



HISTORIC PRESERVATION BOARD MEETING

CITY OF ST. PETE BEACH

*** VIRTUAL MEETING ***

PURSUANT TO FLORIDA GOVERNOR
EXECUTIVE ORDER 20-69

“LOCAL GOVERNMENT PUBLIC MEETINGS”

TO PARTICIPATE:

Dial: +1 929-205-6099; use meeting ID: 822 4568 1844

OR USE ZOOM ULR:

Zoom URL: <https://zoom.us/j/82245681844>

July 9, 2020
3:30 PM

Call to Order
Pledge of Allegiance
Roll Call

1. **Changes to the Agenda** – Agenda items to be added, moved or deleted will be addressed at this time. Items added will be assigned agenda item numbers and items that are moved will retain the same item numbers. A notation will be made that those items will be taken out of order.
2. **Audience Comments** – Three minutes per person to issues not on the agenda.
3. **Approval of Minutes**
 - a. 03/05/2020
4. **Action Items**
 - a. **Case Nos. 20034, 20035, and 20036** – Dawn Olivas (property owner) and Margot Krismer (representative).
Address: 3401 Casablanca Avenue
 - (1) Local Landmark Designation for this structure (Case No. 20034);
 - (2) Certificate of Appropriateness primarily for interior repairs and modifications, exterior window and door replacements, and other

minor modifications as outlined in the application (Case No. 20035);

- (3) Variance from the Floodplain Management Regulations to perform work that constitutes a substantial improvement (Case No. 20036).

5. Discussion Items

a. Historic Preservation Grant

Discussion of the Florida Department of State, Division of Historical Resources, grant application submitted June 1, 2020 for a historic resources survey of the Don Ce-Sar Place neighborhood. This is for a Certified Local Government (CLG) Grant within the Small Matching Grant category.

b. Street Sign Status

c. GIS - Historic Property Layer Added

6. Adjournment – Next Meeting: 08/06/2020

The public is cordially invited to attend.

APPEAL: Florida Statutes Chapter 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission 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 proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

Electronic media must be submitted a minimum of 24 hours in advance to
cityclerk@stpetebeach.org

All agenda material is available for review at City Hall.

HISTORIC PRESERVATION BOARD

MINUTES

March 5, 2020

3:30 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Chris Marone, Chair
Sean Hurley, Vice Chair
Holly Young, Member
Tia Hockensmith, Member
William Loughery, Member

ALSO PRESENT:

Ginny Keeter-Bodkin, Deputy City Clerk
Lynn Rosetti, Senior Planner
Brandon Berry, Planner I

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes – 2/06/2020

Member Loughery made a motion to approve the minutes of the February 6, 2020 meeting as presented. The motion was seconded by Vice Chair Hurley and unanimously approved by an individual roll call vote.

4. Action Items

a. Case No. 20006 – Don Strobel for Carlos Martinez and Monica Aparicio Address: 2605 Pass-a-Grille Way

Certificate of Appropriateness to allow for the elevation of an existing single-family residential structure in order to meet floodplain requirements, to add garage space at ground level, and to rehabilitate and modify the existing structure in a manner that adds livable square footage primarily to the rear of this PAG Historic District contributing and locally designated landmark structure.

Lynn Rosetti, Senior Planner reviewed the history of the property and how the applicant's plans are consistent with the criteria in the St. Pete Beach Comprehensive Plan and Land Development Code. She reviewed the staff recommendation to approve the proposed Certificate of Appropriateness with the conditions that the variance not preclude the structure's continued designation as a historic structure and it is the minimum necessary to preserve the historic character and design of the original structure.

Don Strobel of Strobel Design spoke and answered questions on behalf of the applicant.

Member Young made a motion to approve the Certificate of Appropriateness for Case No. 20006. The motion was seconded by Member Loughery and unanimously approved by an individual roll call vote.

b. Case Nos. 20007, 20008, and 20009 – Ralph O. Lickton for Adrianna Nora Address: 602 Pass-a-Grille Way

(1) A Local Landmark Designation for this PAG Historic District contributing structure (Case No. 20007) and, (2) Variance from the Floodplain Management Regulations to perform work that constitutes a substantial improvement (Case No. 20009), and (3) a Certificate of Appropriateness primarily for interior repairs and modifications, exterior window and door replacements, and other minor modifications as outlined in the application (Case No. 20008).

Ms. Rosetti reviewed the history and background of the property and the designation report prepared by city staff. She included photos, designation criteria, the Florida Master Site File, and the Application for Local Historic Designation. Staff analysis supported the application.

Member Loughery made a motion to approve the request for Local Landmark Designation for Case No. 20007. The motion was seconded by Chair Marone and unanimously approved by an individual roll call vote.

Following the approval of the Local Landmark Designation, Ms. Rosetti reviewed the criteria for issuance of a Certificate of Appropriateness and Standards for Rehabilitation as related to this property. She reviewed staff findings regarding the applicant's request for a variance from floodplain management regulations. Staff recommendation was to approve both the variance and certificate.

Ralph Lickton of Lickton Design appeared on behalf of the applicant and spoke about the condition of the property.

Harry Metz, a St. Pete Beach resident, spoke about the history of the ownership.

Adrianna Nora, owner, spoke briefly about the property.

Member Young made a motion to approve the Variance from the Floodplain Management Regulations to perform work that constitutes substantial improvement for Case No. 20009. The motion was seconded by Chair Marone and unanimously approved by an individual roll call vote.

Vice Chair Hurley made a motion to approve the Certificate of Appropriateness for interior repairs and modifications for Case No. 20008. The motion was seconded by Chair Marone and unanimously approved by an individual roll call vote.

5. Discussion Items

Ms. Rosetti reminded members that the election of officers for this board will take place at next month's meeting.

Brandon Berry, Planner I, updated the board that the property at 603 Gulf Way completed work about a year ago and is going through with seeking a historic property ad valorem exemption. This will go before the City Commission in the next few months and would be the second property in Pass-a-Grille to have one, if approved.

a. Historic Preservation Grants

Ms. Rosetti explained Small Matching and Special Category Grants offered by Florida's Division of Historical Resources. She reviewed the application period, matching, and gave examples of how the grants might be used.

Board discussion followed. Members will bring suggestions for potential application ideas to the April meeting and can vote for one or two to apply for in the 2021 cycle. The Board asked that next month Community Development Director Wesly Wright give a status update on the historic street signage, which was approved by the Commission.

6. Adjournment

The next meeting will be held on 4/02/2020.

Chair Marone granted adjournment of the meeting at 5:09 PM.

