



**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, November 7, 2024
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the November 7, 2024 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general or agenda item comments. Public comment on agenda items will be allowed when that item is called. Please complete and submit a comment card to the Clerk and state your name and address at the podium.

3. Approval of Minutes

a. September 5, 2024 Regular Meeting and Joint Planning Workshop Minutes

4. Action Items -

a. Review and Approval of 2025 Board Meeting Dates

b. Certificate of Appropriateness for Demolition No. 24062: 202 Pass A Grille Way

Randall Kofflin for John E. Anderson Jr. and Marsha Anderson requests to demolish the primary structure on 202 Pass A Grille Way, a locally-designated resource approved for the City's local registry in 1996, due to storm damage.

c. Local Historic Designation No. 24063: 800 Pass A Grille Way (Seahorse Restaurant)

Carl and Jacqueline Hollenback (Trustees) request local historic designation of the Seahorse Restaurant at 800 Pass A Grille Way.

d. Local Historic Designation No. 24065: 104 4th Ave

Andrew Marshall Schiff for Ronald David Schiff and Margaret Scott Schiff
(Trustees) requests local historic designation of the single-family residence at 104 4th Ave.

5. Ordinances -

a. Ordinance 2024-15: Ordinary maintenance and repair of substantially-improved and locally-designated historic resources

AN EMERGENCY ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA
AMENDING FOR SIXTY DAYS THE CITY'S LAND DEVELOPMENT CODE DIVISION 28
– HISTORIC PRESERVATION, SECTION 28.5 – ORDINARY MAINTENANCE AND
REPAIR; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY;
CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN
EFFECTIVE DATE.

6. Discussion Items

a. Don CeSar Place and Belle Vista Neighborhoods Historic Survey

Discussing the result of the 2024 Don CeSar Place and Belle Vista Neighborhood Historic Survey.

7. Next Meeting: November 19, 2024 at 2:30 PM (Special Meeting)

8. Adjournment -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this 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 (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.

All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT HISTORIC PRESERVATION BOARD MINUTES

September 5, 2024 - 2:30 PM

PRESENT: Bill Loughery, Chair
Tia Hockensmith, Vice Chair
Danielle Dashiell, Member
Sean Hurley, Member
Holly Young, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Ginny Bodkin, Deputy City Clerk;
Brandon Berry, Senior Planner; Lynn Rosetti, Contract Planner

Chair Loughery called the meeting to order at 2:30 PM. A quorum was established.

1. Approval of the Agenda –

Chair Loughery asked to add a discussion item on next steps for the LDC Amendment process.

Motion: Member Young moved, and Vice Chair Hockensmith seconded the approval of the September 5, 2024 agenda as amended; the motion carried unanimously.

2. Audience Comments –

Patricia Lopez of 1005 Gulf Way commented on a lack of notification of new construction next to her home which included loud pile driving shaking the ground and potential structural damage to her and other homes. Chair Loughery indicated he would follow up.

Eileen Guenther of 111 10th Avenue also commented on the same construction and pounding, and what can be done to alleviate potential cracks, building stresses, and receiving advance notifications. Chair Loughery encouraged emails to the Building Department and City Commission.

Brandon Tecklenburg, owner of 3112 and 702 Pass-A-Grille and 102 8th Avenue thanked the City for approval of his sign and COO Jennifer McMahon for her work on the Little League. He expressed concerns regarding any lowering of height restrictions on 8th Avenue. Chair Loughery encouraged him to speak before the City Commission and read and become familiar with the regulations.

3. Approval of Minutes – a. **August 1, 2024 Regular Meeting**

Motion: Member Dashiell moved, and Member Young seconded the approval of the August 1, 2024 regular minutes as presented; the motion carried unanimously.

4. Action Items –

a. Local Historic Designation #24055: 2507 Pass A Grille Way

Sherry and Ron Sacino request local historic designation of a contributing structure to the Pass A Grille Historic District.

Contract Planner Lynn Rosetti reviewed a presentation on the request for Local Historic Designation;

her presentation is part of the meeting record. Staff was in support of the request. She welcomed questions from the Board.

Motion: Chair Loughery moved, and Member Hurley seconded to approve the Local Historic Designation for Case #24055 at 2507 Pass A Grille Way; the motion carried unanimously.

b. Certificate of Appropriateness #24053: 2507 Pass A Grille Way

Sherry and Ron Sacino request a certificate of appropriateness to construct a carport with rooftop deck, relocate equipment, and replace windows, at the subject property.

Ms. Rosetti reviewed a presentation on this request for a Certificate of Appropriateness; her presentation is part of the meeting record. Staff was in support of the request. She welcomed questions.

Applicant Sherry Sacino testified regarding the mode of access to the carport deck and removal of a tree.

