



**HISTORIC PRESERVATION
ZEPHYRHILLS, FLORIDA**

**Thursday, May 9, 2024
6:00 PM**

**Zephyrhills
City Hall**

**Council
Chambers**

Call to Order – Tracy Sullivan

1. ACTION ITEMS

- 1.1 Approval of February HPB Meeting minutes
 - 1. February minutes
- 1.2 COA for shed at 5411 10th St.
 - 1. 5411 10th St

2. CONSENT ITEMS

- 2.1 Upcoming HPB seats to be filled
- 2.2 New historic survey proposals coming in

ADJOURN

*** PLEASE NOTE: This is a Public Meeting. Should any interested party seek to appeal any decision made by the Council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. F.S. 286.0105. If you are a person with a disability which requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at 813/780-0000 at least 48 hours prior to the public hearing. A.D.A. and F.S. 286.26.**



**HISTORIC PRESERVATION
ZEPHYRHILLS, FLORIDA**

Thursday, February 22nd, 2024

I. Call to Order

A meeting of the Historic Preservation Board was called to order by Hunter Gearhart, at 6:00 PM in the Council Chambers of City Hall, 5335 8th Street, Zephyrhills Fl.

II. Roll Call:

Staff Present: Hunter Gearhart, Historic Preservation Planner, Tracy Sullivan, Board member, Tony Kerns, Board member, Erica Freeman, Board member

1. Consent Items:

1.1 Introduction-New Historic Preservation Planner

2. Business Item(s)

2.1 Manolo's Restaurant-38445 5th Ave:

The discussion was led by Hunter Gearhart; The applicant Joe Manolo is looking for reimbursement for the updates done within his commercial business located in the historic district. Repairs were doors, painting, a list of improvements was presented.

Joe Manolo's; was present. Comments made were regarding his repairs and on his previous application with the last Historic Preservation Specialist. Mr. Monolos mentioned his intentions were to open his business and has had previous issues with code enforcement. Staff went over his grant application and let him know his grant is only up to 50% percent per project and is only allowed a maxim amount for yearly, so his estimated to get \$2500. The sprinkler system will need to be further reviewed for his proposed grant and will be reviewed by the CRA director. Joe stated his intentions were to reopen his business and will start off slow considered the flourishing within the city.

Motion: Board member stated the item in question has totaled more than the max amount however the contributing amount of \$2,500 was approved.

2.2 Upstairs window replacements at 5033 9th Street

The applicant is requesting to change window panes and is proposing to change for a different type of window from the current historical ones. The applicant states they don't make the current window any more. The home was bought a few months ago and updates were made. As the windows would lose their historical significance, staff denied recommendation.

Motion: Was denied per staff recommendation, and applicant will be advised of grants available.

Adjourn:



COA for 5411 10th St.

Red Carport

THE REVIEW PROCESS

New construction and exterior modification to existing structures, or demolitions in the Historic Districts require a “Certificate of Appropriateness” before a building permit or demolition permit can be issued by the City’s Building Inspection/Permitting Department. Application for a Certificate of Appropriateness is handled by the City of Zephyrhills Planning Department. There is no charge for the application, review or certificate. A complete review by the Historic Preservation Board will include the structure, the site layout, and the relationship to existing neighboring buildings.

Changes Requiring a Review

New construction and exterior modifications to existing structures, including additions, will be reviewed to determine their contributions to the Historic District. This will include the building’s architectural appropriateness, the rhythm of features (placement of windows, columns, porch height, etc.), consideration for neighboring setbacks, building bulk and height, general placement on the lot, and its relationship to the street.

Buildings proposed for demolition must also have a Certificate of Appropriateness prior to application for a demolition permit. Their review will consider the architectural and historical value of the structure and the cost of repairs versus alternative measures of preservation. A request to the Historic Preservation Board for demolition should address the issues outlined in Ordinance No. 774-01, *Demolitions*.

Some of the most common changes requiring a Certificate of Appropriateness include the following items:

- Removing or adding decorative details
- Removing or adding storm or screen doors

Demolitions

- All proposed demolitions must be reviewed.

Accessory Structures

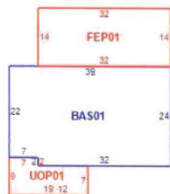
- Detached garages, workshops or apartments
- Satellite dishes and solar panels
- Decks and driveways
- Fences and walls
- Swimming pools and other permanent outdoor features

New Construction

- All proposed new construction must be reviewed.



7 foot set back from Property Lines
Back and Side



5411 Tenth Street

10th Street

Back Yard View to North





City of Zephyrhills
Historic Preservation Board
5335 8th Street
Zephyrhills, FL 33542
813-780-0002
www.ci.zephyrhills.fl.us

Application for CERTIFICATE OF APPROPRIATENESS

REQUIRED SUPPORTIVE MATERIALS

- ☐ Detailed plans (site plans and architectural renderings/elevations), if applicable.
- ☐ Color and material samples/examples and/or specifications.
- ☐ Color photographs of the property and specific areas to be addressed, in their current condition.
- ☐ Documentation showing that the proposed work is consistent with the City of Zephyrhills Historic Design Guidelines, US Secretary of the Interior's Standards, and CRA Design Standards.

