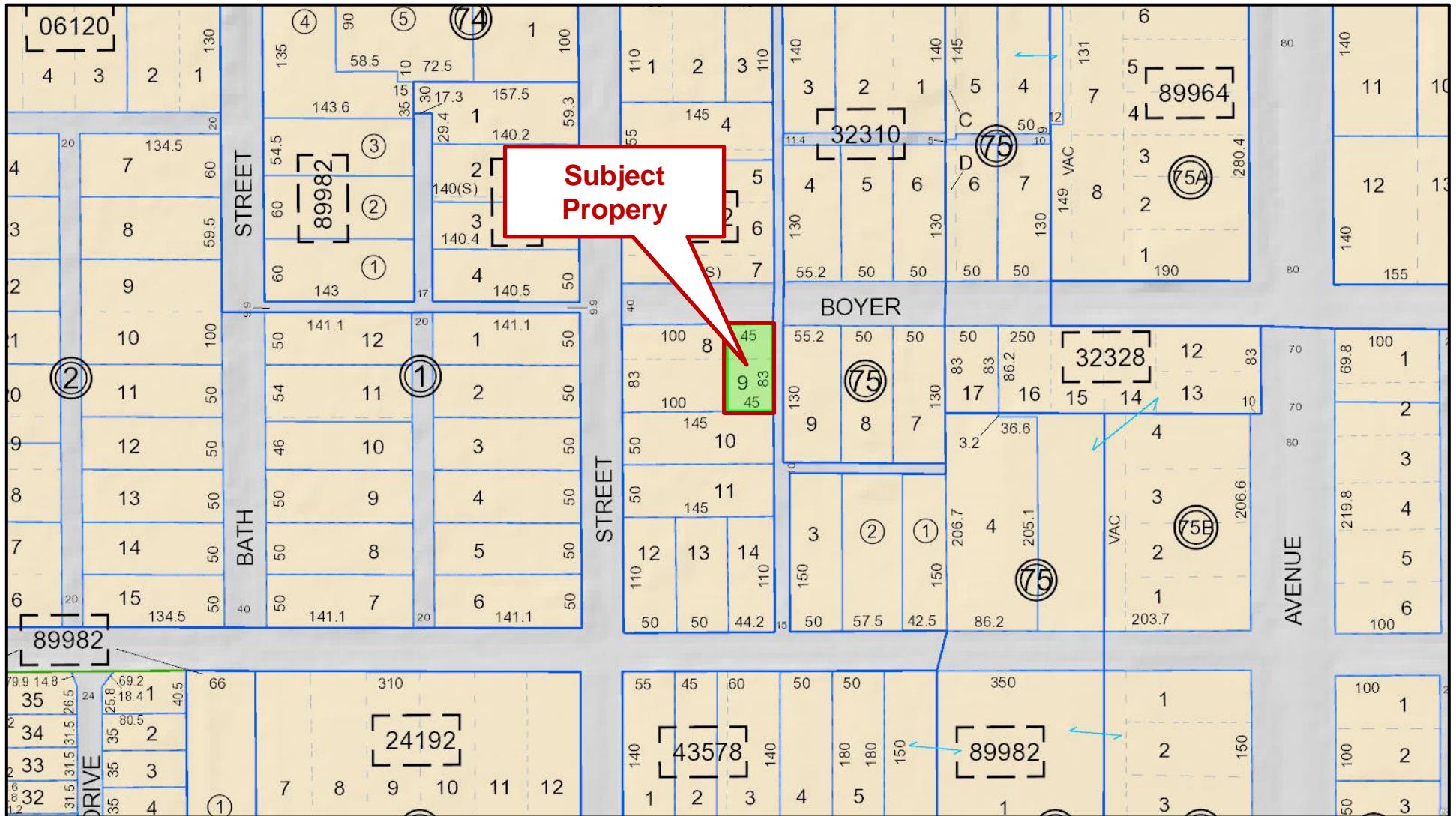
VII. PUBLIC NOTIFICATION

Property owners within 500 feet were sent written notification of this application. One response to the notices was received and is included with this agenda item packet.

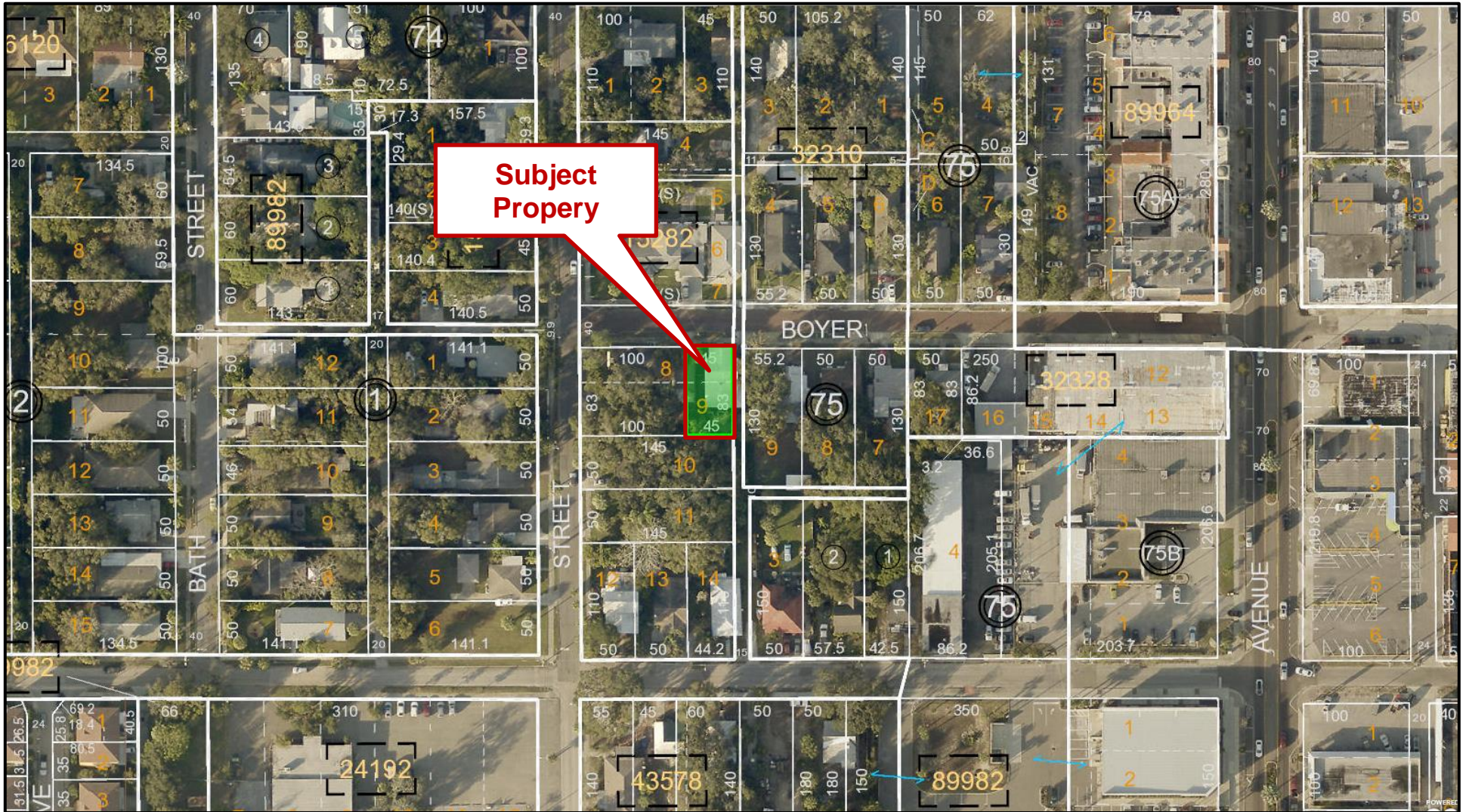
VII. LIST OF EXHIBITS

- 1) Vicinity Map
- 2) Aerial Map
- 3) Historic District Map
- 4) FMSF Historical Structure Form
- 5) Application
- 6) Site Plan
- 7) Photograph of Proposed Material
- 8) Citizen Comment

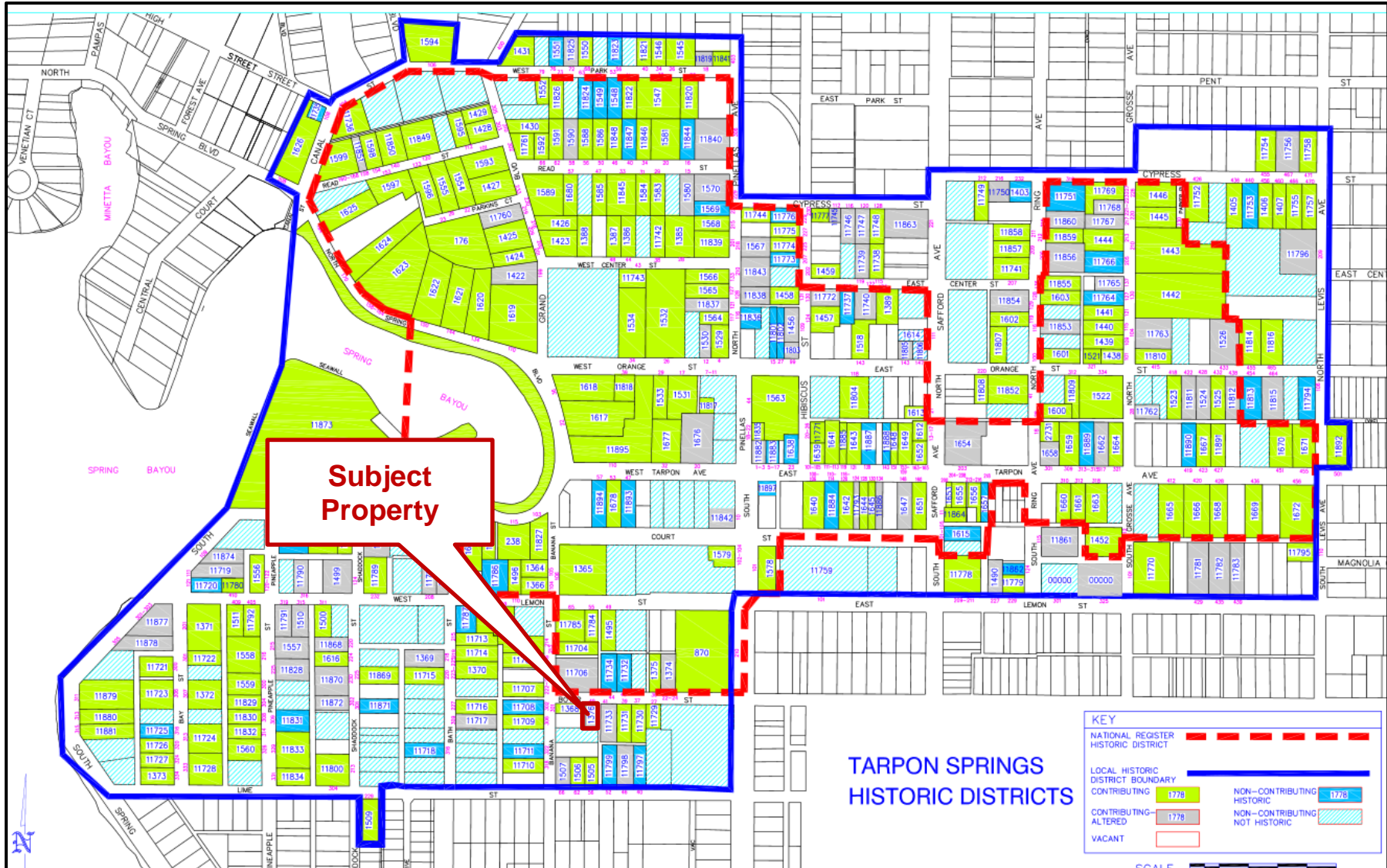
Vicinity Map – 49 West Boyer Street



Aerial Map – 49 West Boyer Street



Historic District Map – 49 West Boyer Street



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 Kayan Teller | | Email atellerq@yahoo.com | |
| Address 49 W Boyer St | | | |
| City Tarpon Springs | | State FL | Zip 34689 |
| Phone 727 599 1888 | Fax | Cellular | |

Applicant

| | | | |
|---------------------------------|-----|------------------------------------|---------------------|
| Name Kayan Teller | | Email atellerq@yahoo.com | |
| Address 49 W Boyer St | | | |
| City Tarpon Springs | | State FL | Zip 34689 |
| Phone 727 485 7605 | Fax | Cellular | |

Agent (if applicable)

| | | | |
|---------|-----|----------|-----|
| Name | | Email | |
| Address | | | |
| City | | State | Zip |
| Phone | Fax | Cellular | |

General Information

| | | |
|---|---|---|
| Property Location or Address 49 W Boyer St | | |
| Legal Description (attach additional sheets as necessary) CHEYNEY'S Paul SUB E 45% of Lot 9 | | |
| Tax Parcel Number(s) 13/27/15/15282/000/0090 | Current Designations of Property | |
| | <table border="1"> <tr> <td>Land Use Category Single Family</td> <td>Zoning District R1</td> </tr> </table> | Land Use Category Single Family |
| Land Use Category Single Family | Zoning District R1 | |
| Current Use of Property Single Family Residence | 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 checked="" type="checkbox"/> Driveway |
| <input type="checkbox"/> Renovation | <input type="checkbox"/> New Construction | <input type="checkbox"/> New Roof | <input type="checkbox"/> Other _____ |

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

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

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

General Building Information

| | | |
|--------------------------------------|---|--|
| Year Built 1925 | Architectural Style | Porches? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| Original Use Single Family | Present Use Single Family | Proposed Use |
| Roof Type & Material Metal | Exterior Siding Material Wood | |

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

Description of Proposed Work:

To pour a concrete driveway

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 _____ 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>Sep 11 2020</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)

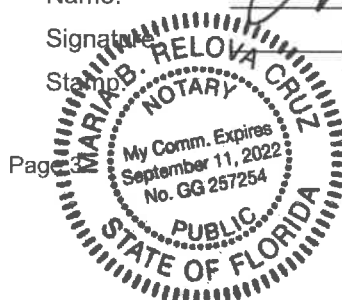
The foregoing instrument was acknowledged before me this 11 day of Sep, A.D., 20 20
by Kayan teller, who is personally known to me or who has produced
U.S passport as identification and who did (did not) take an oath.

