



MEMORANDUM

TO: Mayor and Commission
Town of Belleair

CC: Gay Lancaster, Town Manger

FROM: Calvin, Giordano & Associates, Inc. *JNS*
Luis N. Serna, AICP. Planning Director, Tampa Bay

SUBJECT: 456 Gardenia Street
Special Certificate of Appropriateness (COA)

DATE: May 22, 2024

- 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
- Grant Management & Writing
- Geographic Information Systems (GIS)
- Governmental Services
- Indoor Air Quality (IAQ)
- Landscape Architecture
- Planning
- Project Management
- Redevelopment & Urban Design
- Surveying & Mapping
- Transportation & Mobility
- Transportation Planning
- Water / Utilities Engineering
- Website Development

Pursuant to Section 74-332 (Historic Preservation) of the Belleair Code of Ordinances, CGA reviewed the application for 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**

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to be in keeping with the general intent of the Secretary of the Interior Standards for Rehabilitation.

This application is scheduled to be reviewed by the Planning and Zoning Board on June 10, 2024, and the Belleair Town Commission on July 9, 2024.