Attest:

Rebecca C. Haynes, City Clerk

Chris Marone, Chairman

Minutes approved on: _____



**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Application for Local Historic Designation, Case No. 20034

Property Owner: Dawn Olivas, 3401 Casablanca Avenue

Meeting Date: July 9, 2020

Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owner is requesting Local Landmark Designation for 3401 Casablanca Avenue by the Certified Local Government.
SUBJECT PROPERTY	3401 Casablanca Avenue Don Ce-Sar Place, Block 16, Lot 8 Parcel I.D. #07-32-16-21852-016-0080
LAND USE / ZONING	RU-Residential Urban / RU-2 Residential District
YEAR BUILT	Circa 1936
HISTORIC STATUS	Property included in City's first historic survey undertaken in the mid-1980's. A Florida Master Site File ((PI1272) was completed in 1987 and submitted to the State. In addition, 3401 Casablanca was locally designated a historic landmark including plaque in 1996. However, the historic designation was granted prior to the City becoming a Certified Local Government.
SURROUNDING AREA	North – Multifamily residence (Casablanca Villas condominium) South – East De Bazan Avenue / Single-family residence East – Single-family residence West – Casablanca Avenue / Don Ce-Sar parking lot and hotel

BACKGROUND and ANALYSIS

3401 Casablanca Avenue was constructed circa 1936 and is very good example of the Mission style of architecture. Located in the Don Ce-Sar Place neighborhood, 3401 Casablanca Avenue was first surveyed in the mid-1980's as part of the City's early efforts to survey and document historic properties on St. Pete Beach. While the 1980's survey concentrated on Pass-a-Grille, other older properties throughout the City were included in the survey. Later in 1996, 3401 Casablanca Avenue was designated a Local Landmark by the City Commission and awarded a plaque that is displayed to the right of the front door. However, when St. Pete Beach became a Certified Local Government in 2005, the regulations were modified as follows:

Section 28.16(a) of the Land Development Code requires that for the City to grant a variance from the floodplain management regulations certain conditions must be met including:

- (1) *The structure was designated by the city at the time the city was a certified local government; and*
- (2) *The structure is listed on the National Register of Historic Places; or*
- (3) *The structure is certified by the Secretary of the Interior of the United States as a contributing property; or*
- (4) *The structure is listed on the State of Florida Inventory of Historic Places.*

Therefore, even though 3401 Casablanca was previously designated as a local landmark, the City was not yet a Certified Local Government. The structure is also listed on the Florida Master Site File (PI1272). The re-designation of 3401 as a Local Landmark is required prior to hearing its FEMA Variance request. Historic Designation review by the CLG will take place prior to the COA and FEMA Variance reviews.

This property is currently undergoing a complete kitchen remodel which has a cost of \$30,000. In addition, because of the condition of the windows per the applicant, she wants to replace the windows with code compliant windows throughout the house. Such work will also entail stucco repair around the windows and anywhere else on the structure the stucco needs repair. The structure will then be repainted. The estimated cost of the window replacement and stucco work is \$60,000. The total dollar amount of the work to be undertaken in addition to the kitchen remodel currently under construction is anticipated to exceed the FEMA substantial improvement dollar amount (50% rule). According to the Pinellas County Property Appraiser records, the 50% value of the structure is \$73,759. The total dollar amount of the proposed work in conjunction with the on-going kitchen remodel is approximately \$90,000 which is greater than the FEMA 50% valuation.

Sec. 28.20. - Designation report.

Prior to the designation of any historic resource, structure or historic area district or district extension pursuant to this division, a designation report shall be prepared by city staff. The designation report shall contain the following information:

(1) Individual historic buildings or archaeological sites:

- a. A physical description of the building or site and its character-defining features accompanied by photographs.**

This building is a very good example of the Mission style of architecture and is similar to Mediterranean Revival architecture. Built in 1936, the exterior of the property appears to have undergone few if any changes other than upkeep and maintenance. Review of the City's property records indicates this as well. The 1987 Florida Master Site File is attached to this report and includes a photograph of the structure.

- b. A statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by this division.**

Built in 1936, 3201 Casablanca Avenue meets Section 28.22(1) as follows:

- Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States;
- Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; and
- Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

c. A description of the existing condition of the building or site including any potential threats or other circumstances that may affect the integrity of the building or site.

3401 Casablanca Avenue appears to be well maintained. The proposed work to the exterior windows and stucco is for the purpose of maintenance and upgrade of windows to be more disaster resistant.

d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicant is not proposing to alter the historical use of the building as a single-family residential structure. As noted in the Certificate of Appropriateness application the work being proposed involves exterior maintenance along with an upgrade to the windows.

e. A location map, showing relevant zoning and land use information.

A location map showing relevant zoning information is attached to this designation report.

f. A recommendation concerning the eligibility of the building or site for designation pursuant to this division and a listing of those features of the building or site which require specific historic preservation treatments.

Staff recommends that this residential structure be recognized as a locally designated historic property because it is significant as an early single-family residential structure that typifies the Don Ce-Sar Place neighborhood. Don Ce-Sar Place was subdivided in 1925 by Thomas J. Rowe who had purchased 80 acres from C. Perry Snell in 1925. Thomas Rowe also was the builder of the Don Ce-Sar Hotel. According to the FMSF the subdivision was part of a grand plan of residential cottages to surround the Don Ce-Sar Hotel that was finished in 1928. The developed portion of the subdivision had streets named for Rowe's favorite opera, "Maritana."

Furthermore, 3401 Casablanca Avenue was one of the first buildings locally designated as a landmark in 1996. It is being proposed for re-designation because such an action is required because 3401 Casablanca Avenue was originally designated before St. Pete Beach became a Certified Local Government.

g. A photographic record of the property. Such record should include a comprehensive photographic representation of the interior and/or exterior appearance of all structures associated with the designation request.

The photographic record is attached to this designation report.

Sec. 28.22 – Designation criteria established.

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

(1) Historic buildings. A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:

- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated with the life of a person who has played a significant role in our local, state or national history; or
- d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or
- e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and
- f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Staff analysis: Staff supports this application to locally designate (re-designate) 3401 Casablanca Avenue as noted in the case report. According to this property's Florida Master Site File, the building is significant in the area of architecture. Staff also finds that 3401 Casablanca is significant in the area of community planning and development with respect to the Don Ce-Sar Place neighborhood and its association with Thomas Rowe.

Bibliographic References:

Historical and Architectural Survey of Pass-a-Grille, Florida, June 1986, prepared for the City of St. Pete Beach by historic preservation consultant Gladys Cook, Principal, Historic Preservation Consultants, Inc., Sarasota, Florida.

Florida Master Site File, Site Inventory Form, Record Number 144 dated 09/30/1987 prepared by consultant Gladys Cook.

City of St. Pete Beach archival records including permits dated between 12/27/72 and 7/3/95. Included was the 1996 application for Local Landmark status.

Florida's Pinellas Peninsula, 1984, June Hurley Young, "The Don Ce-Sar Resort Hotel: St. Petersburg Beach Landmark since 1928," page 182.