NOTARY PUBLIC

Name: _____

Signature: [Signature]

Stamp: _____





HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8PI1376Recorder # 280Recorder Date 2/20/09Original Update Site Name 49 W Boyer Street Other Names _____Project Name Historic Resources Survey of Tarpon SpringsHistoric Contexts Boom Times National Register Category Building

LOCATION and IDENTIFICATION

Address 49 W Boyer StreetVicinity of S side of Boyer between Pinellas and BananaCity Tarpon Springs County PinellasOwnership Private-individual Subdivision _____ Block # _____ Lot # _____

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 13Quarter _____ Qtr Qtr _____ Irregular Section UTM Zone 17Easting 327341 Northing 3114408 Land Grant UnknownLatitude _____ Longitude _____ Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1925 Circa Alterations Date c.1990 Type/Location windows replaced, front porch enclosedAdditions Date c.1930 Type/Location rear shed roof extension, wood frame shed roof addition on east sideMoved Original Location _____Use Original Private residence Use Present Private residence

DESCRIPTION

Style Craftsman Exterior Plan Rectangular Interior Plan Unknown Stories 1Structural System Wood frame Exterior Fabric Drop siding; Wood shinglesFoundation Piers Foundation Materials Unknown Foundation Infill PVC lattice panelsNo. of Porches 0 Locations/Features original nearly full width, front gable porch now enclosed with arched windowsMain Entrance (stylistic details): off-center entry with no overhangOutbdgs. Number _____ Nature/Location (Describe below) _____Roof Type Cross-gabled Roofing Materials 5V-Sheet metalSecondary Structures Comments Not applicable Location _____Chimneys Number 0 Orientation N/A Location N/A Material Not applicableWood Windows Type _____ Light # _____Metal Windows Type SHS Light # 6/6; 4/4Exterior Ornament cornerboards, rafter tails, knee braces, vents (louvred gable), wood surroundsCondition Good Surroundings Residential

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

The original battered columns and piers are still evident at the front porch of this structure.

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

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes No Likely, Need Information Insufficient Information Potential Contributor to Nat. Reg. District? Yes No Likely, Need Information Insufficient Information

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Boom Times-era and is representative of the development of the City of Tarpon Springs. However, this building has inappropriate alterations that compromise its overall architectural integrity. Therefore, this resource is considered non-contributing to the NRHP Tarpon Springs Historic District and ineligible as an individual resource in the NRHP. The modifications to the building could possibly be removed or reversed, and subsequently, it may retain enough historic integrity to be considered contributing to the Local 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 8PI1376. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #73, Facing SW

RECORDER INFORMATION

Recorder Name Janus Research

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

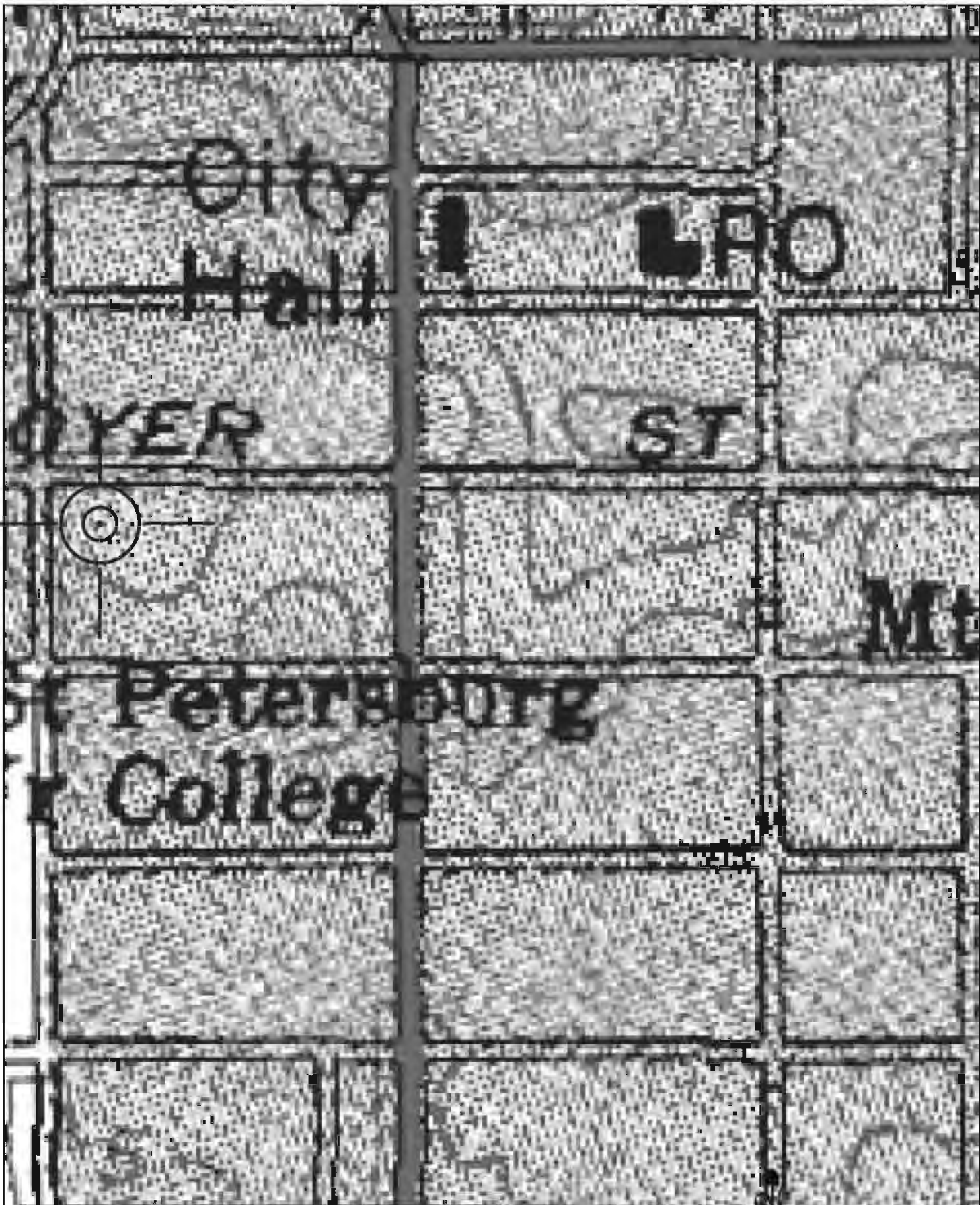
- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP



USGS QUADRANGLE MAP



Location of 8P11376
USGS Quadrangle: Tarpon Springs (1973 PR 1987)



49 W BOYER STREET Scale 1" = 8 feet



Alley

(49 BOYER ST)
Property Line

← 5' →

Alley

(49 Boyer St Property St)

35

(41 BOYER ST)
Property Line

33

49 Boyer St Property Line

19

Alley

Existing
49 W Boyer
Cheng's Paul Sub E
45 Ft.

elec meter

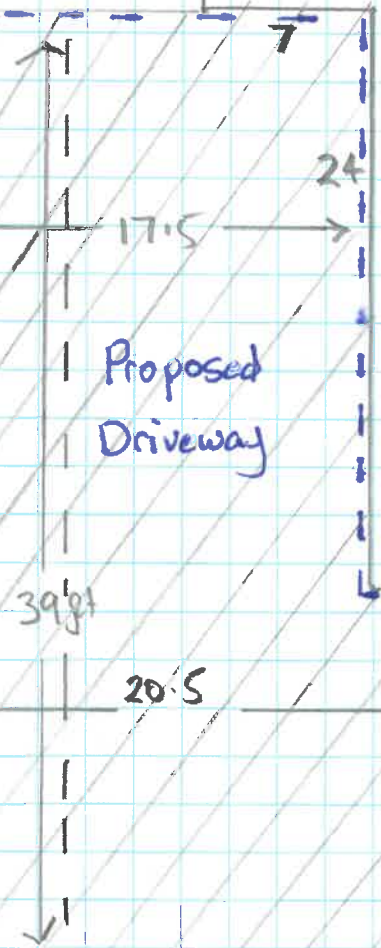
43

301
Banana St

← 15 →

41 W Boyer

Proposed Driveway



39.8

20.5

7

7

3

9

← 11.5 →

← 8 →

3

9

14

7.50

Property Line

Existing
concrete
Access skirt

W Boyer St.



41



Patricia McNeese

From: calachuk@aol.com
Sent: Friday, October 16, 2020 3:23 PM
To: Planning
Cc: C Alachuk
Subject: CA # 20-115 49 West Boyer Street

External Email - Use caution with links and attachments

I have no objection to the request, however, I would object to blocking or in any way interfering with the adjacent public alley.

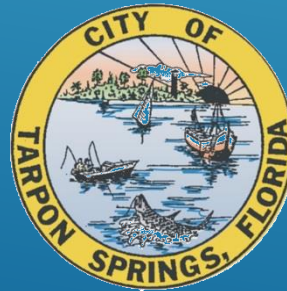
Thank you for requesting my input.

Sincerely, Olga A. Sowchuk

Owner of property at 311 Banana Street

HERITAGE PRESERVATION BOARD

Application #20-128, Susan Downey
November 2, 2020



APP #20-128 SUSAN DOWNEY

REQUEST:

Property Location: 201 Bay Street

Historic District Status: Contributing

Architectural Style: Craftsman

Proposal:

- ▶ Addition of new deck
- ▶ Multiple renovations to existing.



APP #20-128 SUSAN DOWNEY



Bay Street (west side)

Lemon Street (north side)



APP #20-128 SUSAN DOWNEY

Principal Residence – Historic Photograph, 1915



Photo from 1915. Notice the metal roof, stair & banister rail, exposed rafter tails.

APP #20-128 SUSAN DOWNEY

North side:

- ▶ New deck
- ▶ New door
- ▶ Rafter tails

West side:

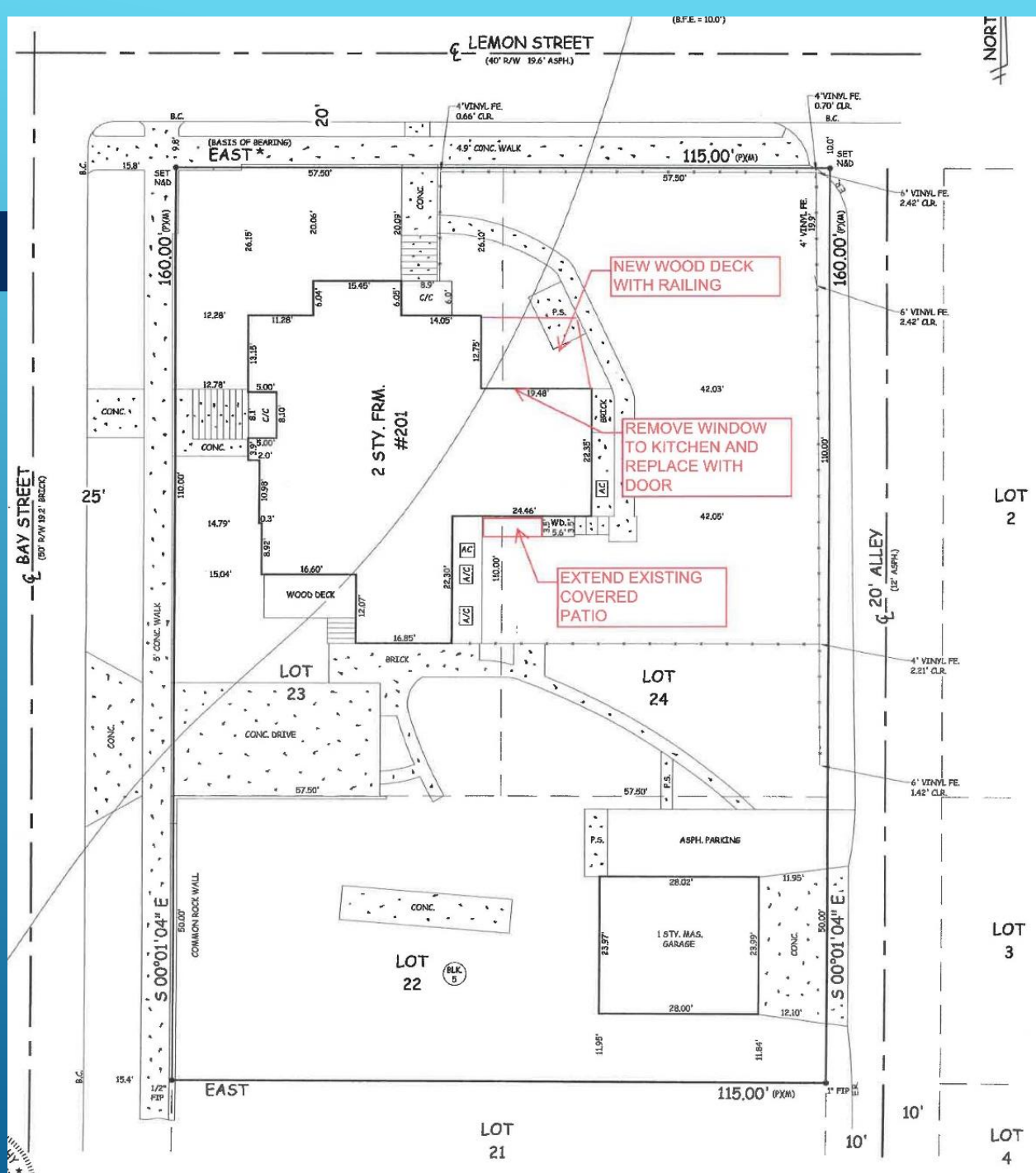
- ▶ Cellar door

South side:

- ▶ Rafter tails
- ▶ Deck renovation

East Side:

- ▶ Knee braces
- ▶ Porch roof extension
- ▶ French door
- ▶ Remove window



App #20-128 SUSAN DOWNEY

Principal Structure



APP #20-128 SUSAN DOWNEY

North Side (West Lemon Street), Principal Structure



New deck addition proposed for north (West Lemon Street) side

Existing deck on west side



App #20-128 SUSAN DOWNEY

North Side (West Lemon Street), Principal Structure



Door Styles
(clockwise):

- ▶ Original
- ▶ Existing
- ▶ Proposed

App #20-128 SUSAN DOWNEY

South Side: Principal Structure



- ▶ Replace deck flooring/railing

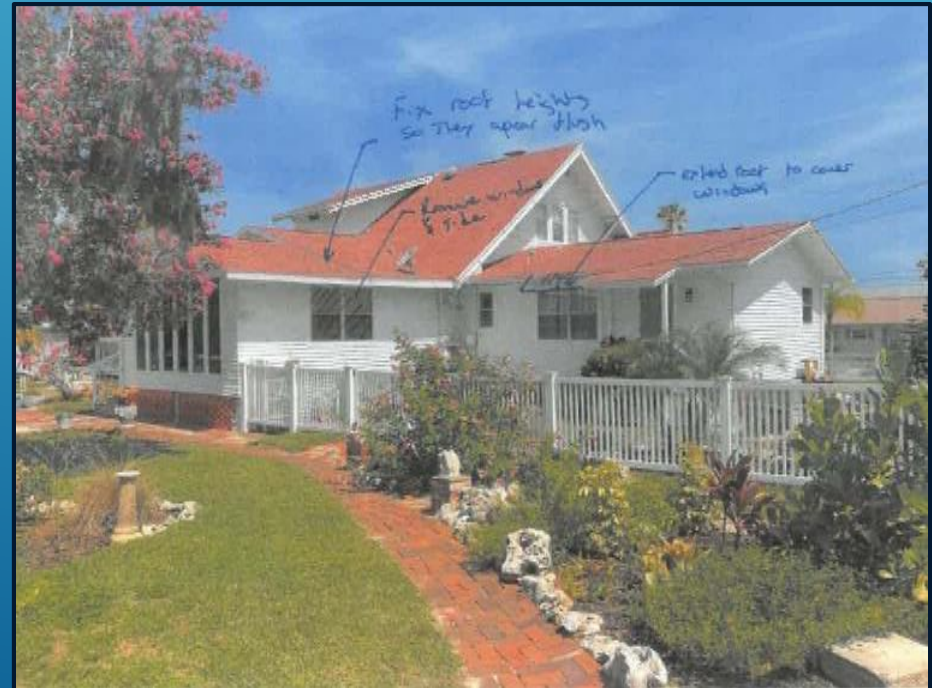


App #20-128 SUSAN DOWNEY

East Side: Principal Structure

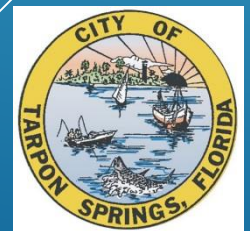


- ▶ Install knee braces
- ▶ Extend porch roof
- ▶ Replace window with French doors
- ▶ Remove window and fill in



APP #20-128 SUSAN DOWNEY

Detached Garage – Replace doors



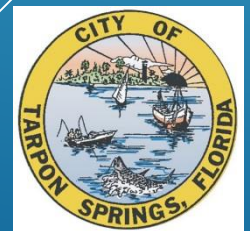
APP #20-128 SUSAN DOWNEY

Public Correspondence and Recommendation:

Property owners within 500 feet were sent written notification. Citizen comments are included with the agenda packet.