Motion: Vice Chair Hockensmith moved, and Member Dashiell seconded to approve the Certificate of Appropriateness for Case #24053 at 2507 Pass A Grille Way; the motion carried unanimously.

c. Ad Valorem Tax Exemption: 2507 Pass A Grille Way

Applicant requests a recommendation of approval for an ad valorem tax exemption to cover the scope of work requested under certificate of appropriateness Case 24053.

Senior Planner Brandon Berry explained the request is only for the scope of work just approved related to the Certificate of Appropriateness for up to ten years. If approved this would move forward to the City Commission and then the County.

Motion: Member Young moved, and Member Hurley seconded to approve an ad valorem tax exemption at 2507 Pass-A-Grille Way, pending successful completion of the work proposed under Certificate of Appropriateness #24053. The motion carried 5-0.

d. Certificate of Appropriateness for Demolition #24056: 2500 Sunset Way

P.J. and Lisa McGovern request a certificate of appropriateness to demolish an existing residential structure that contributes to the Pass A Grille Historic District at the subject property.

Ms. Rosetti reviewed a presentation of this request, which is part of the meeting record. She had distributed a letter from architect Michael McCoy providing his opinion and reasons why the existing structure could not be salvaged. The letter is part of the meeting record. Staff recommendation was for approval conditioned upon Board approval of a related residential design review.

Motion: Member Young moved, and Chair Loughery seconded to approve the Certificate of Appropriateness for Demolition Case #24056 of a residential structure at 2500 Sunset Way conditioned upon Board approval of a related residential design review. The motion carried 5-0.

e. Naming 900 Gulf Way, First Sergeant Harry Metz Square

Chief Operating Officer Jennifer McMahon explained that there was a request to bring the naming of this park before the City Commission; whatever this Board's recommendation is will be conveyed in the agenda report to them.

Board discussion ensued; including that there are a limited number of parks. Options were discussed, including asking for broader citizen input. Member Dashiell pointed out the Honor Walk at Upham Beach; perhaps an addition there would be appropriate. She suggested adding a section to the City's website that explains the significance of those on the Honor Walk. There is an Honor Walk application on the website. Adding an Honor Walk in Pass-A-Grill was discussed. No action was taken.

Terri Grocott of 2841 Alton Drive asked the Board to look into the future for honoring other outstanding residents and consider erecting a perpetual memorial where names could be added.

Resident Patricia Lopez suggested a brick walkway of honored names at the History Museum.

5. Discussion Items

a. Design Review #24051: 2500 Sunset Way

Applicant requests to construct a new residence, constructed to the House-Small building type of the Pass A Grille Overlay District, at the subject property.

Mr. Berry spoke about the zoning and design as was included in the meeting packet. The City's consultant Tara Salmieri found the design sufficient but requested that the garage doors not be made stark or prominent relative to the surrounding material. The proposed design is compliant with House Small Building Type. Following Mr. Berry's brief overview, the Board asked questions of staff.

Michael McCoy of McCoy Residential Designs testified on behalf of the Applicant regarding the recessed garage doors, height, and design elements as presented. Mr. McCoy spoke about the pilings that are part of the design.

Motion: Member Young moved to approved and Chair Loughery seconded to approve the Design Review for Case #24051 with the two staff recommended conditions, that garage door be designed and colored to remain indistinct from the surrounding structural elements and that any major alterations to the residence while under construction including significant exchange or alteration of façade materials, window design or frontage elements or colors as determined by staff, shall require the case to return to Historic Preservation Board; the motion carried 5-0.

Added Item – Ms. McMahon will work with the City Clerk to provide dates to schedule a workshop with the City Commission.

a. Adjournment – The next meeting was scheduled for October 3, 2024.

Chair Loughery adjourned the meeting at 3:54 PM.

These minutes will be considered for approval at the October 3, 2024, Historic Preservation Board meeting.

**DRAFT JOINT HISTORIC PRESERVATION BOARD
AND PLANNING BOARD WORKSHOP MINUTES
September 5, 2024 – 1:00 PM**

HISTORIC PRESERVATION BOARD PRESENT:

Bill Loughery, Chair
Tia Hockensmith, Vice Chair
Danielle Dashiell, Member
Sean Hurley, Member
Holly Young, Member

PLANNING BOARD PRESENT:

Sam Angelides, Jr., Member
Terri Grocott, Member
David Hubbard, Member
Cindy Perry, Member

STAFF PRESENT: Jennifer McMahon, Chief Operating Officer; Ginny Bodkin, Deputy City Clerk; Brandon Berry, Senior Planner; Tara Salmieri, Consultant (via Zoom); Attorney Sharon Linsner, Dickman Law Firm (via Zoom)

Historic Preservation Board Chair Loughery called the workshop to order at 2:30 PM followed by the Pledge of Allegiance.