Locally Designated Historic Properties

Designation Date	Address	Designation #	Circa	Plaque
1/6/1994	2506 Pass-a-Grille Way - Hurley Realty	1	1921	Yes
1/6/1994	107 26 th Avenue - Butler House Condo	2	1914	Yes
4/6/1995	103 -105 1 st Avenue (main house)	3		
5/4/1995	103 ½ 1 st Avenue (outbuilding)	4		No
5/4/1995	105 ½ 1 st Avenue (outbuilding)	5		No
11/2/1995	2311 Pass-a-Grille Way	6	1936	Yes
2/1/1996	3401 Casablanca Avenue	7		Yes
3/7/1996	3300 Pass-a-Grille Way - Don Vista Building	8		Yes
6/6/1996	202 Pass-a-Grille Way	9	1917	Yes
6/6/1996	204 Pass-a-Grille Way	10	1910	Yes
6/6/1996	2201 Pass-a-Grille Way	11	1930	Yes
8/1/1996	1005 Gulf Way	12		Yes
10/17/1996	103 6 th Avenue	13		No
3/1/1997	113 & 115 10 th Avenue - County Museum & Cottage	15		Yes
7/10/1997	110 4 th Avenue	16	1910	Yes
9/4/1997	2200 Pass-a-Grille Way	17		Yes
10/2/1997	102 6 th Avenue	20	1910	Yes
1/8/1998	107 6 th Avenue (main house)	21	1921	Yes
6/29/1998	2409 Pass-a-Grille Way	22	1933	No
1/7/1999	1801 Pass-a-Grille Way	23	1929	No
8/5/1999	608 Pass-a-Grille Way	24	1899-1920	
9/3/2003	2900 Pass-a-Grille Way	25	1920	No
8/8/2005	2605 Pass-a-Grille Way	29	1935	No
8/8/2005	1403 Pass-a-Grille Way	30	1926	No
10/5/2006	104 2 nd Avenue	31	1935	No
10/5/2006	105 22 nd Avenue	32	1939	No
2/2/2007	3112 Pass-a-Grille Way	33	1933	No
8/20/2009	105 10 th Avenue	36	Pre-1915	No
8/20/2009	3313 W. Maritana Drive	37		
1/5/2010	101 9 th Ave- Shuffle Board Court Clubhouse	38		
2/5/2010	104 7 th Avenue	39	1920	No
7/17/2012	102 8 th Avenue	40	1923	
7/17/2012	108 Pass-a-Grille Way	41	1949	
7/17/2012	106 8 th Avenue	42	1913-14	

FLORIDA MASTER SITE FILE
Site Inventory Form

SITE NO.: PI 1272

RECORD NUMBER: 144
SITE NAME:
ADDRESS: 3401 Casa Blanca
INSTRUCTIONS TO LOCATE:

SURVEY DATE: 09/30/87

LOCATION: Don Cesar Place
Subdivision Name

16 8
Block No. Lot No.

COUNTY: Pinellas
DISTRICT NAME IF APPLICABLE:
OWNER OF SITE: NAME:
ADDRESS:

TYPE OF OWNERSHIP: Private
RECORDER: NAME & TITLE: Gladys Cook
ADDRESS: Florida Preservation Services

RECORDING DATE: / /

CONDITION OF SITE: INTEGRITY OF SITE:
Check One Check one or more
EXCELLENT ALTERED
GOOD UNALTERED
FAIR ORIGINAL SITE
DETERIORATED RESTORED: / /
MOVED: / /

ORIGINAL USE: Residence
PRESENT USE: Residence
DATES: 1928
CULTURE/PHASE: American
PERIOD: 20th Century

NR CLASSIFICATION CATEGORY: Building

DATE LISTED ON NR: / /

THREATS TO SITE: Check one or more

ZONING
DEVELOPMENT
DETERIORATION
BORROWING
TRANSPORTATION
FILL
DREDGE

OTHER (See Remarks Below)

AREAS OF SIGNIFICANCE: Architecture

SIGNIFICANCE

See Continuation Sheet

RECORD NUMBER: 48 144

ARCHITECT:

BUILDER:

STYLE AND/OR PERIOD: Mission

PLAN TYPE: Irregular

EXTERIOR FABRIC(S):

STRUCTURAL SYSTEM(S): Masonry:concrete block

PORCHES:

ORIENTATION:

FOUNDATION:

ROOF TYPE: Gable

SECONDARY ROOF STRUCTURE(S): Tower

WINDOW TYPE: 6/1, wood, grouped (3)

ROOF SURFACING:

ORNAMENT EXTERIOR:

CHIMNEY:

CHIMNEY LOCATION:

NO. OF CHIMNEYS: 1 **NO. OF STORIES:** 2

NO. OF DORMERS: 1 **OUTBUILDINGS:**

SURROUNDINGS:

SITE SIZE (approx. acreage):

TOWNSHIP	RANGE	SECTION
32	16E	7

UTM ZONE UTM EASTING UTM NORTHING

PHOTOGRAPHIC RECORDS NUMBERS:

SUPPLEMENT SHEET
FLORIDA MASTER SITE FILE

PAGE 3 OF 4

SITE

SITE NAME

NATURE OF SITE ___standing structure_X__archeological site___both

A. NARRATIVE DESCRIPTION OF SITE

The Mediterranean Revival style reflects an eclectic approach involving the incorporation of elements from the Mediterranean Sea. This may include Moorish columns, barrel clay tile roof, stuccoed exteriors and loggias or arcades. Highly decorated doors are characteristic. Wrought iron is used on balconies and window grilles.

B. DISCUSSION OF SIGNIFICANCE

Don Ce-Sar Place was platted in 1925 by Thomas J. Rowe, who had purchased 80 acres from C. Perry Snell in 1925. The subdivision was part of a grand plan of residential cottages to surround the magnificent Don Ce-Sar Hotel that was finished in 1928. The developed portion of the subdivision had streets named for Rowe's favorite opera, "Maritana." South of the hotel to 31st Street the subdivision was already platted in a grid from Gulf to Bay but this area was not built until the 1930's when a number of wood frame cottages were built or moved there.

C. HISTORY AND BIBLIOGRAPHY OF PAST WORK AT SITE



St. Petersburg Beach Landmark since 1928

Hundreds of distinguished guests toasted the Don Ce-Sar in October 1975 as they celebrated the hotel's designation as a historic landmark and its admission to the Register of Historic American Buildings. Since then, it has been managed by Hospitality Management Corporation of Dallas, Texas, showing increased profits annually and winning national publicity as one of Florida's outstanding resorts.

The Don Ce-Sar Resort Hotel, once an abandoned government property, in 1971 narrowly missed falling to the wrecker's ball. General Services Administration, its administrators had all but signed the contracts with the demolition company, when concerned citizens of St. Petersburg Beach appealed to the mayor and commission to interfere. At a town meeting, Mayor Dick Misener, attentive to public opinion, named a 12-person "Save-the-Don" Committee.