Recommendation of APPROVAL of Application 20-128 with conditions addressing:

1. Obtain all required permits.
2. Use diamond lattice foundational covering on the new deck.
3. Screen air conditioning equipment.



**CITY OF TARPON SPRINGS
Staff Report**

October 26, 2020

TO: HERITAGE PRESERVATION BOARD
FROM: PLANNING & ZONING DEPARTMENT
HEARING DATE: NOVEMBER 2, 2020
SUBJECT: CA #20-128, 201 BAY STREET (Contributing)

CERTIFICATE OF APPROVAL

I. APPLICATION

The applicant is requesting a Certificate of Approval to add a new deck and perform multiple renovations on this contributing property, as outlined below.

II. GENERAL INFORMATION

A. Location: 201 Bay Street

B. Tax Parcel #s: 12-27-15-95940-005-0230

C. Architectural Style: Craftsman

D. Zoning / Future Land Use: R-60 (One and Two Family Residential) /
RU (Residential Urban)

E. Owner: Susan Downey

III. SUMMARY REPORT

The applicant is seeking a Certificate of Approval to renovate and add to the property. The work will affect the main house and the accessory structure, both of which are listed as contributing on the Florida Master Site File (FMSF) Historical Structure Form for this property (#8PI1371). The proposed work on the principal structure includes the following:

North Side (West Lemon Street)

- Addition of new deck
- Addition of rafter tails to 1980 addition
- Replace existing window with a door (match to front door similar style)

West Side (Bay Street)

- Replacement of cellar door

South Side

- Replacement of flooring and railing on the existing deck

East Side

- Addition of knee braces to 1980 addition
- Extension of porch roof
- Replacement of windows with French door
- Removal of a window (north facing window on 1980s addition)

Entire Structure

- Replacement of all windows on original structure and 1980 additions
- Repair and replacement of deteriorated window trim
- Installation of a metal roof
- Replacement of air conditioning compressor

Detached Garage: Replacement of garage door

The applicant has submitted historic photographs documenting the earlier appearance of the property and main structure.

IV. REVIEW CRITERIA AND ANALYSIS

(A) It shall be the intent of this Article to promote maintenance, restoration, adaptive reuses appropriate to the property, and compatible infill development in a manner harmonious with the exterior features, including landscaping, 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 primary change with respect to scale of the building is the addition of the new deck at the West Lemon Street (north side) of the property. The applicant has stated that the added deck will “match the original deck on the west side.” The scale of the proposed deck is clearly subordinate to, and does not detract from the main structure, either in terms of floor area or height from the ground. It also does not interfere with the rhythm of the neighborhood or scale of the structures on this street, mainly due to its small size relative to the large expanse of the principal structure and the large size of this corner property.

(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

Windows: The applicant proposes to replace all of the windows on the primary structure with the vinyl Craftsman style windows shown in the submittal. The windows on both the original building and the two 1980 building additions will be changed out. The applicant proposes that the changeouts be size for size with no change in the window fenestration. The surrounding elements will remain as wood material in their current style and will be replaced or repaired with like wood materials as described. The proposed style of the windows in the 4 or 3 over 1 pane design is acceptable for the Craftsman style. The applicant did not provide any documentation with respect to the existing window materials or condition. The FMSF form notes metal windows but does not indicate wood windows. Based on a site visit to the property it is difficult to ascertain whether any original wood windows remain on the structure. There is no documentation as to the extent of deterioration of any existing wood windows or an explanation as to why they cannot be rehabilitated. Vinyl replacement windows are acceptable for the two 1980 additions and for the existing non-original wood windows. The Heritage Preservation Board (HPB) should evaluate whether more documentation is needed with respect to replacement of wood windows on the original home with vinyl.

In addition to the window replacements, one window on the rear 1980 addition is being removed and the siding filled in. This window faces to the north and can be seen only from the alley. Since it is on the non-original addition and there are no other windows on this building plane, its removal will not affect the look or fenestration of the structure as a whole.

Cellar Doors: The applicant proposes to replace the cellar door in its current configuration with a solid panel door. While the current cellar door looks very dated, it is not clear whether it is original. The historic photograph of the Bay Street (front facade) view shows a screen door over the cellar entrance, so the original door is not visible. In any case, a solid paneled door seems acceptable for this entrance since it subordinates this utilitarian function to the grander view of the main entrance. An “understated” cellar door style is appropriate here.

Door to New Deck: The applicant also proposes to install a door to the new deck on the north (West Lemon Street) facade of the building. At this location, the proposal is to match the Craftsman style elements of the home as much as possible. The applicant has provided photographs of the historic and existing front door styles and has proposed for the deck, a solid door with single upper window pane, “or similar craftsman style.” This will be a single door opening matching the configuration of the other existing doors on the Bay and

West Lemon street facades, so will not break the rhythm or disturb the fenestration of the structure.

Door to Back Porch: The applicant proposes to replace an existing double window on the back porch with a new set of French doors. These elements are located on the 1980 rear addition to the home and are much less visible to the public, only being viewable from the alley. While this is technically a “side yard” its function is more of a rear yard environment tucked between the two 1980 additions and the alterations do not really detract from the overall historic feel of this large structure and property.

Garage Door: The applicant proposes to replace the existing garage doors which appear to be metal “roll up” style doors. The proposed replacement is described as a “standard impact six panel opaque door,” presumably of metal material (to be confirmed by the applicant). The switch from the current style to a paneled door is acceptable and preferable for this contributing accessory 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 proposed deck addition is to the side of the principal structure which is set back a substantial distance from the street and further diminished in the context of the imposing 1-1/2 story original house and the expansive rear yard. The location of the deck next to the side door emphasizes the secondary “back porch” function in the context of the street environment and layout of the property. The street environment and neighborhood rhythm are not negatively impacted by this deck addition. The remaining improvements, attempting to bring back elements of the original style of the house will result in an enhancement of the neighborhood and the experience of this property when viewed from either Bay Street or West Lemon Street.

The location of the air conditioner compressor replacement is not clear. There is air conditioning equipment located along the eastern exposure of the building adjacent to each of the two additions. The northernmost equipment can be seen from West Lemon Street. Both sets of equipment can be seen from the alley. It is recommended that all air conditioning equipment, regardless of proposed replacements be hidden with landscape screening material.

(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

Roof Form: Two minor alterations to roof form will be performed on the 1980s additions to the home. On the southern addition (side yard) the plane of the roof on the addition will be slightly elevated *in appearance* to match and extend from that of the original house to which it is attached. This will occur only on the eastern exposure of that addition. The second alteration in form will occur on the rear yard addition where the existing porch roof overhang will be extended to cover the new French door entrance to the back porch. These two alterations in form are very minor, not visible from either of the street views, and are being performed on the two structural additions to the main house.

Roof Covering: The entire roof consists of shingle covering. The applicant has provided historical documentation showing that the original roof was metal. A standing seam striated metal roof of “red barn” color is proposed to simulate the original “tin roof” look as documented in the historical pictorial evidence submitted by the applicant.

(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 primary alteration with potential impact on the size and mass of the original building is the new deck. As described in Review Criterion 1, the scale and nature of the open deck in the context of this fairly imposing 1-1/2 story principal structure and large property ensures that the original architectural style is not disturbed.

(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 application.

(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

New Deck Addition: The new deck proposed for the north (West Lemon Street) side of the main house will be an open deck and stairway with simple railing. The applicant will use a wood-simulated composite material for the flooring and railing. The proposed foundation

skirting material is not provided, but based on the applicant's intention to "match the original deck on the west side" it is presumed that the diamond pattern lattice will be used."

Existing Deck Replacement: The applicant will replace the decking and railing materials of the existing wood deck with the wood-simulated composite material proposed for the new deck.

Architectural Feature Additions: The applicant proposes to add architectural features to the 1980 addition located on the western wide of the building including rafter tails on the West Lemon Street (north) facade and knee braces on the east facade which is partially visible from West Lemon Street and fully visible from the alley.

(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 application.

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

ANALYSIS

The project meets the Secretary's standards, particularly the following:

"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," and,

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

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

ANALYSIS: The project appears to meet the requirements of the City's land development code. The project is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

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

ANALYSIS: No archaeological sites will be impacted.

V. RECOMMENDATIONS

Staff recommends **approval** of the application to add a new deck and perform multiple exterior renovations to the principal and accessory contributing structures as described in the application, subject to the following conditions:

1. Applicant is responsible for obtaining all required permits.
2. The new deck will use the diamond patterned lattice foundational covering matching that the existing open deck.
3. All existing and new air conditioning equipment shall be screened from public view with landscaping.

VI. TIME LIMITATION ON APPROVAL

Pursuant to Section 109.02, a Certificate of Approval shall be valid for a period of three (3) years from the date of approval by the Heritage Preservation Board.

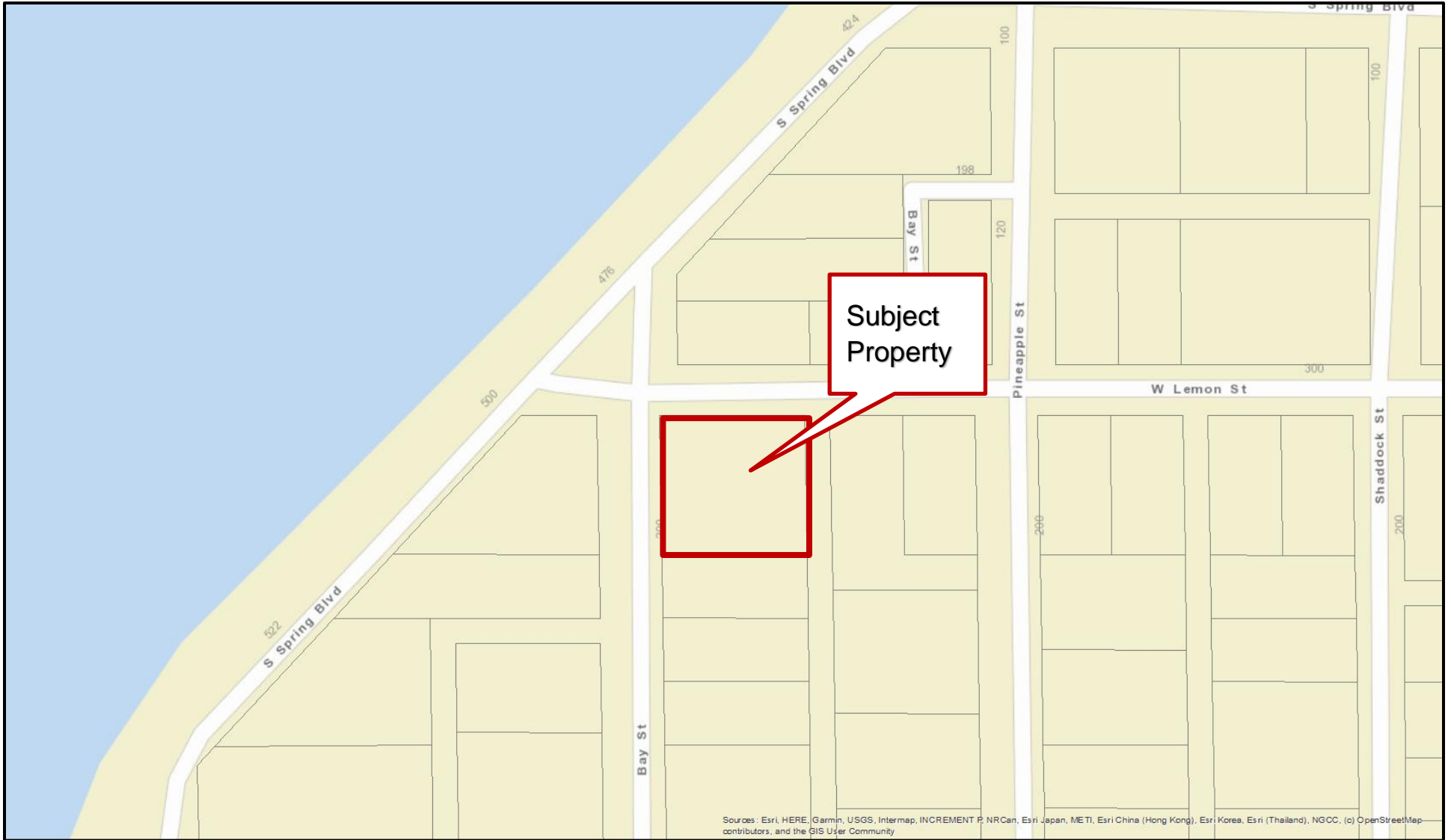
VII. PUBLIC NOTIFICATION

Property owners within 500 feet were sent written notification of this application. One response in support of the request was received and is included with the agenda item packet.