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APPLICANT INFORMATION

***Property Owner:** Lori Meyer
***Mailing Address:** 5411 Tenth Street, Zephyrhills, FL 33542
***Email Address:** magic1mom4ever@gmail.com ***Phone #:** (813) 390-8295
Applicant, if different: Scott Meyer
Mailing Address: 5411 Tenth Street, Zephyrhills, FL 33542
Email Address: scottcooks4u69@gmail.com **Phone #:** (813) 440-8295

SUBJECT PROPERTY INFORMATION

***Address:** 5411 Tenth Street, Zephyrhills, FL 33542
Designation Name: _____ **District Name:** _____
***Parcel/Tax ID #:** _____ ***Acreage:** _____
***Property Type:** ☒ Owner-Occupied ☐ Rental ☐ Vacant ☐ Other: _____
***Square Footage:** _____ ***Number of Stories/Floors:** 2
Construction Year: 1905 **Architectural Style:** _____
***Exterior Wall Materials:** ☐ Brick ☒ Wood Horizontal Siding ☐ Asbestos
☐ Concrete Block ☐ Wood Vertical Siding ☐ Vinyl
☐ Stone ☐ Wood Shingles ☐ Aluminum/Metal
☐ Stucco ☐ Other: _____
***Roof Materials:** ☐ Asphalt/Composition Shingles ☒ Metal: 5V Crimp, Standing Seam, etc.
☐ Asbestos ☐ Other: _____

PROPOSED PROJECT: Alterations/Changes

***Project Type:** Please check all that apply.

- | | |
|---|--|
| ☐ Repairing Existing Structure(s) | ☐ Paint |
| ☐ Restoration/Rehabilitation | ☐ Interior Work Only |
| ☒ New Construction/Addition | ☐ Excavation/Ground Disturbing Activities |
| ☐ Relocation/Moving a Structure | ☐ Fencing/Landscaping |
| ☐ Demolition | |

***Project Description:** Please describe in detail the proposed project, including any new construction, demolition or removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.

Historic house will not be impacted.

Adding a new 18' x 20' steel shed to replace an old 10' x 10' aluminum shed. Looking to improve the curb appeal by not seeing the trailers, ladders, and yard tools from the street.

New building is going to be set on a new gravel pad.

***Effected Elements:** Please check any structural systems or elements that will be affected by this project.

- | | |
|---|--|
| ☐ Walls / Structural | ☐ Steps or Stairways |
| ☐ Roof | ☐ Windows |
| ☐ Foundation | ☐ Doors |
| ☐ Siding / Stucco / Façade Work | ☐ Painting / Finishes |
| ☐ Porches / Entryways / Porte-Cocheres | ☐ Decorative Architectural Details / Elements |

I certify that the information provided above is true and accurate to the best of my knowledge. I understand and acknowledge that any false information or deviation from the original documents may render a certificate issued under this application null and void, unless approved by the Historic Preservation Board and/or its staff, as may be applicable.

Signature _____

Date _____

Print Name _____

Meyer
5411 Tenth Street
Zephyrhills, FL 33542

Name: Scott Meyer		Order # 1712423730010027		josh@audistrongbuildings.com	
Delivery Address: 5411 10th St		State: FL		Zip Code: 33542	
City: Zephyrhills		Phone #: 813-440-8295		Mobile #	
Email: Scottcooks4u69@gmail.com					
No. of Panels: 2.000 (10' x 10' x 10')					
Style:	Garage	Roof:	Bright White ☐	Installation Surface:	Concrete
Roof Overhang:	6"	Trim:	Bright White ☐		
Roof Style:	Vertical Style	Siding:	Terracotta Red ☒		
Gauge:	Standard				
Brace:	Standard Brace				
Width	18'	Roof Length	21'	Leg Height	8'



Perspective View



Front



Left Side



Right Side



Back

Color:

Sides - Terracotta Red Barn
Roof - White
Trim - White



Hardie
Siding

NO Metal

Style: Garage		
Base Price: 18'x21'	1	\$1,995.00
Installation Surface: Concrete		
Roof: Bright White	1	
Trim Colors: Bright White	1	
Gable End Siding: Terracotta Red	1	
Side Wall Siding: Terracotta Red	1	
Roof Style: Vertical Style	1	
Roof Pitch: 4/12	1	
Roof Overhang: 6"	1	
Trusses: Standard	1	
Gauge: Standard	1	
Brace: Standard Brace	1	
Leg Height: 8'	1	\$145.00
Left Side: Fully Enclosed - Siding: Horizontal	1	\$330.00
Right Side: Fully Enclosed - Siding: Horizontal	1	\$330.00
Front End: Fully Enclosed - Siding: Horizontal	1	\$815.00
Back End: Fully Enclosed - Siding: Horizontal	1	\$815.00
Walk-in Door (Size may vary)	1	\$300.00
10x8 Garage Door - Corner Style: Square (Traditional)	1	\$950.00
*Roll up door may be framed lower to account for height of roll above frame out		
	Retail:	\$5,680
	Sales Tax (7%):	\$397.60
	Total:	\$6,077.60
	Deposit (Check 1):	\$908.80
	Delivery - 15% of Retail (Check 2):	\$852
	Material Balance:	\$4,316.80

Customer Signature:

Date:

Desired Delivery Date:

Delivery Notes:

Dealer or Manufacturer Signature:

Date:

This purchase agreement (the "Agreement") is made by and between The Carport Company and the Buyer. Buyer agrees, after being fully educated about The Carport Company's various products, and The Carport Company agrees to sell, pursuant to the terms listed in this Agreement described above. Buyer has read and understands the terms of this agreement, including the terms and conditions contained at the bottom of this document, which terms are expressly incorporated herein by reference, as well as any and all relevant warranty information and agrees to be bound by same.

Gable end siding example



Existing house on property