For over a year the group met weekly, brainstorming and publicizing the property's availability for sale until their efforts attracted the attention of local hotelman William Bowman, Jr. They responded favorably to his renovation plan. St. Petersburg Beach bought the Don Ce-Sar property, Bowman supplied the \$460,000 to pay GSA and received the keys to the front door in return. That March night in 1972 everyone celebrated.

Bowman with his architect Robert Vodicka and staff labored on the restoration of the hotel for three and a half years and as the work progressed, pieces of the puzzle of the Don's past fell into place. Everytime an article appeared in the local newspapers or in national magazines, people with historic photographs and information came forward.

Thomas Rowe, the Don's builder, had been a newcomer to town who made his millions in the boomtime buying and selling Pinellas real estate. At 42, an asthmatic with a serious heart condition, he came to Florida and felt refreshed, almost recovered, while living in Pass-a-Grille. Nearby on the same island he designed an ideal subdivision of Spanish type houses on curved palm-lined streets. He planned to finish off the community with a grand hotel to be patterned after the Royal Hawaiian of Waikiki Beach, Hawaii.

Don Cesar de Bazan, the hero of Rowe's favorite opera, "Maritana" be-

came his inspiration to choose "Don Ce-Sar" to name the hotel and the subdivision.

It took from 1925 to 1928 to build the hotel, during which time Rowe fired Henry Dupont the architect and proceeded to add new floors, wings and details with only the help of contractor Carlton Beard and the construction crew. The materials were brought in on shallow barges and the most primitive dump and chute method was used to build the slabs and pillars for the ten-storied structure.

Building funds, hard to come by after Florida's bubble burst in 1926, were raised from time payments he collected on the many mortgages from his home owners. His estimated \$450,000 hotel cost \$1.25-million as it neared completion. He had borrowed all he could as he came to furnish the hotel and was penniless. Local resident Warren Webster advanced the money for furnishing and took a lien on the property.

Opening night, Monday, January 16, 1928, 1,200 revelers from the Gulf Coast helped Rowe celebrate. He strolled among them in his dapper black suit, puffing on his cheroot, savouring the most wonderful night of his life.

The staff of 200 pampered the wealthy from January to March for two seasons before the tremors of the Wall Street Crash in October 1929 ruined Florida's tourism economy.

When the Don went into receivership, Rowe was appointed to administer it and he persisted from 1930 to 1940 working his hotel free from debt. In May 1940, after another serious heart attack, he died.

In December 1941, at the onset of World War II, the Don Ce-Sar was purchased by the Army for \$450,000. It was unsuccessfully converted as a hospital and later turned over to the Air Force as a Convalescent Center for battle

weary airmen who needed rehabilitation.

GSA took it over in 1945 and converted it to the Veteran's Administration facilities for the entire state of Florida where GI loans and health benefits were processed.

In the mid-60s government appraisers labeled the building unsound and in need of \$3-million in repairs. They recommended it be phased out and a new federal building built in downtown St. Petersburg.

Vacant from 1969 to 1972 it afforded Bowman a formidable challenge. Faced with rising material, labor, electric and interest costs, he spent \$6-million in the renovation. He did more than put it back the way it was, he enhanced it with expensive carpets, carved doors, lighting fixtures, fine furniture and paintings. When it reopened in November 1973, it was apparent he hadn't neglected quality for the sake of price. The already ornate Don now had balconies, wrought iron railings, an impressive overpass across Gulf Boulevard, and a grand staircase leading down to a fountain plaza and an arcade of shops. On the beach there was a large swimming pool, Jacuzzi, four shelters and tennis courts.

It would take Bowman until Fall 1975 to complete all the renovation he projected.

Now under the management of HMC, with manager Luis Marco, the Don Ce-Sar Resort Hotel has attracted a younger, more affluent clientele by publicizing their facilities internationally. The many conventions attracted to the area have brought repeat business from participants who returned as winter guests. The Don has been featured in a full-length movie and in magazines including *Travel and Leisure*, *Fortune*, *Vogue* and *National Geographic* and is the only four-star beach resort in the Tampa Bay Area.







Application for Local Historic Designation

GENERAL INFORMATION

Case Number 20034

Property Owner Name & Address

Agent or Representative Name & Address

DAWN OLIVAS

Margot KRISMER

3401 CASABLANCA AVENUE

3401 CASABLANCA AVENUE

St Pete Beach, FL 33706

St. Pete Beach, FL 33706

Phone 215 776 0951

Phone 609 519 1645

Email Address OLIVASNTJ@msn.com

Email Address MARGOT KRISMER@ymail.com

Property Address, Legal Description, Parcel ID

3401 CASABLANCA AVENUE, St. Pete Beach, FL 33706

LOT 8, BLOCK 14 DON CESAR PLACE

Plat 013 Pg 015-020 Parcel # 07/32/16/21852/016/0080

Historic Name of Property (if applicable): N/A

Florida Master Site File Number (if applicable): ~~144~~ PI1272 (L.R. verified w/ state)

Florida Master Site File Recorder:

(Name and Title, if applicable): Gladys Cook, Florida Preservation Services

I (the undersigned) am the legal owner/legal representative of _____ located at 3401 CASABLANCA AVE and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Dawn Olivas

Date: 5/23/2020

TYPE OF REQUEST

- ☒ Individual historic building
- ☐ Individual archaeological site
- ☐ Historic or archaeological district
- ☐ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting the proposed boundary. (Use continuation sheet if necessary). Include acreage or land square footage of the subject property.

Lot 8, Block 16, SEE ATTACHED Survey

FUNCTION OR USEHistoric Functions

Private Residence

Current Functions

Private Residence

DESCRIPTIONArchitectural Classification

Mission - Mediterranean
Revival

Materials

Masonry: Concrete block
Roof: Gable

STATEMENT OF SIGNIFICANCE

Designation Criteria Established (mark one or more boxes for the appropriate criteria)

The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows;

- (1) **Historic buildings.** A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:
- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
 - ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
 - ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
 - ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and
 - ☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.
- (2) **Historic districts.** A district is of historic significance if it:
- ☐ Represents a significant entity whose components may lack individual distinction; or
 - ☐ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
 - ☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.
- (3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:
- ☐ Has yielded or is likely to yield significant information relating to prehistory or history; or
 - ☐ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

Areas of Significance (please describe the following):

1. Period of Significance

American 20th Century Home

2. Significant Dates (date constructed and altered, if applicable)

Built in 1936

3. Significant Persons

Built by Carlton Beard for Thomas J. Rowe

4. Cultural Affiliation/Historic Period

PART OF DON CE-SAR Place, Platted in 1925. Part of
grand plan of residential cottages surrounding
DON CE-SAR Hotel

5. Architect

Believed to be the same ARCHITECT OF THE DON CESAR
Hotel - Henry H. DuPont

6. Builder

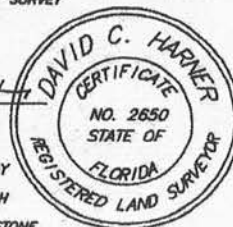
Built by Carlton Beard

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.
3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
5. Provide a location map, showing relevant zoning and land use information.