VIII. LIST OF EXHIBITS

- 1) Vicinity Map
- 2) Aerial Map
- 3) Historic District Map
- 4) Application
- 5) Florida Master Site File Form
- 6) Survey / Site Plan
- 7) Narrative, Photographs, Elevation Views
- 8) Citizen Comment

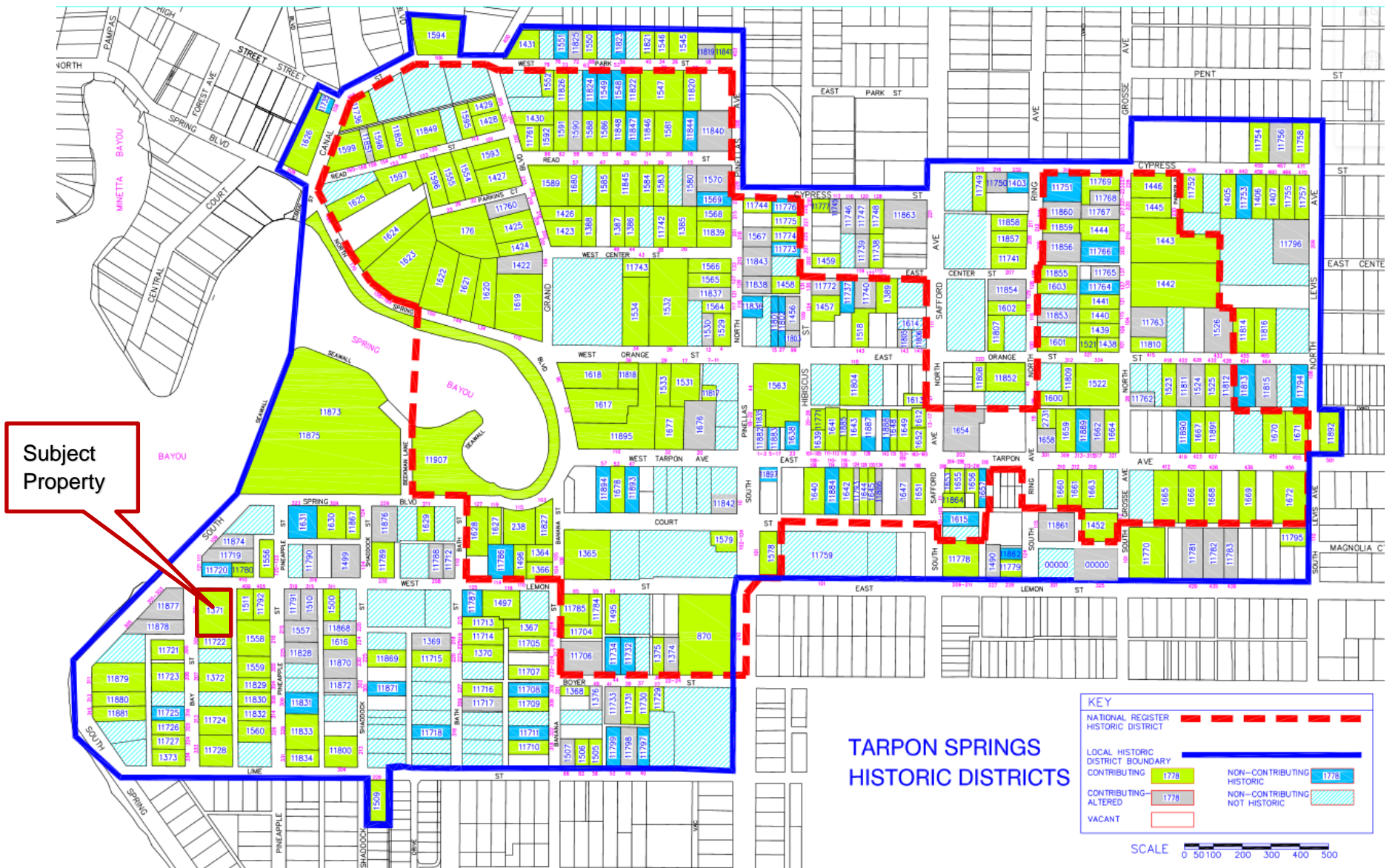
Vicinity Map – App 20-128 – 201 BAY STREET



Aerial Map – App 20-128 – 201 BAY STREET



Tarpon Springs Historic Districts Map – App 20-128 – 201 BAY STREET



\\documents.crc.Settings\arc\shell\GIS\Desktop\Arcfiles\HISTORIC_DISTRICT_RESOURCES\MAPS\Tarpon_Springs_Historic_Districts.cwg, 9/7/2013 11:03:50 AM

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

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

(Please type or print clearly)

Property Owner(s)

| | | | |
|-------------------------|-----|---------------------------|--------------|
| Name SUSAN DOWNEY | | Email su4mygrl@aol.com | |
| Address 201 BAY ST. | | | |
| City TARPON SPRINGS | | State FL | Zip 34689 |
| Phone 1-914-213-8832 | Fax | | Cellular |

Applicant

| | | | |
|-------------------------|-----|---------------------------|--------------|
| Name SUSAN DOWNEY | | Email su4mygrl@aol.com | |
| Address 201 BAY ST. | | | |
| City TARPON SPRINGS | | State FL | Zip 34689 |
| Phone 1-914-213-8832 | Fax | | Cellular |

Agent (if applicable)

| | | | |
|---------|-----|-------|----------|
| Name | | Email | |
| Address | | | |
| City | | State | Zip |
| Phone | Fax | | Cellular |

General Information

| | | | |
|---|---|---|--------------------------------|
| Property Location or Address 201 BAY ST. | | | |
| Legal Description (attach additional sheets as necessary) WELSH'S BAYOU ADD BLK 5, LOTS 23 & 24 (MAP N-13-27-15) | | | |
| Tax Parcel Number(s) 12-27-15-95940-005-0230 | Current Designations of Property | | |
| | <table border="1"> <tr> <td>Land Use Category SINGLE FAMILY</td> <td>Zoning District R-60</td> </tr> </table> | Land Use Category SINGLE FAMILY | Zoning District R-60 |
| Land Use Category SINGLE FAMILY | Zoning District R-60 | | |
| Current Use of Property SINGLE FAMILY | Contributing Structure? <input checked="" 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 checked="" type="checkbox"/> Structural Addition | <input type="checkbox"/> Driveway |
| <input checked="" 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 | | |
| | <table border="1"> <tr> <td>Land Use Category</td> <td>Zoning District</td> </tr> </table> | Land Use Category | Zoning District |
| Land Use Category | Zoning District | | |

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

General Building Information

| | | |
|---------------------------------|---|--|
| Year Built 1915 | Architectural Style FRAME VERNACULAR | Porches? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO |
| Original Use SINGLE FAMILY | Present Use SINGLE FAMILY | Proposed Use SINGLE FAMILY |
| Roof Type & Material SHINGLE | Exterior Siding Material WOOD SIDING & BRICK | |

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

1960- PORCH REPLACED

1980-ADDITION

Description of Proposed Work:

REPLACE ALL WINDOWS, REPLACE 2 DOORS, ALTER WINDOW OPENING TO MAKE DOOR OPENING, REPLACE DECKING AND RAILING EXISTING WOOD DECK, NEW WOOD DECK, RE-ROOF, FAUX ARCHETECTURAL, REPLACE DETACH GARAGE DOOR. REPLACE HVAC UNITS

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:

- \$50.00 application fee
- \$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
- Mailing labels for public notices and applicable postage charges. (City staff will prepare the labels and calculate postage charges when a complete application is submitted.)

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.*



HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE

Consult Guide To Historical Structure Forms for detailed instructions

Site # 8P11371
Recorder # 361
Recorder Date 2/26/09

Original []
Update [x]

Site Name 201 Bay Street Other Names
Project Name Historic Resources Survey of Tarpon Springs
Historic Contexts Spanish-American War National Register Category Building

LOCATION and IDENTIFICATION

Address 201 Bay Street
Vicinity of E side of Bay between Lemon and Lime
City Tarpon Springs County Pinellas
Ownership Private-individual Subdivision Block # Lot #

MAPPING

USGS Map TARPON SPRINGS Township 27S Range 15E Section 12
Quarter Qtr Qtr Irregular Section [] UTM Zone 17
Easting 326936 Northing 3114511 Land Grant Unknown
Latitude Longitude Plat or Other Map Aerial Photographs

HISTORY

Architect/Builder Unknown Construction Date 1915 Circa [x]
Alterations [x] Date c.1960 Type/Location porch supports replaced, may have had partial porch enclosures
Additions [x] Date c.1980 Type/Location one story, side gable addition on south end; also one story rear gable addition
Moved [] Original Location
Use Original Private residence Use Present Private residence

DESCRIPTION

Style Craftsman Exterior Plan Irregular Interior Plan Unknown Stories 1.5
Structural System Wood frame Exterior Fabric Weatherboard
Foundation Continuous Foundation Materials Brick Foundation Infill N/A
No. of Porches 2 Locations/Features recessed porticos on the north and west elevations
Main Entrance (stylistic details): recessed entry centered on west elevation
Outbldgs. [x] Number 1 Nature/Location (Describe below)
one story concrete block cottage (contributing) to south
Roof Type Gable Roofing Materials Composition shingles
Secondary Structures [x] Comments Shed dormer Location south and north elevation
Chimneys [x] Number 1 Orientation North Location Slope/Interior Material Brick
Wood Windows [] Type Light #
Metal Windows [x] Type SHS Light # 4/1
Exterior Ornament rafter tails, knee braces, vents (metal gable), wood surrounds
Condition Good Surroundings Residential

Narrative (general, interior, landscape, context; 3 lines only)
This 1-1/2 story Craftsman residence has a steep roof pitched front gable roof with wide overhanging eaves supported by brackets and exposed rafter tails. Shed dormers are located on the porch and south sides. Windows are in multiple sets. This residence rests on a brick foundation and features a basement. The property has a stone retaining wall at the south end of the lot.

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

Consult Guide To Historical Structure Forms for detailed instructions

RECORDER'S EVALUATION OF SITE

Individually Eligible for National Register? Yes No Likely, Need Information Insufficient Information Potential Contributor to Nat. Reg. District? Yes No Likely, Need Information Insufficient Information

Areas of Significance

Community planning & development

Summary of Significance

This resource is an example of residential architecture in Tarpon Springs during the Spanish-American War-era and is representative of the development of the City of Tarpon Springs. Possible expansion of the Local Historic District was evaluated, and this resource is considered contributing to the Local Historic District if the boundaries are enlarged. The areas that can be considered part of the expanded Local Historic District include the resources immediately surrounding the district and the Fruit Salad area.

| 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: Local office _____ | | Date | _/_/___ |
| National Register Criteria for Evaluation <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (See National Register Bulletin 15, p. 2) | | | | |

DOCUMENTATION

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

Bibliographic References Olausen, Stephen A. FMSF form for 8PI1371. on file, Florida Department of State, Division of Historic Resources, Tallahassee, Florida.

Location of Negatives Janus Research **Negative Numbers** Roll 2885, #41, Facing SE

RECORDER INFORMATION

Recorder Name Janus Research

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

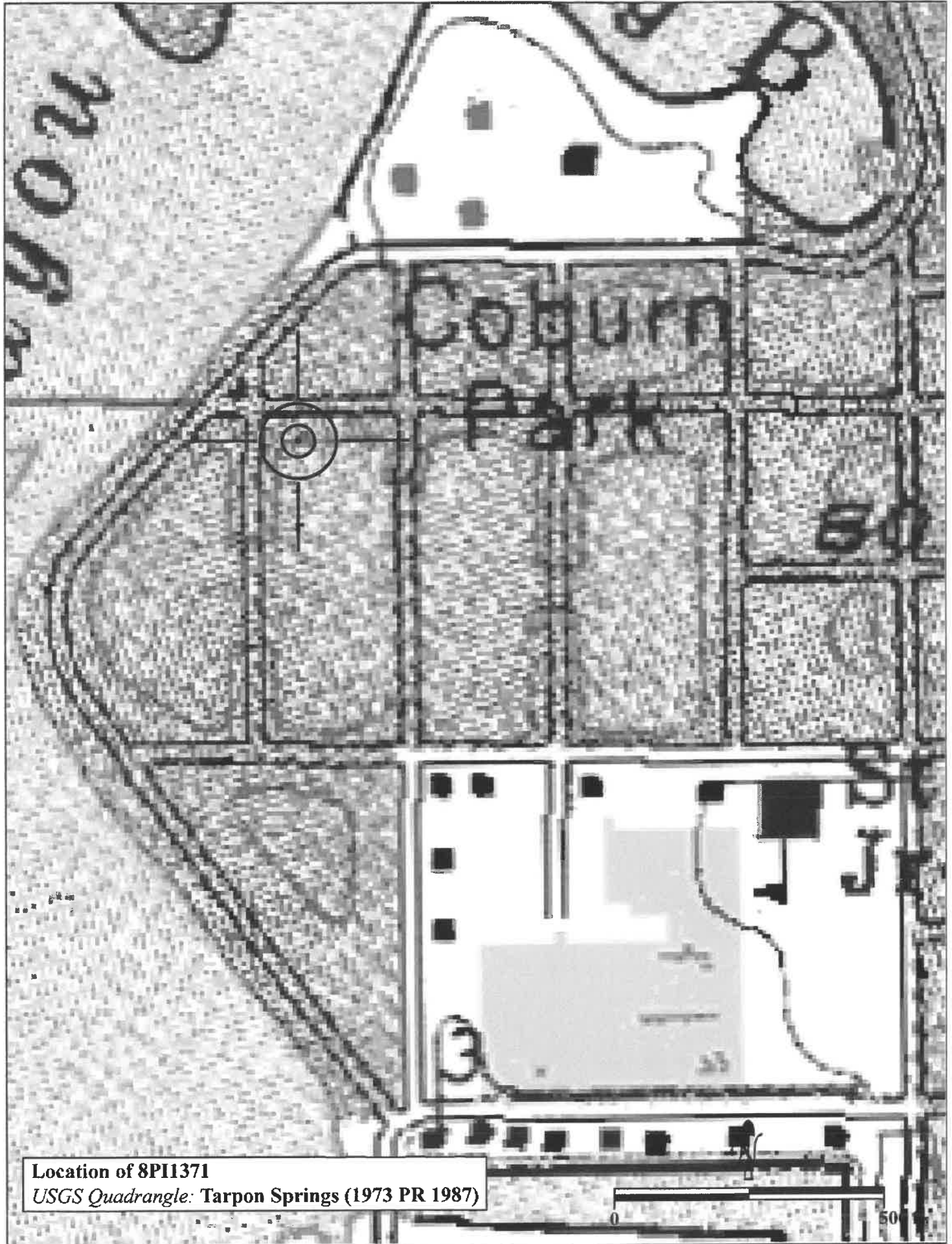
- REQUIRED:**
1. USGS 7.5' MAP WITH STRUCTURES PINPOINTED IN RED
 2. LARGE SCALE STREET OR PLAT MAP
 3. PHOTO OF MAIN FACADE, PREFERABLY B&W, AT LEAST 3x5



