



Legislation Text

File #: 24-0098, Version: 1

To: Planning and Zoning Board
From: Gay Lancaster, Town Manager
Date: May 28, 2024

Subject: 456 Gardenia Street; Special Certificate of Appropriateness; Renovation

Summary:

Pursuant to Section 74-332 (Historic Preservation) of the Belleair Code of Ordinances, our Planners (CGA) reviewed the application for a Special Certificate of Appropriateness for the single-family residence located at 456 Gardenia Street. The owner (Joseph Holt, Junior) proposes to make modifications to the single family residence that was previously designated as a local historic resource in 2007.

The proposed renovations address both aesthetic and structural needs. These include a major interior remodel, which involves re-plumbing and upgrading the electrical system. Additionally, both interior and exterior windows and doors will be replaced to reflect the 1920s aesthetic, and the wooden flooring will be restored. Modified bitumen roofing will replace the existing roof structure. The structural upgrades are urgent, as delaying them could pose serious damage to the overall structure. A complete description of the modifications is listed in the application and staff report.

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 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.

Through the attached Special Certificate of Appropriateness, the applicant, Joseph Holt, Junior has applied for the following alterations to the property:

- Full house replumbing and rewire. Upsize electrical panel from 200A to 250A.
- Install new water heater. Replace existing roofs over entertainment room and sunroom with matching modified bitumen roofing system.
- First Floor:
 - Expand existing kitchen into pantry space, full new kitchen installation.
 - Convert existing sunroom area into new master bathroom.
 - Convert existing bathroom in entertainment room to new laundry/utility room. Convert the existing half bathroom near the front door into coat closet. Install a new half bathroom between the living room and kitchen.
 - Infill frame walls in the Bonus Room to create a master closet and dining room. Install new package unit HVAC system.
- Second Floor:
 - Renovate two existing bathrooms, no alteration.
 - Convert existing full bathroom in back bedroom to half bathroom.
 - Install new split HVAC system.

Expenditure challenges: Mr. Holt, estimates a cost of \$ 590,800.00 for this project, to be paid by the applicant.

Financial implication: N/A

Recommendation: Per opinion of Luis Serna, AICP, Planning Director of Calvin, Giordano & Associates, Inc.; Luis N. Serna, AICP, Planning Director, Tampa Bay, pending review by. Ashley Bernal, Assistant to the Town Manager:

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This item was recommended for approval by the Planning & Zoning board.

Proposed Motions: Move approval or denial of Special Certificate of Appropriateness.