Major Bibliographic References

Please cite the books, articles, and other sources used in preparing this form below or on one or more continuation sheets.





**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness and Related FEMA Substantial Improvement Variance Request, Case Numbers 20035 & 20036

Property Owner: Dawn Olivas, 3401 Casablanca Avenue

Meeting Date: July 9, 2020

Prepared By: Lynn Rosetti, AICP, CFM, Senior Planner, Planning and Zoning Division

REQUEST	The property owner is requesting a Certificate of Appropriateness primarily for the replacement of windows, exterior stucco repair, and painting as outlined in the application (Case No. 20035), along with a request for Variance from the Floodplain Management Regulations to stated exterior work along with an ongoing kitchen remodel that together constitute substantial improvement (Case No. 20036).
SUBJECT PROPERTY	3401 Casablanca Avenue Don Ce-Sar Place, Block 16, Lot 8 Parcel I.D. #07-32-16-21852-016-0080
LAND USE / ZONING	RU-Residential Urban / RU-2 Residential District
YEAR BUILT	Circa 1936
HISTORIC STATUS	Property included in City's first historic survey undertaken in the mid-1980's. A Florida Master Site File ((PI1272) was completed in 1987 and submitted to the State. In addition, 3401 Casablanca was locally designated a historic landmark including plaque in 1996. However, the historic designation was granted prior to the City becoming a Certified Local Government.
SURROUNDING AREA	North – Multifamily residence (Casablanca Villas condominium) South – East De Bazan Avenue / Single-family residence East – Single-family residence West – Casablanca Avenue / Don Ce-Sar parking lot and hotel

BACKGROUND and ANALYSIS

3401 Casablanca Avenue was constructed circa 1936 and is very good example of the Mission style of architecture. Located in the Don Ce-Sar Place neighborhood, 3401 Casablanca Avenue was first surveyed in the mid-1980's as part of the City's early efforts to survey and document historic properties on St. Pete Beach. While the 1980's survey concentrated on Pass-a-Grille, other older properties throughout the City were included in the survey. Later in 1996, 3401 Casablanca Avenue

was designated a Local Landmark by the City Commission and awarded a plaque that is displayed to the right of the front door. However, when St. Pete Beach became a Certified Local Government in 2005, the regulations were modified as follows:

Section 28.16(a) of the Land Development Code requires that for the City to grant a variance from the floodplain management regulations certain conditions must be met including:

- (1) *The structure was designated by the city at the time the city was a certified local government; and*
- (2) *The structure is listed on the National Register of Historic Places; or*
- (3) *The structure is certified by the Secretary of the Interior of the United States as a contributing property; or*
- (4) *The structure is listed on the State of Florida Inventory of Historic Places.*

Therefore, even though 3401 Casablanca was previously designated as a local landmark, the City was not yet a Certified Local Government. The structure is also listed on the Florida Master Site File (PI1272). The re-designation of 3401 as a Local Landmark is required prior to hearing this COA and FEMA Variance request. Historic Designation review by the CLG will take place prior to the COA and FEMA Variance applications be heard.

This property is currently undergoing a complete kitchen remodel which according to the applicant has a cost of \$30,000. In addition, because of the condition of the windows per the applicant, she wants to replace the windows with code compliant windows throughout the house. Such work will also entail stucco repair around the windows and anywhere else on the structure the stucco needs repair. The structure will then be repainted. The estimated cost of the window replacement and stucco work is \$60,000. The total dollar amount of the work to be undertaken in addition to the kitchen remodel currently under construction is anticipated to exceed the FEMA substantial improvement dollar amount (50% rule). According to the Pinellas County Property Appraiser records, the 50% value of the structure is \$73,759. The total dollar amount of the proposed work in conjunction with the on-going kitchen remodel is approximately \$90,000 which is greater than the FEMA 50% valuation.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

All development applications shall demonstrate complete compliance with the Comprehensive Plan. The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Comprehensive Plan, Housing Element Objective 1.7: The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. The Secretary's Standards are as follows:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.** *The property was designed as a single-family dwelling and will continue to be utilized as such.*
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.** *The applicant is currently undertaking a kitchen remodel that is essentially a complete overhaul that has an estimated valuation of \$30,000. This work is interior and has no impact on the exterior fabric of the house. Additionally, the applicant is proposing to replace older non-code compliant windows with new code compliant windows. The existing windows are 6/1 double hung windows set in a white frame. The proposed windows are 6/1 double hung windows set in a black frame. Considering that there is usage of black wrought iron on the exterior of the house, the window frames in black will be compatible with the exterior of the house. In addition, Mission style structures sometimes use black window frames to complement the wrought iron components of a structure. The proposal includes repairing the damaged stucco to match the existing stucco and repaint the house consistent with the current style and color.*
- 3. Each property will 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 elements from other historic properties, will not be undertaken.** *The applicant will not be adding any historical features from other properties.*
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.** *Not applicable.*
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.** *Such materials will be preserved or untouched.*
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.** *The windows will be replaced with the same type as existing except for the color of the window frame. Stucco work will blend with the existing structure.*
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.** *Not applicable.*
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.** *There are no known archeological resources on this property.*
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials,**

features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *The new work will be compatible with the existing structure.*

10. New additions and adjacent or related new construction will 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. *No new additions or adjacent construction are planned for this property.*

LDC Sec. 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

- 1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.** *No additions are planned to the house.*
- 2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.** *No additions are planned for the house.*
- 3. Additions shall be attached to the rear and/or to the side of the original structure.** *No additions are planned for the house.*
- 4. Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.** *The applicant is proposing the following:*
 - *Windows – new impact resistant windows will replace older not to code leaking windows.*

LDC Sec. 28.16 – Variance from floodplain management regulations, allows for alterations or additions to an historic structure, designated pursuant to Division 28, to request variance from the substantial improvement and/or substantial damage regulations in Article V of Chapter 98 of the Code of Ordinances for properties designated by the city at the time the city was a certified local government and certified by the Secretary of the Interior of the United States as a contributing property. The Historic Preservation Board may grant this variance upon a finding that:

- 1. The variance will not preclude the structure's continued designation as a historic structure.** *The variance will not preclude the structure's continued designation as a historic structure. The work being undertaken is primarily to repair and upgrade this property for safety and liability purpose the structure's appearance and use will not change. The proposed interior renovations and exterior window and door replacements to ensure "livability" greatly exceeds the Property Appraiser's and private appraiser's evaluations allowed by FEMA's 50% rule.*

2. **The variance is the minimum necessary to preserve the historic character and design of the original structure.** *In this proposal, the overall exterior look and function of the house will not change. Complying with current FEMA requirements would significantly alter the applicant's ability to repair and update this property to meet safety and livability concerns. Therefore, the requested variance from the FEMA regulations will allow for the preservation of the historic character and design of the original structure.*

Recommendation: The proposed Certificate of Appropriateness is consistent with the City of St. Pete Beach Land Development Code. Staff recommends approval of the proposed Certificate of Appropriateness and variance from the floodplain management regulations.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

OLIVAS, EDWARD III
OLIVAS, DAWN MICHELLE
3401 CASABLANCA AVE
ST PETERSBURG FL 33706-4024

29 Jun 2020

Re: 07-32-16-21852-016-0080 Situs: 3401 CASABLANCA AVE

Windstorm Loss Mitigation (WLM)

Florida Statute 553.844: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value", as determined by the Property Appraiser's office for Ad Valorem taxation purposes.