SKETCH MAP



USGS QUADRANGLE MAP



JOB NO.: 200917
 DRAWN BY: PAD
 CHECKED BY: EDM
 DATE OF FIELD WORK: 6/18/2020

MURPHY'S LAND SURVEYING, INC.
 PROFESSIONAL LAND SURVEYORS
 5760 11TH AVENUE NORTH
 ST. PETERSBURG, FLORIDA 33710
 WWW.MURPHYSLANDSURVEYING.COM

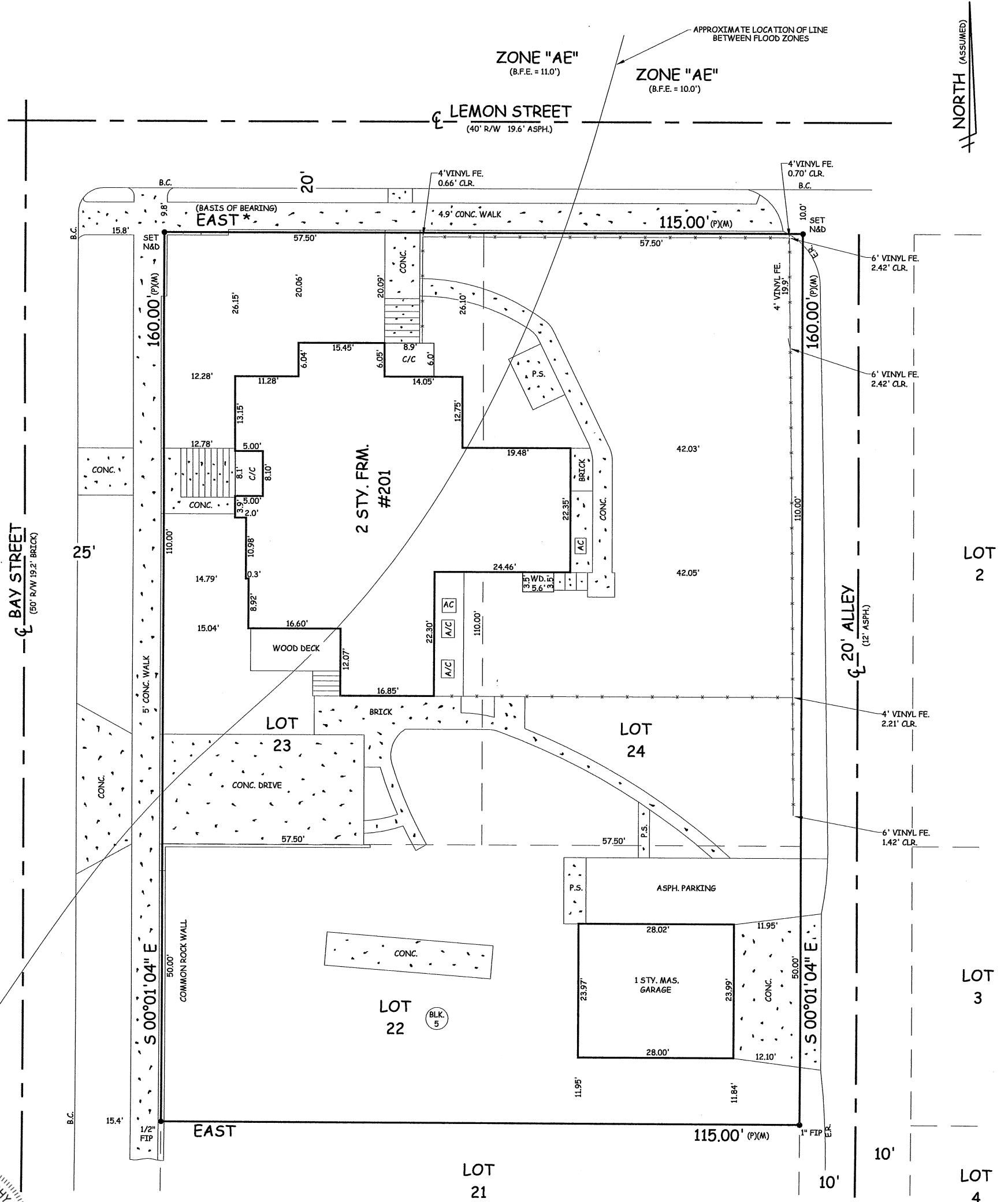
L.B. #7410
 PH. (727) 347-8740
 FAX (727) 344-4640

CERTIFIED TO: Susan Downey

SCALE: 1" = 20'

Survey not valid for more than one (1) year from date of field work.

SEC. 13 TWP. 27 S. RGE. 15 E.



"The location of the line between flood zones has been approximated based upon flood maps that scale one inch to 500 feet making an exact location of the line impossible to determine. Accordingly, this survey will not be responsible for decisions concerning flood insurance requirements based upon the approximate line of the flood zones shown hereon."

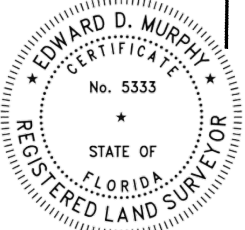
A BOUNDARY SURVEY OF: Lots 22, 23 & 24, Block 5, WELSH'S BAYOU ADDITION, as recorded in Plat Book 3, Page 21 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: AE Comm. Panel No. : 120259 0019 G Map Date : 9/03/03 Base Flood Elev : 10.0' - 11.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

* BEARINGS SHOWN ARE ASSUMED

Edward D. Murphy
 EDWARD D. MURPHY REG. P.L.S. # 5333



- | | | | | | | |
|---|---|--|--|--|---|---|
| <p>LEGEND: F.I.P. - FOUND IRON PIPE F.C.M. - FOUND CONCRETE MONUMENT F.I.R. - FOUND IRON ROD S.I.R. - SET IRON ROD 1/2" LB #7410 P.R.C. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE FIN. FLR. - FINISHED FLOOR ELEVATION P.R.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988</p> | <p>FD. - FOUND N&D. - NAIL AND DISK P.O.L. - POINT ON LINE P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY P.I. - POINT OF INTERSECTION -X-X- - FENCE FE. - FENCE C.L.F. - CHAIN LINK FENCE -// - ADJACENT FENCE ADJ. - ADJACENT</p> | <p>R. - RADIUS A. - ARC C. - CHORD Δ - DELTA R/W - RIGHT OF WAY # - NUMBER MAS. - MASONRY FRM. - FRAME G.I. - GRATE INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT</p> | <p>M/S - METAL SHED ALUM. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - GARPORT PL. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O.W. - EDGE OF WATER T.O.B. - TOP OF BANK</p> | <p>WWW - WING WALL CL - CENTERLINE R/W - RIGHT OF WAY (P) - PLAT (C) - CALCULATION (D) - DEED (M) - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST</p> | <p>ESMT. - EASEMENT M.H. - MANHOLE CONC. - CONCRETE CLR. - CLEAR COL. - COLUMN WD. - WOOD BLK. - BLOCK S/W - SEAWALL ASPH. - ASPHALT UTIL. - UTILITY DR. - DRAINAGE</p> | <p>O.H. - OVERHANG GAR. - GARAGE C/WD. - COVERED WOOD C/P.S. - COVERED PATIO STONE C/C - COVERED CONCRETE A/C - AIR CONDITIONER S.P. - SCREENED PORCH -P-P - OVERHEAD POWER LINES -T-T - OVERHEAD TELEPHONE LINES P.P. - POWER POLE L.P. - LIGHT POLE</p> |
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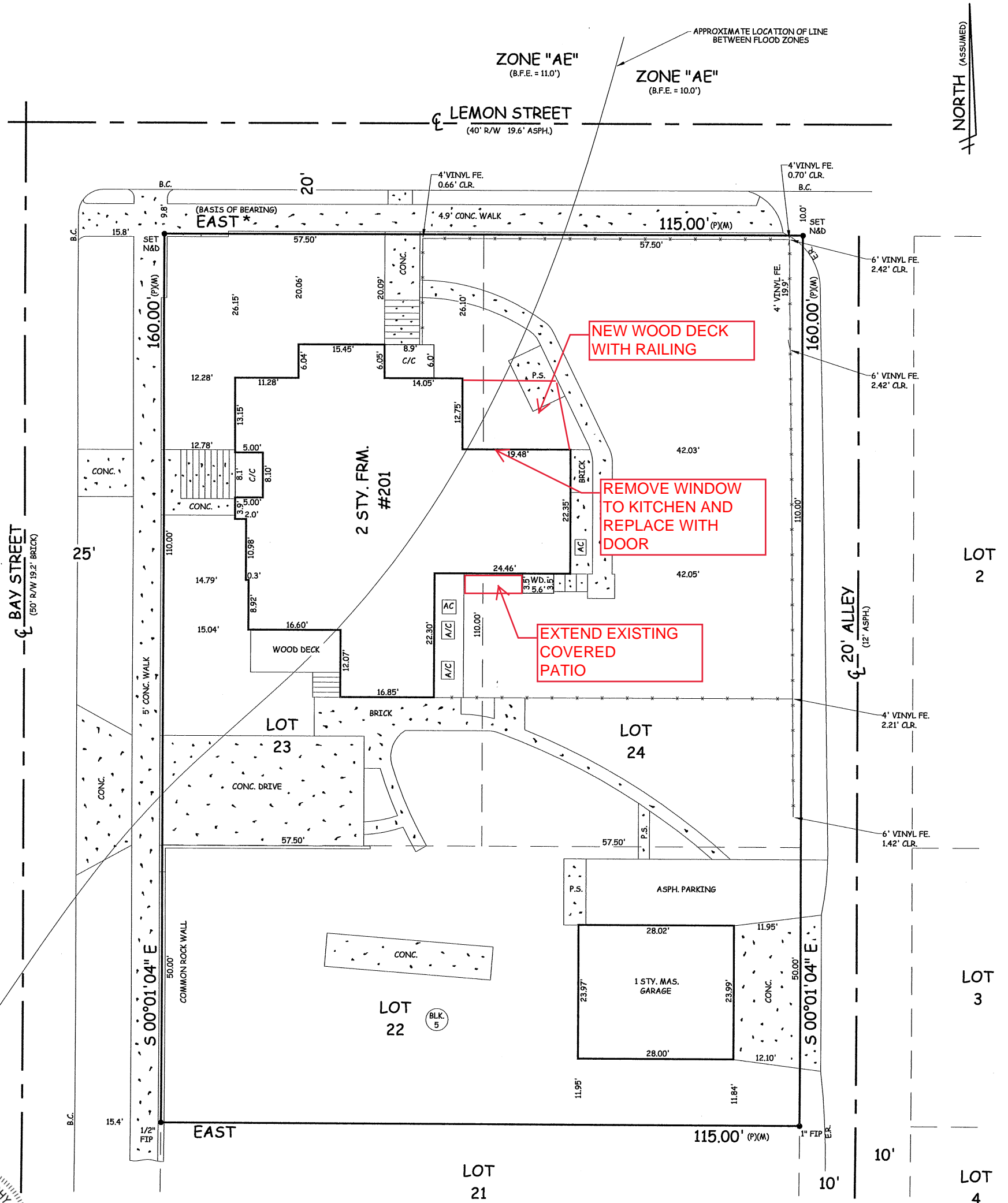
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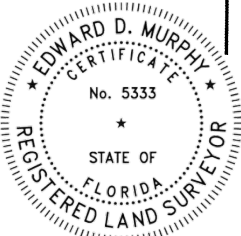
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Edward D. Murphy
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|--|--|---|---|--|---|--|



Scott Walker PE
EngPlans LLC
730 123rd Ave
Treasure Island, FL 33706
727 656-0553
Scott@EngPlans.com

Restoration/Rehabilitation Proposal

October 5, 2020

Project:

DOWNEY, SUSAN
201 BAY ST
TARPON SPRINGS FL 34689-3514

Introduction

EngPlans LLC pursuant to the agreement with Susan Downey is excited to present rehabilitation plans for 201 Bay Street. Susan was recently in the market for a new home and fell in love with the historical charm of this house. We have researched archives and have found some photos of the home over the years. She wants to rehabilitate the home to revitalize while preserving the historic charm.

Proposal Summary:

This document, along with the construction plans, will provide details of the intended changes. The house had an addition constructed in 1980. The addition looks slightly different than the original. In order to mimic the original structure, we would like to add faux exposed rafter tails and knee braces, change windows to match the original grid style, add a deck to match the original deck on the west side. The porch cover on the of the home will be extended a few feet to cover porch entrance. The original structure needs a few minor repairs and updates. The cellar door adjacent the entrance steps will be replaced. The windows have been changed over the years and the replacements lack the grid style, which is a character defining element. We plan to replace all windows with new windows that mimic this design element. Many of the window trims have experienced degradation over the years, and will be repaired or replaced to match the original vernacular style. The roof covering was originally metal and changed to asphalt shingle. We will be reverting back to sheet metal. The existing deck will be repaired with decking and railings replaced to match the existing materials. Exterior air conditioning compressor will be replaced, but remain hidden from street views. We will remove two windows in the master bedroom and install one French door for egress. The French door will not be visible from the street. The detached garage is obscure from the street and will minor repairs such as, the door will be replaced with a standard Impact six panel opaque door.

Materials:

The materials selected for this project were methodically chosen to match the existing materials and time period. Attached is a log which show samples and pictures of the new and existing materials. Photos are sometimes challenging to see the details, so we have samples of all hand selected replicas which can be submitted upon request.

Historical Photo's:



Photo from 1915. Notice the metal roof, stair & banister rail, exposed rafter tails.



1980's photo. notice windows, roof change, stair change.



1916 photo with original owner.

Existing/Proposed Materials



2020 photo of current front door.



DRF3F
876MG
(FIR GRAIN)

Replace two windows above proposed deck with this door or similar craftsman style; PlastPro impact painted



Cellar Door PlastPro DRS00 Flush smooth Impact



Master Bedroom Door PlastPro Impact Full lite with Raise and lower blinds.



2020 photo of original windows from the 1960's.



Proposed window; PGT Impact vinyl frame white with vertical muttons. The mutton count will vary depending on window width but will match existing very closely. Window trim will not change style. It may be repaired or replaced with the same material and profile if decayed or damaged when window is replaced.



Proposed roofing; Gulf coast supply, 26ga metal, striated, Barn Red color. This style gives the original tin look



Decking; TimberTech by AZEK color Coastline for decking (replicates gray aged lumber).

