



MEMORANDUM

TO: Historic Preservation Board
Town of Belleair

CC: Cathy DeKarz, Management Analyst
Town of Belleair

FROM:  Christopher Brimo, AICP
Calvin, Giordano & Associates, Inc.

SUBJECT: 305 Overbrook Drive
Special Certificate of Appropriateness (COA)

DATE: September 11, 2020

Pursuant to Section 74-332 (Historic Preservation) of the Belleair Code, CGA met with the property owner and Town representatives on August 26, 2020 to review the proposed modifications for the single-family residence located at 305 Overbrook Drive, Belleair. The owners (Jason and Amy Stanton), are proposing a garage addition to their single-family residence designated as a local historic resource by Ordinance 429. This structure is also listed on the State of Florida Master Site File of historic structures.

The structure as a 2-story Tudor Revival Cottage built in 1932, which the property owners are proposing the addition of a 676 square foot attached two-car garage, in line with the existing garage and front elevation of the home. Although this garage addition is not historically significant, its physical connection to the historically significant principal structure warrants a Special COA review. A complete description of the modifications is shown on the site plan, and in the application contained in the Boards packet.

The existing structure is approximately ten feet from the front property line, which necessitated a variance to the front yard setback requirement for this proposed addition. Offsetting the proposed garage addition by 15 feet to meet the setback requirement would not be compatible with the massing and design of the historic structure.

The Secretary of the Interior Standards states that new additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed in the process of rehabilitation. The layout, materials and architectural style being proposed will mimic the existing features of the residence. CGA reviewed the proposed modifications as stated in the applicant's submittal and found the proposal to be in keeping with the general intent of the Secretary of the Interior Standards for Rehabilitation.

Building Code Services
Civil Engineering / Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering &
Inspection (CEI)
Construction Services
Data Technologies &
Development
Electrical Engineering
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Governmental Services
Indoor Air Quality
Landscape Architecture
Planning
Project Management
Redevelopment
& Urban Design
Surveying & Mapping
Traffic Engineering
Transportation Planning
Water / Utilities Engineering
Website Development

Feather Sound
Corporate Center
13535 Feather Sound Dr.
Suite 135
Clearwater, FL 33762
727.394.3825 phone

www.cgasolutions.com