For the referenced parcel, the values are: Structure(s): \$125,391; Extra Features: \$1,599; and Land: \$320,025. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by making a 15% adjustment to Just Value. This yields the following values: Structure(s): \$147,519; Extra Features: \$1,881; and Land: \$376,500.

★ The preceding value allocation to the structure would allow improvements not to exceed \$73,759 based on the "50% Rule".

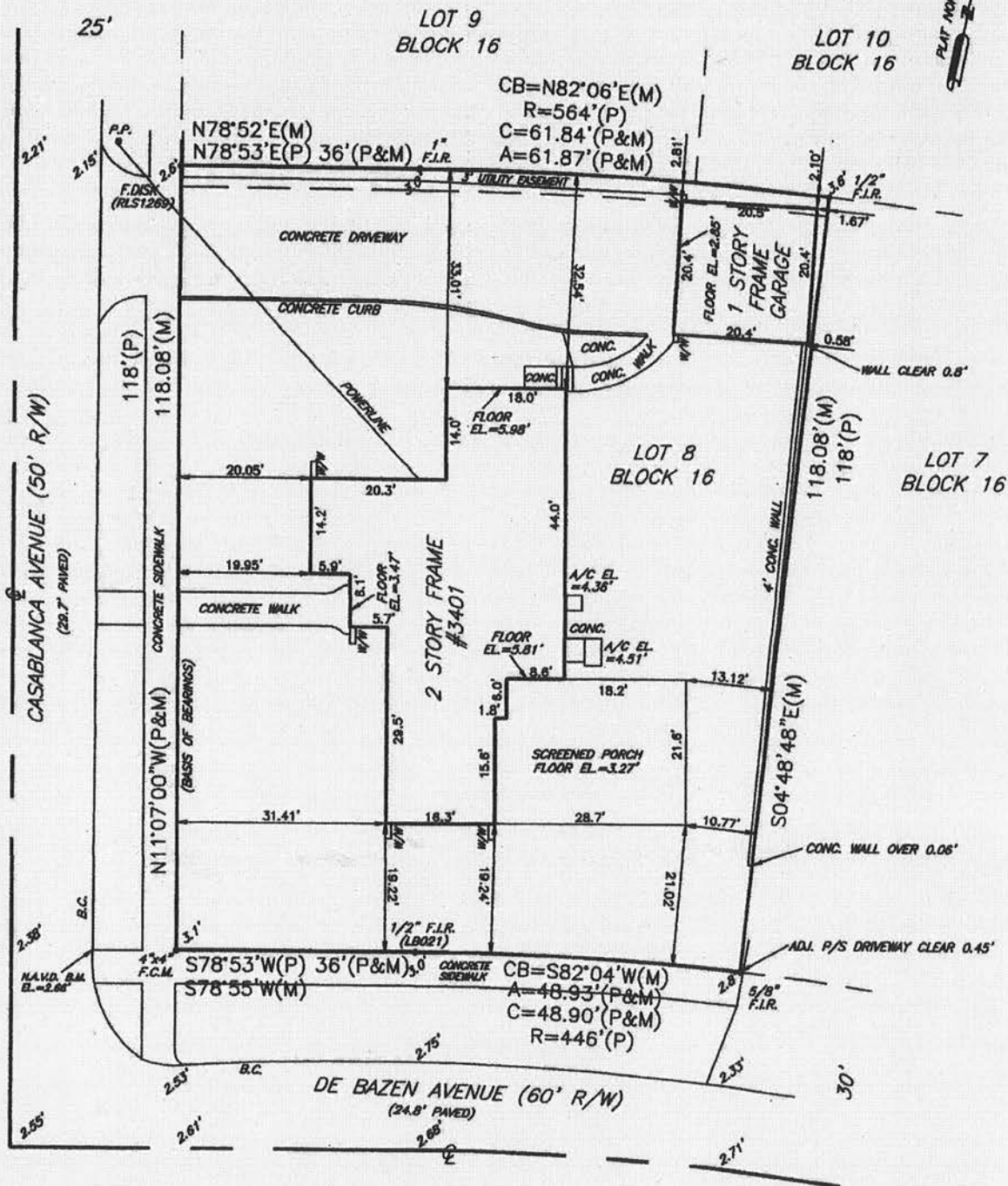
If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Please visit https://www.pinellascounty.org/flooding/sd_si_50.htm for more information regarding the FEMA "50% Rule".

Value Use Limitations

The above values are effective for the 2019 Final Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2019. This information is provided solely for the purposes stated above. It is invalid for any other purpose.





A BOUNDARY SURVEY OF LOT 8, BLOCK 16, DON CE-SAR PLACE, AS RECORDED IN PLAT BOOK 13, PAGES 15 THROUGH 20, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WITH SPOT ELEVATIONS.

JOB NUMBER: MMXX049	DAVID C. HARNER	FLOOD ZONE: "AE" (B.F.E.=11')
TELEPHONE: (727) 360-0636	PROFESSIONAL SURVEYOR & MAPPER	FLOOD MAP DATE: 8/18/09
DATE OF FIELD SURVEY: 2/12/20	9925 GULF BOULEVARD	COMMUNITY NUMBER: 125149
SCALE: 1 INCH = 20 FEET	TREASURE ISLAND, FL. 33706	MAP NUMBER: 12103C0278 G
DRAWN BY: DCH	SECTION 7 TOWNSHIP 32 SOUTH RANGE 16 EAST	CHECKED BY: DCH

CERTIFIED TO: DAWN MICHELLE OLIVAS AND EDWARD OLIVAS III

I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

LEGEND:
 N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION
 A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C.=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY
 CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE
 EL=ELEVATION FF=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.L.R.=SET IRON ROD WITH CAP #2850 O.P.=OPEN PORCH
 F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED P.O.L.=POINT ON LINE
 D=DEED R=RADIUS W/W=WOOD WALL W.F.=WOOD FENCE DR.=DRAINAGE UT.=UTILITY EASE E=EASEMENT P/S=PAVERSTONE
 B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

2/14/20 DCH
 DAVID C. HARNER P.S.&M.
 REGISTRATION NUMBER 2650



St. Pete Beach

Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number 20035

Property Owner Name & Address

Dawn Olivas
3401 Casablanca Ave
St Pete Beach, FL 33706

Phone 215 776-0951

Email Address olivasnj@msn.com

Agent or Representative Name & Address

Margot Knisner
3401 Casablanca Av
St Pete Beach, FL 33706

Phone 609 519-1645

Email Address margot.knisner@gmail.com

Property Address, Legal Description, Parcel ID

3401 Casablanca Ave
St Pete Beach, FL 33706

Is the property part of a previously approved development proposal?