Railing; TimberTech by AZEK Trademark classic composite white (replicates painted wood craftsman style rail)

Addition Restoration/Rehabilitation







Closing

All new components and cladding meet the design requirements of the Florida building code 6th edition and are extremely similar in appearance to the existing. The structural design and product approval testing are attached. No alterations beyond the scope as defined herein will be made unless approved by the Historical committee. Thank you for helping us rehabilitate this home and bring back its historical charm to the community. Please contact us with any questions, concerns, or ideas.

Respectfully Submitted,
EngPlans LLC

Scott Walker PE
Licensed Professional Engineer
Lic no. 83270

FLORIDA PRODUCT APPROVALS & DP'S

WINDOWS

- PGT 5500 SH- FL 239.2 IMPACT DP SUPPLIED +65,-70
- PGT 5520 PW - FL243.5 IMPACT DP SUPPLIED +50,-50
- PGT 5500 MULL - FL 261.1 IMPACT

DOORS

- PLASTPRO IMPACT GLAZED DOOR FL17184.9 DP SUPPLIED +50,-50
- PLASTPRO IMPACT OPAQUE DOOR FL17184.5 DP SUPPLIED +50,-50

ROOF

- 26GA GULF LOK - FL11651.16 -161 psf @ 5 3/16" fastener spacing
- POLYGLASS POLYSTICK MTS PLUS - FL5259.1

SCOPE OF WORK: ALTERATION LEVEL 2

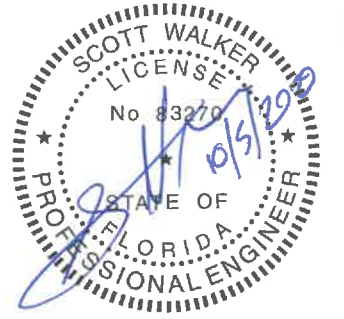
- REPLACE ALL WINDOWS WITH IMPACT SIZE FOR SIZE
- REPLACE CELLAR DOOR AND DETACHED GARAGE DOOR WITH IMPACT SIZE FOR SIZE
- REPLACE ROOF COVERING
- INSTALL NEW WOOD DECK NORTH EAST CORNER
- REMOVE TWO WINDOWS ABOVE DECK AND REPLACE WITH IMPACT DOOR TO ACCESS DECK.
- REMOVE TWO WINDOWS IN LIVING ROOM ABOVE AIR CONDITIONER COMPRESSORS AND DELETE OPENING (NON EGRESS WINDOWS).
- REMOVE TWO WINDOWS IN MASTER BEDROOM AND REPLACE WITH FRENCH DOOR.
- REMOVE SINGLE DOOR IN MASTER BEDROOM AND FILL IN.
- INSTALL FAUX RAFTER TAILS AND KNEE-BRACES TO THE 1980'S ADDITION.
- A/C CHANGE OUT SIZE FOR SIZE 4 UNITS.

| INFO. | APPLYING WIND LOAD FOR: | ZONE | OPENING ELEVATION (ft.) | WIDTH (ft.) | LENGTH (ft.) | EFFECTIVE WIND AREA (sq.ft.) | Nominal Wind Load Pressures | |
|------------------|-------------------------|----------|-------------------------|-------------|--------------|------------------------------|---------------------------------|---------------------------------|
| | | | | | | | MAXIMUM POSITIVE PRESSURE (psf) | MAXIMUM NEGATIVE PRESSURE (psf) |
| ROOF INFORMATION | Gable w/Overhang | 1 Gable | n/a | 2.0 | 5.0 | 10.0 | 22.8 | -69.5 |
| | Gable w/Overhang | 2e Gable | n/a | 2.0 | 5.0 | 10.0 | 22.8 | -69.5 |
| | Gable w/Overhang | 3e Gable | n/a | 2.0 | 5.0 | 10.0 | 22.8 | -120.6 |
| | Gable w/Overhang | 2r Gable | n/a | 2.0 | 5.0 | 10.0 | 22.8 | -101.5 |
| | Gable w/Overhang | 3r Gable | n/a | 2.0 | 5.0 | 10.0 | 22.8 | -131.5 |
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| | 10SF | 4 | 25 | 2.0 | 5.0 | 10.0 | 36.5 | -39.6 |
| | 25SF | 5 | 25 | 5.0 | 5.0 | 25.0 | 34.3 | -44.5 |
| | 25SF | 4 | 25 | 5.0 | 5.0 | 25.0 | 34.3 | -37.4 |
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PROFESSIONAL ENGINEER DIGITAL SEAL

Scott P Walker
 c=US,
 o=ENGLANS LLC,
 ou=A01410D00000
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 366, cn=Scott P Walker
 2020.10.05
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This item has been electronically signed and sealed by Scott Walker PE on the date adjacent to the seal using a SHA256 RSA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA256 RSA authentication code must be verified on any electronic copies.

SCOTT WALKER PE NO 83270

| Revision Schedule | | |
|-------------------|----------------------|------|
| # | Revision Description | Date |
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| 003 | D2 | DECK DETAILS | |
| 004 | D3 | DECK DETAILS | |
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| 006 | S2 | OPENING DETAILS | |
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PROJECT NAME
DOWNEY, SUSAN

PROJECT ADDRESS
**201 BAY ST
 TARPON SPRINGS
 FL 34689-3514**

DESIGN CRITERIA:

This Structure is designed in accordance with the Florida Building Code Residential Sixth Edition (2017), Florida Building Code Existing Sixth Edition (2017), Florida Building Code Mechanical Sixth Edition (2017),

Ultimate Design Wind Velocity (Vult): 145 MPH

Nominal Design Wind Velocity (Vasd): 112 MPH

Risk Category: 2

Wind Exposure: D

Internal Pressure Category: ENCLOSED

Deck Live Load: 60 PSF

Guard rail Live Load: 100LB point or 50 PLF dist.

CONTRACTOR

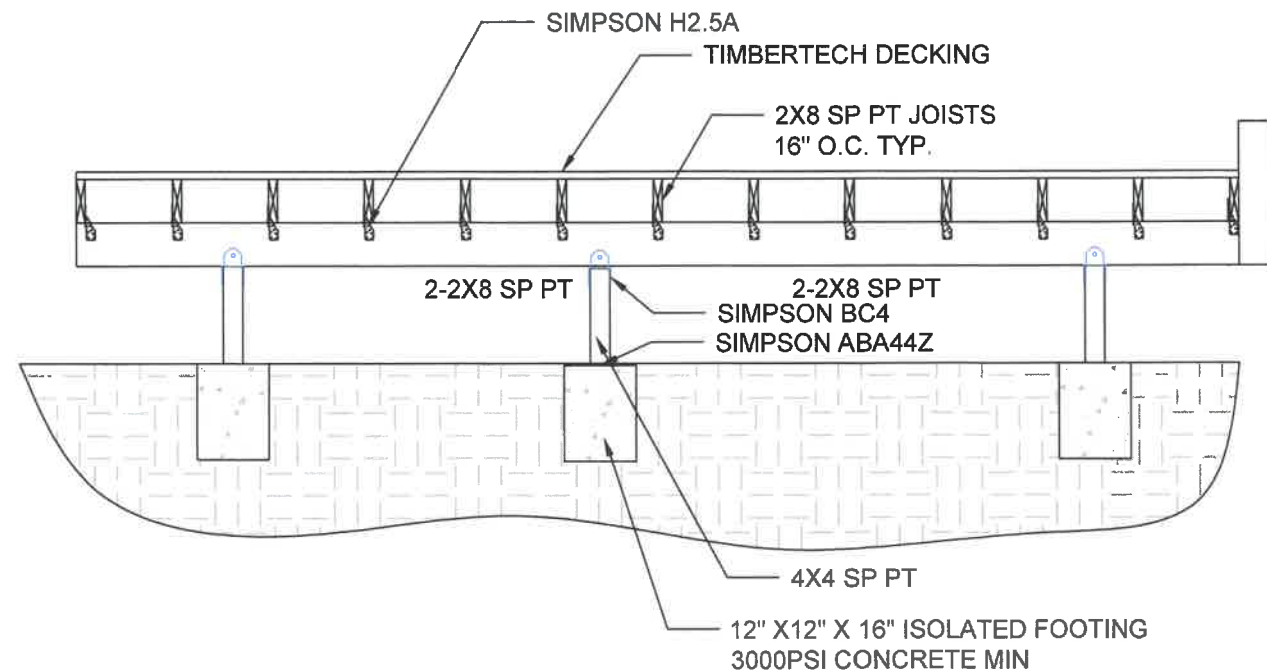
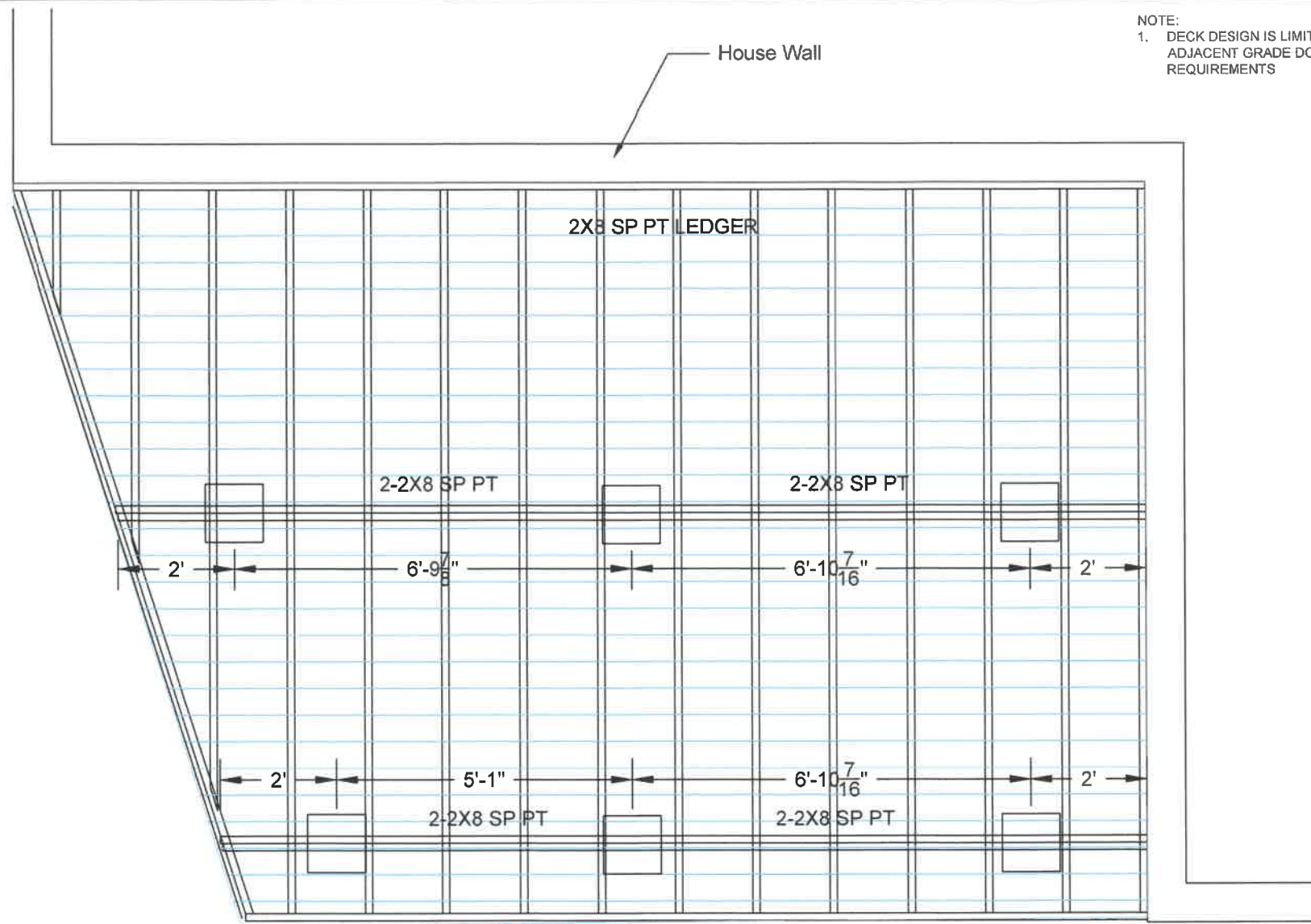
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 2552 26th Ave N St. Petersburg, FL 33713
 727-399-8969

EngPlans LLC
 730 123RD AVE
 TREASURE ISLAND, FL 33706
 727-658-0553
 WWW.ENGLANS.COM

| | |
|------------|-----------|
| DATE | 10/4/2020 |
| SHEET NAME | COVER |
| SHEET | CS |

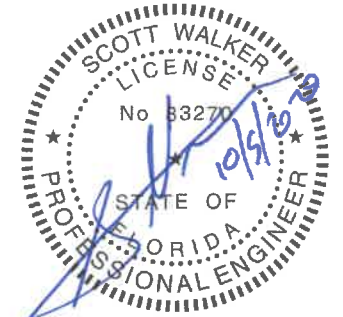
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NOTE:
1. DECK DESIGN IS LIMITED TO LESS THAN 30" FROM ADJACENT GRADE DO TO FALL PROTECTION REQUIREMENTS



PROFESSIONAL ENGINEER DIGITAL SEAL

Scott P Walker
c=US,
o=ENGLANS LLC,
ou=A01410D00000
16FF901CE3E0000F
366, cn=Scott P
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13:09:43 2020.10.04
'00'04-



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PROJECT NAME
DOWNEY, SUSAN

PROJECT ADDRESS
**201 BAY ST
TARPON SPRINGS
FL 34689-3514**

DESIGN CRITERIA:

This Structure is designed in accordance with the Florida Building Code Sixth Edition (2017)

Ultimate Design Wind Velocity (Vult): 145 MPH

Nominal Design Wind Velocity (Vasd): 112 MPH

Risk Category: 2

Wind Exposure: B

Internal Pressure Category: OPEN

Component & Cladding (ULT):

Zone 3: +10 / -26.7

LIVE LOADS

DESIGNED LIVE LOAD = 40PSF

SCOPE:

- INSTALL NEW GRADE LEVEL WOOD DECK APROX. 217SF
- DOUBLE PICTURE FRAME WITH SYNTHETIC DECKING

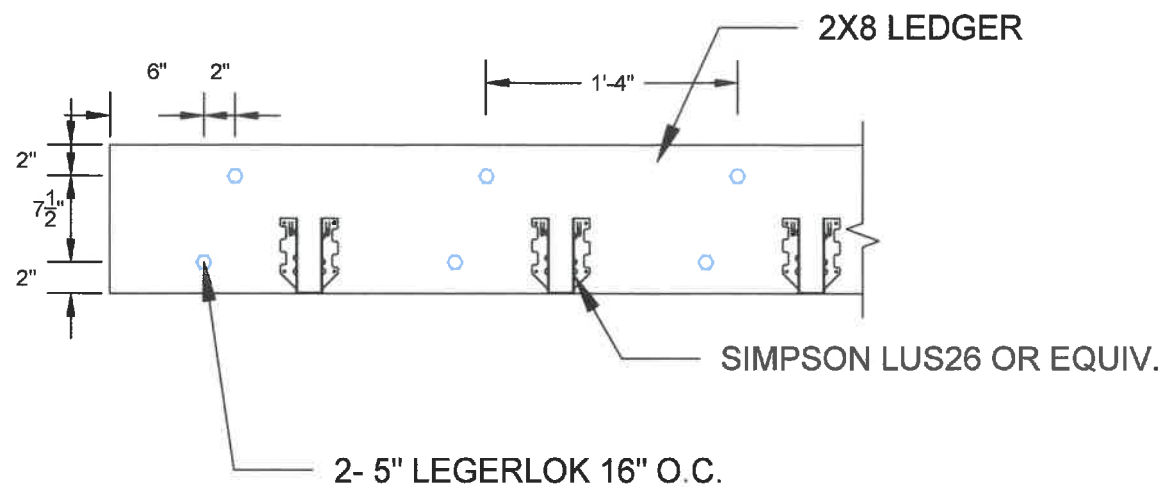
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FREEDOM DESIGN BUILD LLC.
2552 26th Ave N St. Petersburg, FL 33713
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| | |
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LW1 LEDGER AND HANGER
NTS

DESIGN NOTES:

STRUCTURAL WOOD NOTES:

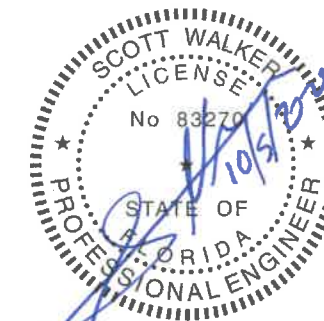
- ALL LUMBER IN CONTACT WITH MASONRY OR WITHIN 18" OF GROUND TO BE PRESERVATIVE TREATED WOOD SUITABLE FOR GROUND CONTACT.
- ALL CUTS IN TREATED LUMBER SHALL BE FIELD TREATED WITH AN APPROVED PRESERVATIVE
- ALL NAILS SHALL MEET ASTM F 1667. AND BE RING-SHANK U.N.O.
- WOOD SCREWS SHALL MEET THE REQUIREMENTS OF ANSI/AMSE B18.6.1.
- BOLTS AND LAGS SHALL MEET THE REQUIREMENTS OF ANSI/AMSE B18.2.1
- ALL SCREWS, BOLTS, WASHERS NUTS, AND NAILS TO BE HOT-DIPPED ZINC-COATED GALVANIZED, OR STAINLESS STEEL.
- ALL CONNECTORS TO BE GALVANIZED OR ZMAX
- DECK IS NOT DESIGNED FOR LARGE CONCENTRATED LOADS SUCH AS HOT TUBS
- FLASHINGS SHALL BE CORROSION-RESISTANT METAL WITH A MIN NOMINAL THICKNESS OF 0.019"
- DECK SHALL NOT BE OCCUPIED UNTIL FINAL INSPECTION AND APPROVAL IS OBTAINED.
- ALL LUMBER TO BE SOUTHERN PINE #2 OR BTR.
- DECKS GREATER THAN 30" FROM GRADE REQUIRE GUARD RAILS

CONCRETE & FOUNDATION

- FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT LEAST 12" BELOW GROUND LEVEL
- CONCRETE TO BE MIN 2500 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
- SOIL BEARING PRESSURE TO EXCEED 1500 PSI.
- SITE TO BE CLEARED OF VEGETATION

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c=US,
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ou=A01410D00000
16FF901CE3E0000
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PROJECT NAME
DOWNNEY, SUSAN

PROJECT ADDRESS
201 BAY ST
TARPON SPRINGS
FL 34689-3514

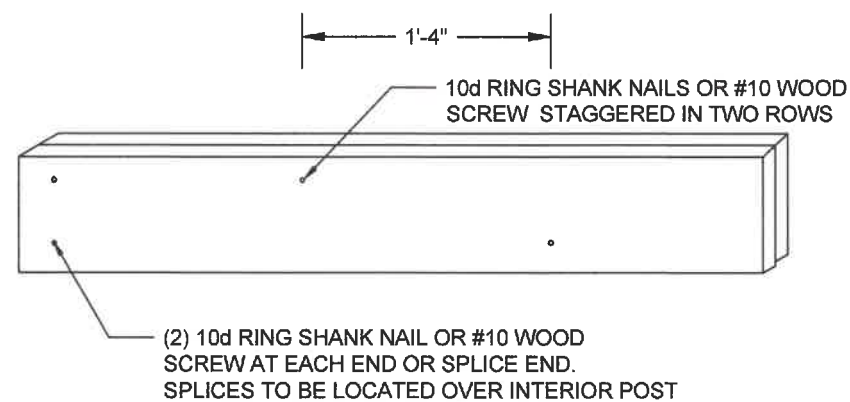
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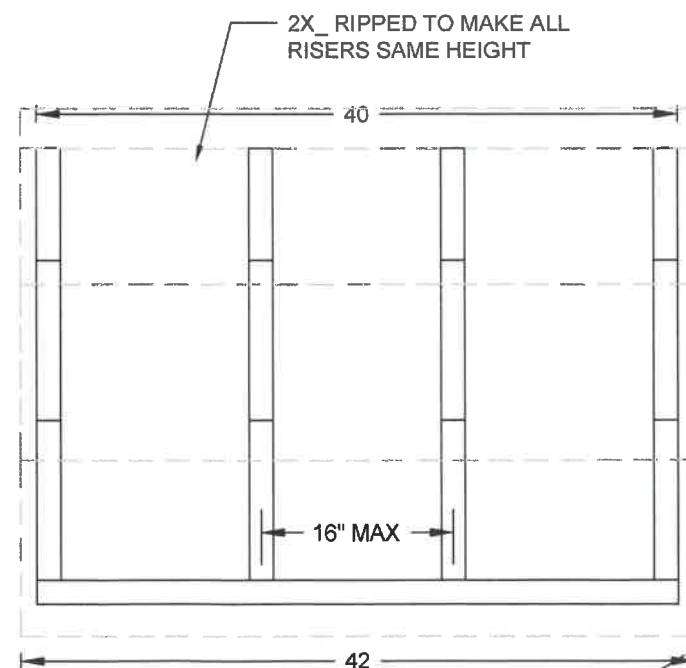
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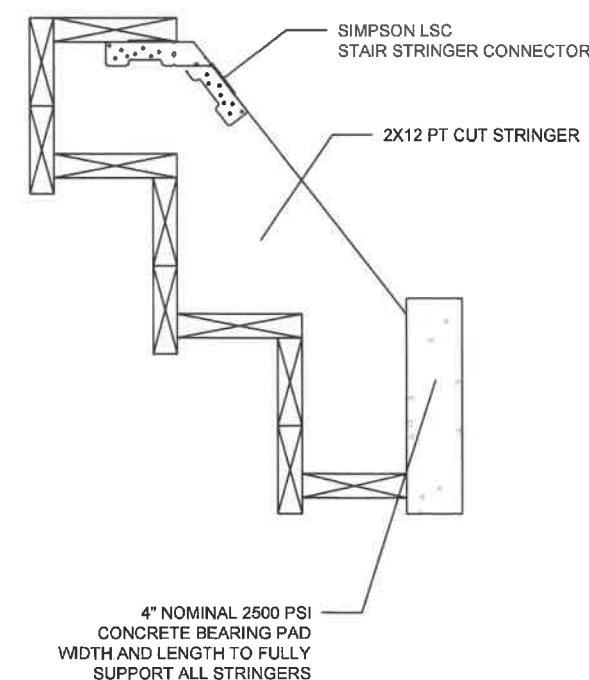
SHEET
D2



BA1 BEAM ASSEMBLY
NTS

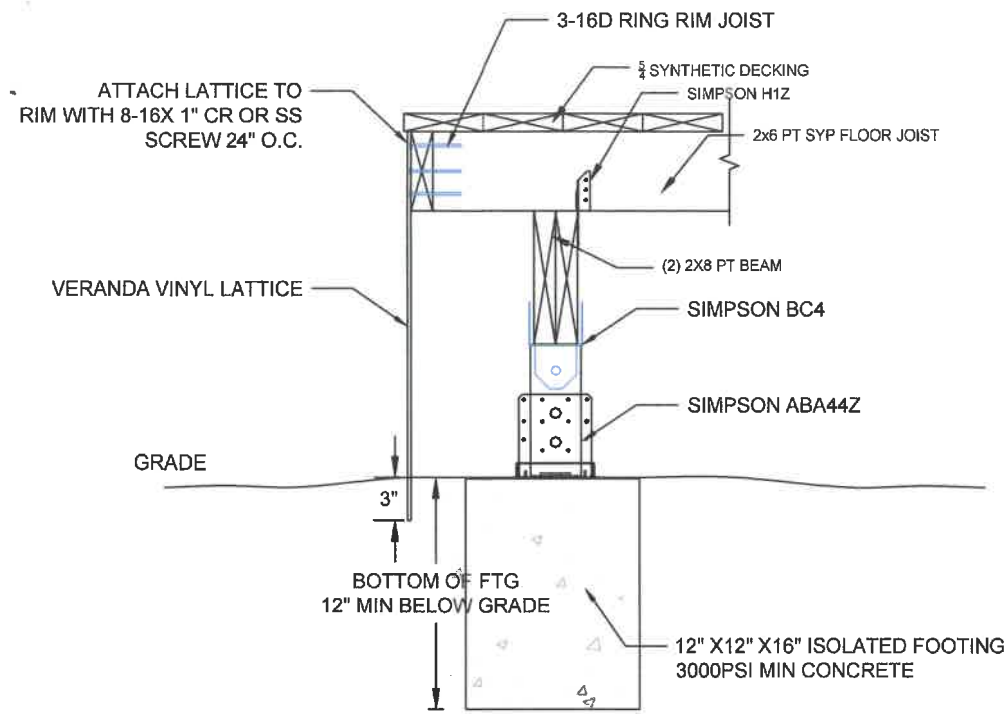


- RISERS TO BE EQUAL AND NOT EXCEED 7 3/4"
- TREADS TO BE 10" MIN WITH 1" NOSING
- ALL FRAMING TO BE PT
- TREADS TO BE SYNTHETIC
- ALL CONNECTIONS WITH 3-16D COMMON

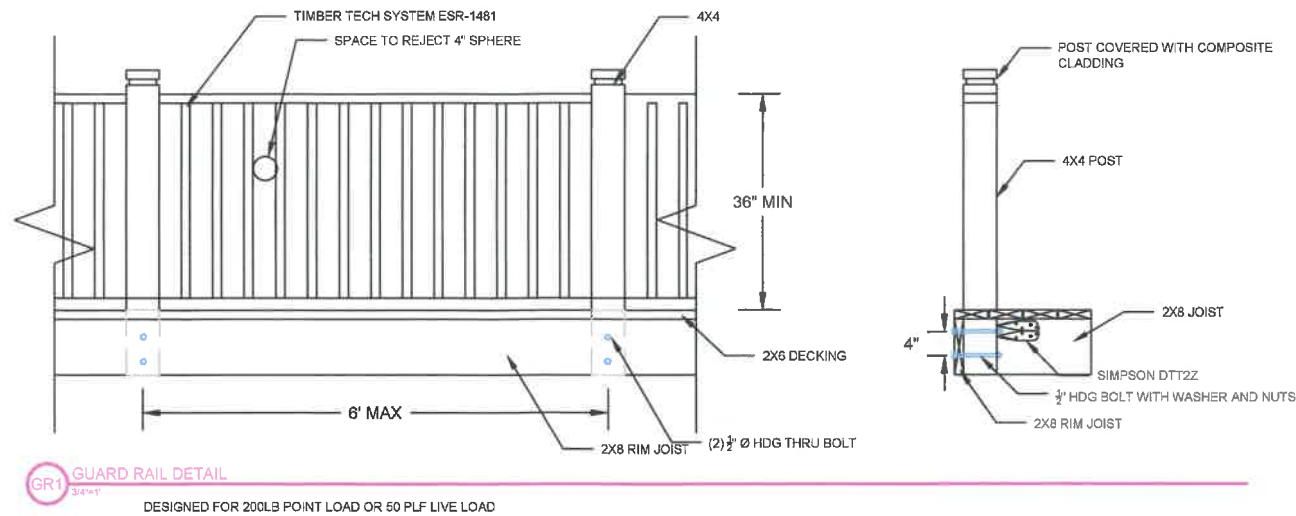


CS1 CUT STRINGER STAIR
NTS

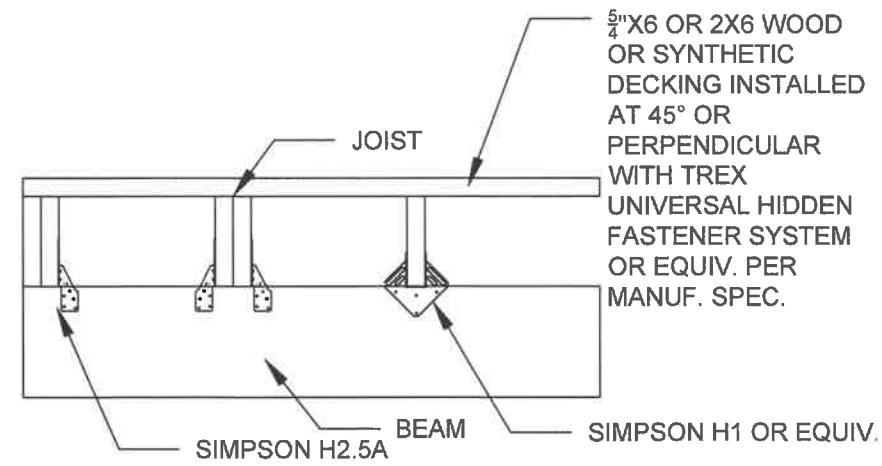
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S1 SECTION
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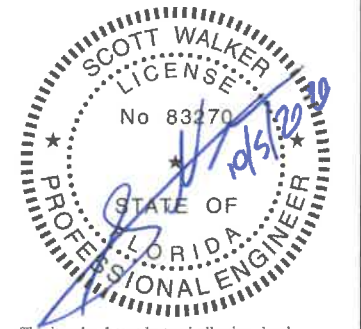


GR1 GUARD RAIL DETAIL
DESIGNED FOR 200LB POINT LOAD OR 50 PLF LIVE LOAD



JB1 JOIST TO BEAM
NTS

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| PROJECT ADDRESS | 201 BAY ST TARPON SPRINGS FL 34689-3514 |