☐ Yes

☒ No

If yes, provide the case number(s) _____

TYPE OF REQUEST

- Alteration of building/structure
 ----- New Construction
 ----- Addition
☒ Rehabilitation
 ----- Relocation
 ----- Demolition

PROPOSED USE

- ☒ Single-family residence
 ----- Multi-family residence
 ----- Office
 ----- Commercial
 ----- Hotel/Motel
 ----- Restaurant
 ----- Other _____

Estimated Cost of Work: \$ 60,000

Please address the specific criteria in Section 28 of the Land Development Code (LDC) with respect to the applicant's specific request. (Add additional sheets as necessary.)

LDC Section 28.8, Certificate of appropriateness required; criteria for issuance; application requirements, states that the criteria for issuance of a certificate of appropriateness shall be the U.S. Secretary of the Interior's Standards for Rehabilitation. Please describe your project with respect to the Secretary of Interior Standards which are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

No changes to historic use is anticipated

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Replacement windows will look like current ones only black. They will be 6 over 1 double hung windows. Stucco will be repaired and repainted consistent with current style, color.

3. Each property will 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 elements from other historic properties, will not be undertaken.

N/A

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

N/A

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

N/A

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Will replace windows with similar style window.
Stucco to be repaired and painted with similar style and color.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

N/A

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

N/A

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

- Windows will be similar but black in color
- Stucco will be repaired & painted with similar color

10. New additions and adjacent or related new construction will 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.

N/A

LDC Section 28.18 – Additions and modern equipment, prescribe additional considerations for additions to locally-designated historic structures. Approvals granted in excess of these standards must be accompanied by a specific finding of fact which determines that such approval does not jeopardize the suitability of the sites and structures involved for continued designation as historic resources and that such approvals do not violate the applicable standards of any National Register designation or other requirement under this division.

1. Additions shall use the same or compatible architectural style and materials as the main building. Paint colors should match the colors of the original structure.

N/A

2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

N/A

3. Additions shall be attached to the rear and/or to the side of the original structure.

N/A

4. Modern equipment and amenities, such as air conditioning, shall be concealed from sight by placing them as far as possible from the street and to the rear of the original structure.

N/A

Please give an overview of the proposed work on the following systems.

(Example: Windows- Jeldwen "Tradition Plus" wood clad, double hung, 2/2 divided lite)

Exterior material/siding

Stucco repair & painting of similar style and color.

Windows

Windows will be replaced with updated impact resistant version of same style but in black rather than white

Doors

N/A

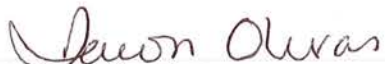
Roofing

N/A

Entrances/Porches

N/A

Owner Attestation: The information on this application represents an accurate description of the proposed work and the undersigned has omitted nothing which might affect the decision of the Historic Preservation Board. The undersigned hereby certifies that the project described in this application, as detailed by plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. It is understood that approval of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.


Applicant Signature

6/8/20
Date



Application for FEMA Variance

GENERAL INFORMATION:

Case Number 20036

Property Owner Name/Address

Agent or Representative Name/Address

DAWN OLIVAS
3401 CASABLANCA Ave
St Pete Beach, FL 33706

MARGOT KRISMER
3401 CASABLANCA Ave
St Pete Beach, FL 33706

Phone 215-776-0951

Phone 609 519 1645

Email OLIVASNTJ@MSM.COM

Email MARGOTKRISMER@YMAIL.COM

Property Address, Legal Description, Parcel ID:

3401 CASABLANCA Ave, St Pete Beach, FL 33706
LOT 8, BLOCK 16 DONCE-SAR PLACE, Plat 013, Pg 015-020
PARCEL #0713216121852101610080

Current Zoning: _____ Current Land Use: _____ Lot Area: _____

Is the property part of a previously approved development proposal? ☐ Yes ☒ No

If yes, provide the case number(s) _____

DETAILS OF THE REQUEST: (Add additional sheets if necessary)

Repair Stucco on EXTERIOR of house & garage & repaint

Replace existing windows

Structural changes (wall changes related kitchen area (Permit 200551))

Install new kitchen

This application, together with all required supporting documents, shall be submitted by 12:00 noon on the stated filing date for the Historic Preservation Board. Failure to do so will delay your application to a later date.

Dawn Olivas
Signature of Applicant/Authorized Agent and Date

FEMA Variance Regulations

The Land Development Code, Section 28-16(b) pertaining to a request for variance from the floodplain management regulations; for an historic structure stipulates the following:

The historic preservation board may grant a variance as provided in subsection (a) hereof, at a public hearing, subject to the requirements of sections 28.22 and 28.23 of this division, upon a finding that:

- (1) The variance will not preclude the structure's continued designation as a historic structure.*
- (2) The variance is the minimum necessary to preserve the historic character and design of the original structure.*

Please address the specific criteria in Section 28-16(b) with respect to the applicant's specific request. Add additional sheets as necessary.

1. Describe how the variance being sought will not preclude the structure's continued designation as a historic structure.

ALL REPLACEMENT & repairs will be done :

CONSISTENT WITH EXISTING ARCHITECTURAL
Features

2. Describe how the variance is the minimum variance necessary to preserve the historic character and design of the original structure.

All Repairs NOTED above are Required

in order to bring the home up to date

Preserve the EXISTING Structure



FEMA VARIANCE APPLICATION

Applicants must acknowledge understanding of the following and initial each of the statements below. If you do not understand any of these, staff will explain them to you.

- Q I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.
- Q On all variances, a majority vote is required. Action on this application by the Historic Preservation Board may be continued to a later meeting.
- Q I understand that if a variance is approved by the Historic Preservation Board, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board becomes voided.
- Q I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.
- Q I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.
- Q I understand that, if a variance from Article V of Chapter 98 of the Code of Ordinances is approved, that:
- (1) The variance will not preclude the structure's continued designation as a historic structure.
 - (2) The variance is the minimum necessary to preserve the historic character and design of the original structure.
- Q I have been notified in writing from the Community Official about the NFIP flood insurance Implications of variances.

After acknowledgement of these conditions, please make sure your application is complete prior to submission. Incomplete applications will be returned to the applicant.