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 727-399-6969

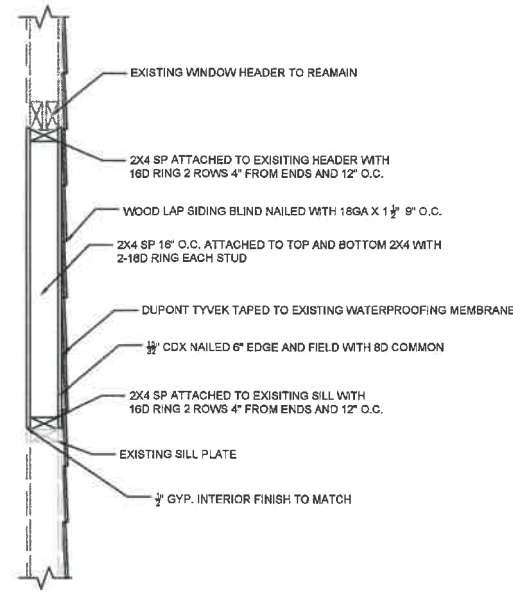
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| SHEET | D3 |

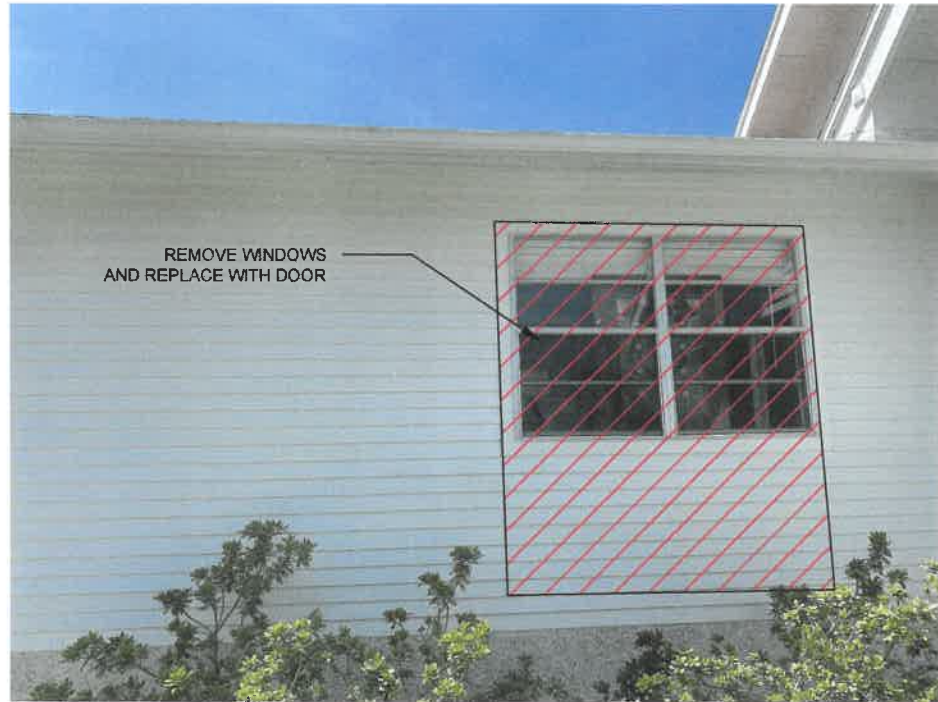
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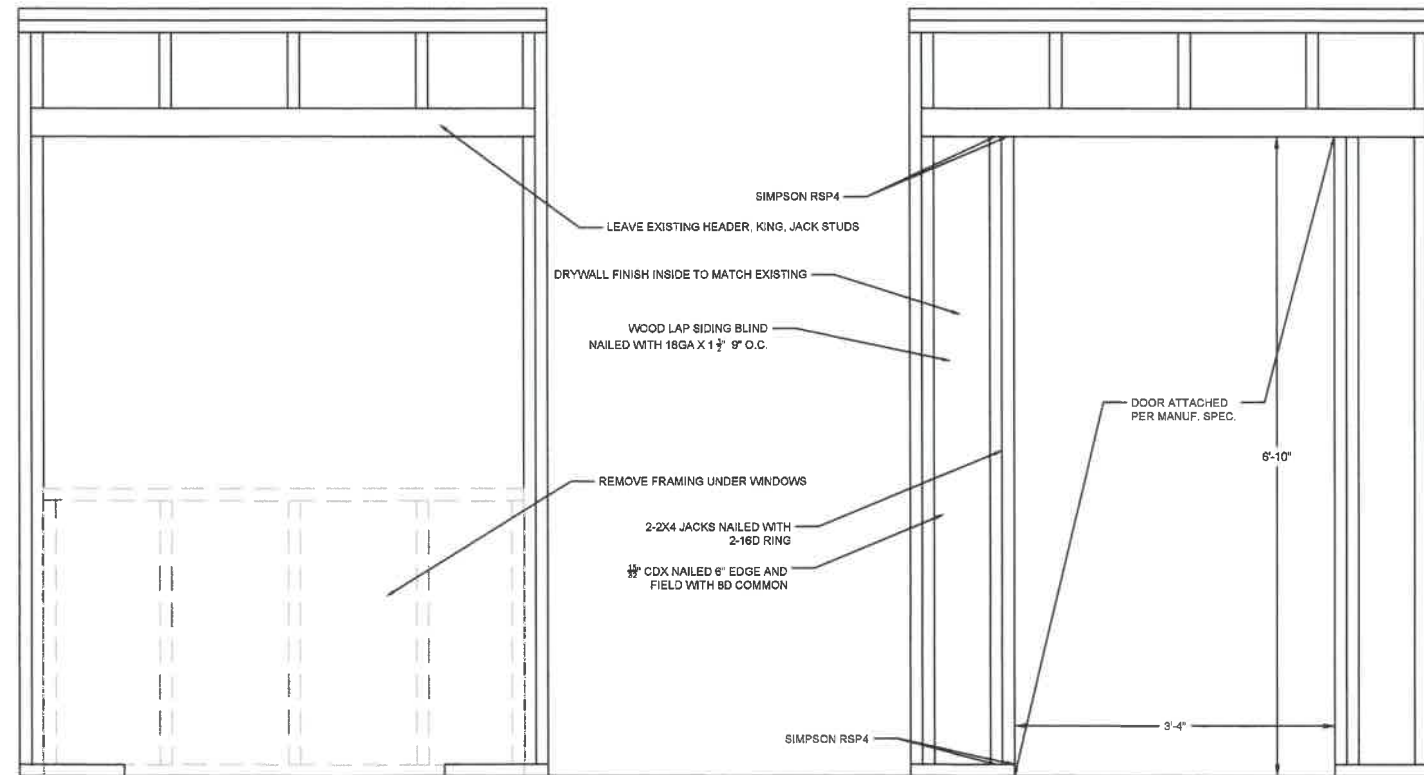
REMOVE LIVING ROOM WINDOWS AND FILL IN



WINDOW FILL IN DETAIL



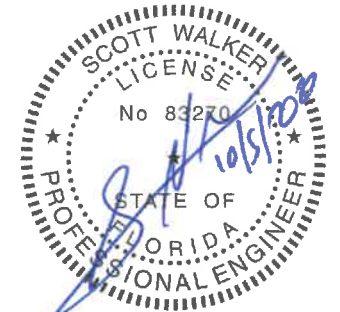
REMOVE WINDOWS AND REPLACE WITH DOOR



WINDOW TO DOOR CONVERSION

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PROJECT NAME
 DOWNEY, SUSAN

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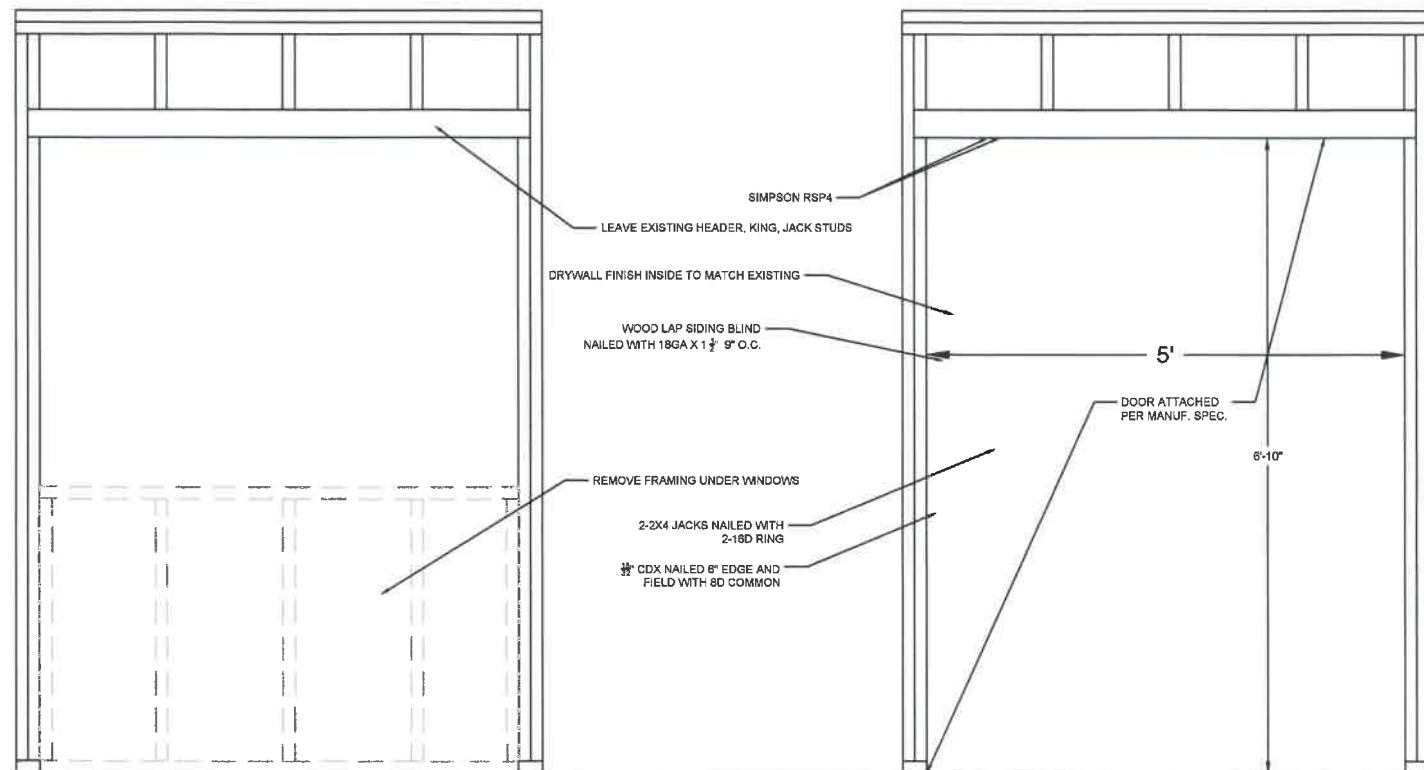
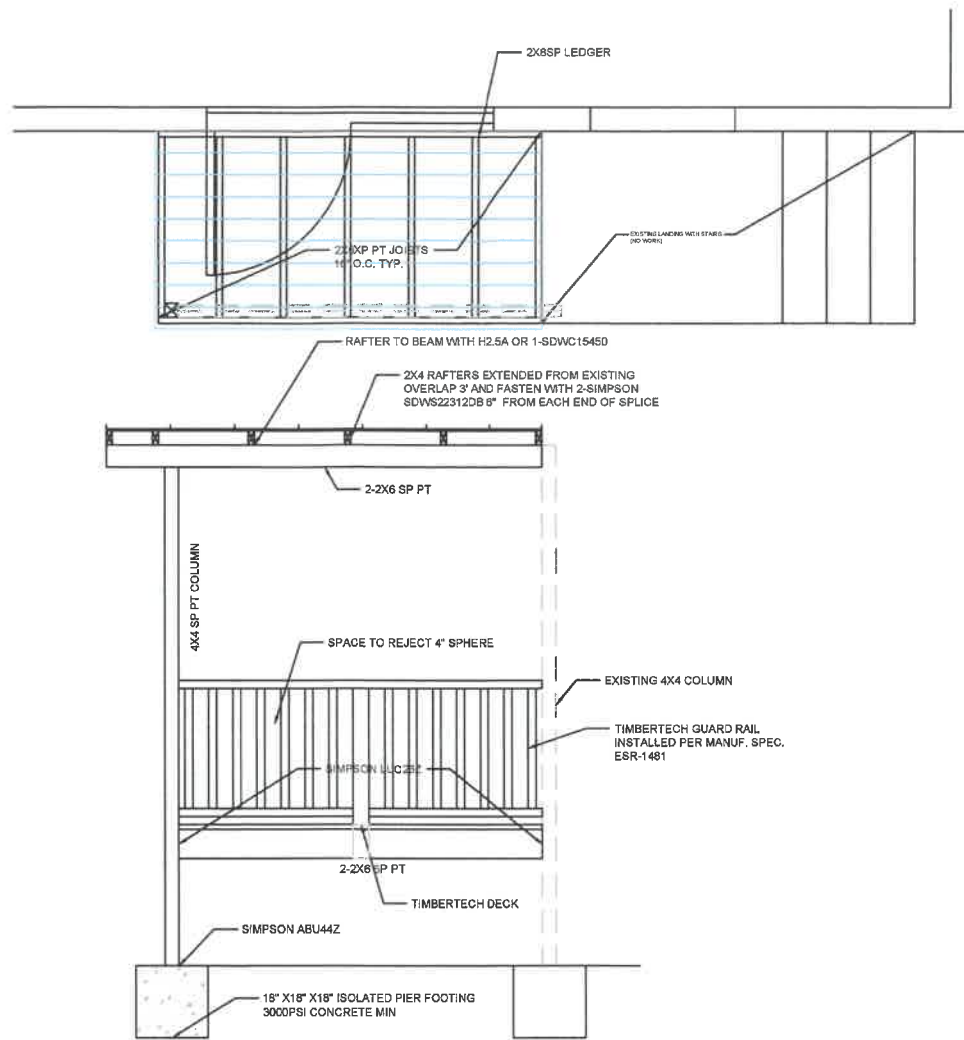
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DATE
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SHEET NAME
 OPENING
 CHANGES

SHEET
 S1



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| PROJECT ADDRESS | 201 BAY ST TARPON SPRINGS FL 34689-3514 |

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 727-656-0563
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| | |
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| DATE | 10/4/2020 |
| SHEET NAME | OPENING CHANGES |
| SHEET | S2 |

Patricia McNeese

From: calachuk@aol.com
Sent: Friday, October 16, 2020 3:15 PM
To: Planning
Cc: C Alachuk
Subject: CA # 20-128. 201 Bay Street

External Email - Use caution with links and attachments

I have no objection to the above noted application. All improvements enhance the neighborhood.
Thank you for requesting input.

Sincerely, Olga A. sowchuk
232 West Lemon Street