Dawn Olivas

Signature of Applicant/Authorized Agent and Date



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.org

mike@pcpao.org

OLIVAS, EDWARD III
OLIVAS, DAWN MICHELLE
3401 CASABLANCA AVE
ST PETERSBURG FL 33706-4024

12 Jun 2020

Re: 07-32-16-21852-016-0080 Situs: 3401 CASABLANCA AVE

Windstorm Loss Mitigation (WLM)

Florida Statute 553.844: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value", as determined by the Property Appraiser's office for Ad Valorem taxation purposes.

For the referenced parcel, the values are: Structure(s): \$125,391; Extra Features: \$1,599; and Land: \$320,025. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by making a 15% adjustment to Just Value. This yields the following values: **Structure(s): \$147,519**; Extra Features: \$1,881; and Land: \$376,500.

The preceding value allocation to the structure would allow improvements **not to exceed \$73,759 based on the "50% Rule"**.

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Please visit https://www.pinellascounty.org/flooding/sd_si_50.htm for more information regarding the FEMA "50% Rule".

Value Use Limitations

The above values are effective for the 2019 Final Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2019. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

Historic Preservation Grant Application

Don Ce-Sar Place

Submitted to State June 1, 2020

**Will find out in early 2021 if grant was
awarded.**



D. Project Specifics Page 4 of 9

1. Scope of Work - (Maximum characters 5000.) *

In the space provided below, briefly describe the scope of work for the project for which funding is requested. List the work items that will be completed during the grant period using the funds requested and the required match.

This project will involve three phases: A scoping phase which will identify the time frame, cost, and other details about the work to be performed; an implementation phase where the work of surveying the district will actually occur; and a reporting phase where the consultant explains the findings. The final phase will come in the form of a written report, pictures and descriptions of each property surveyed; an overview of the district's potential historical significance, and a synopsis of the major architectural features of the district. Next, the consultant will prepare a presentation of the findings which will be shown at public Historic Preservation Board and City Commission meetings. Finally, the consultant will take the necessary steps to submit the Florida Master Site Files to the State Historic Preservation Office.

✕ 2. Tentative Project Timeline (remember this is a 12 month grant period) *

Please specify the start and end month and year below; indicate all major elements of the project for which funding assistance is requested, the anticipated time required to complete each element, and the planned sequence of these activities. Grants, if awarded, will begin July 1 of the year funds are appropriated. **Projects should be completed within 12 months.**

#	Work Item	Starting Date	Ending Date
1	RFP, consultant selection & contract preparation	7/1/2021	8/31/2021
2	Scoping phase	7/1/2021	9/30/2021
3	Implementation phase: Survey of historic district	10/1/2021	1/31/2022
4	Final phase - Part 1: Preparation of written report	2/1/2022	3/31/2022
5	Final phase - Part 2: Presentation of findings to Historic Preservation Board and City Commission	4/7/2022	4/26/2022
6	Final phase - Part 3: Finalize Florida Master Site Files and submit to State	5/1/2022	5/31/2022
7	Project close-out	6/1/2022	6/30/2022

3. Survey Projects

3.1. Indicate the types of historical resources to be surveyed. - (Maximum characters 1000.)

The Don Ce-Sar Place neighborhood is almost entirely residential and primarily detached single-family, although a handful of two-family and multi-family structures exist within its boundaries. The survey boundaries also includes the Don CeSar Hotel and the SunTan Art Center. The northernmost boundary of the survey area includes a restaurant and hotel, both built in the past decade. The southernmost boundary abuts the Pass-a-Grille Historic District.

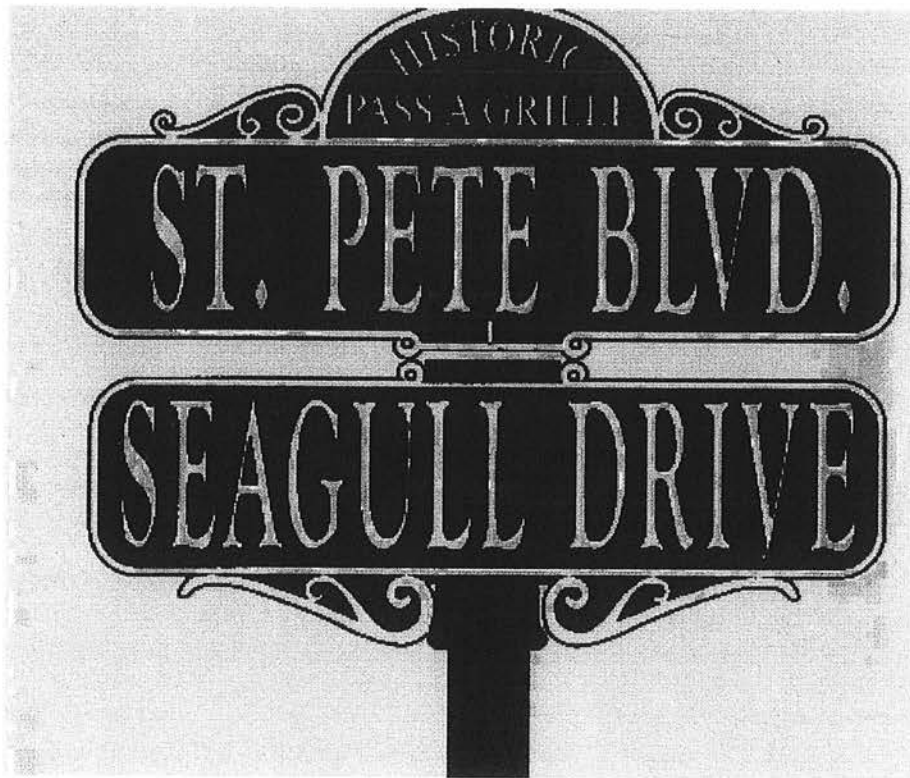
A small number of structures in the peninsular portion of the neighborhood, as well as the Don CeSar Hotel and SunTan Art Center (then known as the Don Cesar Community Center) were surveyed and had FMSFs created in 1987. Of those structures, it appears that Mediterranean Revival is the prevailing style, with at least one example each of Tudor Revival and a Craftsman (bungalow) that were present at the time as well. The neighborhood is generally marked by long, narrow lots that are larger than those present in the Pass-a-Grille neighborhood, but are overall smaller than the city's typical residential lots that were platted in the 1950s and 1960s.

3.2. Newly Recorded Sites

All 315 properties will have FMSF forms prepared and submitted. However, the 177 properties with structures of 50 years in age or older will be the most thoroughly documented.

3.3. Florida Master Site File Updates

Discussion: Street Signs



Wesley Wright
Community Development Director
St. Pete Beach FL 33706
(727) 363-9265

Download SPBConnect at www.stpetebeach.org/spb-connect.html

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Discussion: GIS Historic Property Layer Added