1. **Discussion Items** –

- a. **Land Development Code Division 20: PAG PASS-A-GRILLE OVERLAY DISTRICT**
- b. **Land Development Code Division 40: COMMUNITY REDEVELOPMENT DISTRICT - EIGHTH AVENUE (CRD-EA)**

Senior Planner Brandon Berry provided an overview of the two-year process that brought the Historic Preservation Board (HPB) to this point, in which they asked for discussion and feedback from the Planning Board. Mr. Berry’s presentation outlined the goals of the amendments – better aligning district standards with purpose and intent, providing more robust design standards with qualified review, and to prevent unfettered lot consolidation that would not respect historic layout and character of the districts. His presentation is part of the record.

The presentation included a review of the major proposed changes to the PAG Overlay District (require building to the Overlay, strengthening review standards, driveways in rear when alley over 15 feet, lot consolidation requiring HBP review, and no accessory structures in the front yard) and the CRD-EA Eighth Avenue District (design standard implementation, screening of rooftop equipment, design review, maximum building length, and HPB review of lot consolidation). From this point, a workshop will be planned for the HPB and City Commission, and then will return to the Planning Board for a formal vote.

Mr. Berry introduced Consultant Tara Salmieri who had worked with the HPB over the two years; she appeared via Zoom to add input and answer questions. Chair Loughery expanded on some of the details of the proposed changes for the Planning Board.

Discussion ensued including the following:

- Although the HPB serves as an advisory board, the proposed amendments provide more guidance by tightening what already exists, makes it more visible to new residents, and allows matters to come before the board (residents).
- New builds in the Overlay will come before HPB,
- Differences building to overlay vs. underlying.
- Architectural review process and sequencing.
- Building height definitions and calculations; making height verbiage clear and consistent.
- Balcony/arcade consistency in verbiage overall and definitions.
- Adjustments to chain of review for lot splits for consistency.
- 20.10 reduced setbacks for contributing structures.
- Replacement of historic accessory structures.
- Parking.
- General clean-up of grammar, consistency, scrivener's errors.

Following the discussion Mr. Berry thanked all for their feedback and encouraged members to reach out to him with any questions.

2. Adjournment –

Chair Loughery adjourned the workshop at 2:19 PM.

These minutes will be considered for approval at the October 3, 2024, Historic Preservation Board meeting.

Notice of Meetings
Historic Preservation Board - 2025

The Historic Preservation Board meets on the first Thursday of the month in the Commission Chambers of City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

<u>Meeting Date</u>	<u>Time</u>
January 9, 2025	2:30 pm *(Moved due to holiday)
February 6, 2025	2:30 pm
March 6, 2025	2:30 pm
April 3, 2025	2:30 pm
May 1, 2025	2:30 pm
June 5, 2025	2:30 pm
July 3, 2025	2:30 pm
August 7, 2025	2:30 pm
September 4, 2025	2:30 pm
October 2, 2025	2:30 pm
November 6, 2025	2:30 pm
December 4, 2025	2:30 pm

Meeting to elect the Chair and Vice Chair will be on May 1, 2025, or the soonest meeting thereafter.

The Code of Ordinances pertaining to this board can be found at:
https://www.municode.com/library/fl/st._pete_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BOCOCO_ARTVIIIIPRBO

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 24062: 202 Pass A Grille Way

Action Request: Motion to approve Certificate of Appropriateness Case No. 24062.

Strategic Objective:

Date: November 7, 2024

Prepared By: Gilbert Martinez, Senior Planner

Through: Denise Sanderson

Summary of Issue: The subject structure was damaged in Hurricane Milton and noted by the City to have sustained major damage under the FEMA post-storm evaluation guidelines. The building is comprised of what was once 202 and 204 Pass A Grille Way, which were previously combined by the homeowner.

Funding: N/A

Attachments:

1. Case No. 24062: Staff Report
2. Application
3. Amended Response
4. Additional Amended Response



**PLANNING & ZONING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness/Demolition Case No. 24062

Property Owner: John E. Anderson Jr. and Marsha Anderson

Meeting Date: October 30, 2024

Prepared By: Gil Martinez, Senior Planner, Planning and Zoning Division

REQUEST	The property owners are requesting a Certificate of Appropriateness to demolish their contributing residential structure, The subject structure was severely damaged by Hurricanes Helene and Milton. (LDC Section 28.11).
SUBJECT PROPERTY	202 Pass A Grille Way; Parcel ID # 19-32-16-58932-010-0030; MOREY BEACH BLK 10, LOTS 3 THRU 5 (PER OR 4692/1658 & 15867/ 2521)
YEAR BUILT	Circa 1917
LAND USE / ZONING	RLM-2/PAG
FEMA FLOOD ZONE	AE-10
HISTORIC STATUS	The property is a contributing property in the Pass A Grille National Register Historic District. Its Florida Master Site File numbers are PI12587 and PI12588 and were constructed in 1917 and 1926 and currently contains a locally designated historic resource that was added to the registry as Designation #9 in 1996. The applicant is proposing to demolish the structure due to difficulty in remediating current flooding issues and damage sustained to the home. Once the existing structure is demolished, the property will no longer be contributing to the historic district.
SURROUNDING AREA	North – Single-family Residential South – 2 nd Ave. and Single Family Residential East – Pass A Grille Way and Pass A Grille Channel West – Single Family Residential

BACKGROUND and ANALYSIS

The property contains a single-family residence built in 1917 and was combined with the dwelling with 204 Pass A Grille Way with the intention of keeping two distinct facades. It was one of the first homes to be listed on the City's local historic registry in 1996. According to the

applicant, during meetings with staff, the home has repeatedly sustained damage from flooding and wind caused by Hurricanes Helene and Milton. In its current condition, the property poses a threat to the health and safety of nearby residents.

The applicant's representative has indicated that the property owner plans to construct a new, code-compliant structure that will aim to reflect the historic architectural style of the existing building.

Sec. 28.11 – Certificate of Appropriateness for Demolition

When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:

(1) The historic or architectural significance of the building.

The property currently contains a residence that was constructed in 1917. Known as The Fargo / Anderson it was one of the first homes listed on the City's local historic registry in 1996. Despite alterations that combined the home at 202 Pass A Grille Way with the residence at 204 Pass A Grille Way and added dormers, a wind and third-story porch, the structure was recognized through the original 1989 and expanded 2003 NRHP Nominations, as well as the City's 2015 historic resources survey, as contributing to the district. The building is a colonial revival style which is uncommon for the vicinity but for which several other examples exist in northern Pass A Grille.

(2) The importance of the building to the character of a district, if applicable

Dating back to 1917 and featuring a unique architectural style, the historic structure has undoubtedly made a significant contribution to the overall character of the Pass-A-Grille community

(3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.

Due to the extensive damage caused by two natural disasters, along with current coastal building requirements, it would be impossible to rehabilitate the building in its original style.

(4) Whether the building is one of the last remaining examples of its kind in the neighboring city.

The 1917 building was constructed in a Colonial Revival style and was one of the last remaining examples in the city, particularly in the vicinity. Other examples of the Colonial Revival style remain in Pass A Grille, most of which are north of 20th Avenue.

(5) Whether reasonable measures can be taken to save the building.

Due to health and public safety concerns, as well as current building code requirements, there are no reasonable measures that can be taken to save the structure. The applicant's representative has stated that the property owners plan to construct a new, code-compliant building that will aim to reflect the historic architectural style of the original structure.

(6) Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.

The extent of the damage as well as building code requirements make it, so reconstruction is not feasible. The applicant's representative estimates the cost of restoration of the existing structure would be upwards of \$1Million.

HISTORIC PHOTO



PHOTOS CURRENT CODITION









STAFF RECOMMENDATION

With respect to the proposed demolition, the Historic Preservation Board cannot deny the request but defer action up to 30 days for contributing structures per Sec. 28.11(b) of the Land Development Code to explore related historic preservation incentives or possible alternative to demolition.

Given the extent of the back-to-back wind and water damage incurred to the structure by Hurricanes Helene and Milton it would not be feasible to rehabilitate the structure and retain its historic attributes. In its current condition as extremely damaged structure, Staff recommends a **Certificate of Approval be granted** for the demolition of the building structure at 202 Pass-A-Grille Way.

Application for Certificate of Appropriateness

Owner Name & Address

Representative Name & Address

JOHN E. ANDERSON JR. AND
MARSHA ANDERSON
202 PASS-A-GRIFF WAY
ST. PETE BEACH, FL. 33706

RANDALL KOFFIN
CSM CONSTRUCTION
14990 113th AVE. LARGO FL. 33774

Phone 727-480-7100

Phone 727-565-9884

Property Address and Legal Description / LOTS 3, 4 AND 5, BLOCK 10 MORRIS BEACH
202 PASS-A-GRIFF WAY / AS RECORDED IN PLAT BOOK 1, PAGE 102
ST. PETE BEACH, FL. 33706 / OF THE PUBLIC RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA (OF WHICH PINELAS COUNTY
WAS FORMERLY A PART)

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition _____

Demolition _____

Rehabilitation _____

Relocation _____

1. Explain what changes will be made and how they will be accomplished. Submit detailed plans and elevation drawings and specifications to support the written description. Include drawings of all four elevations.

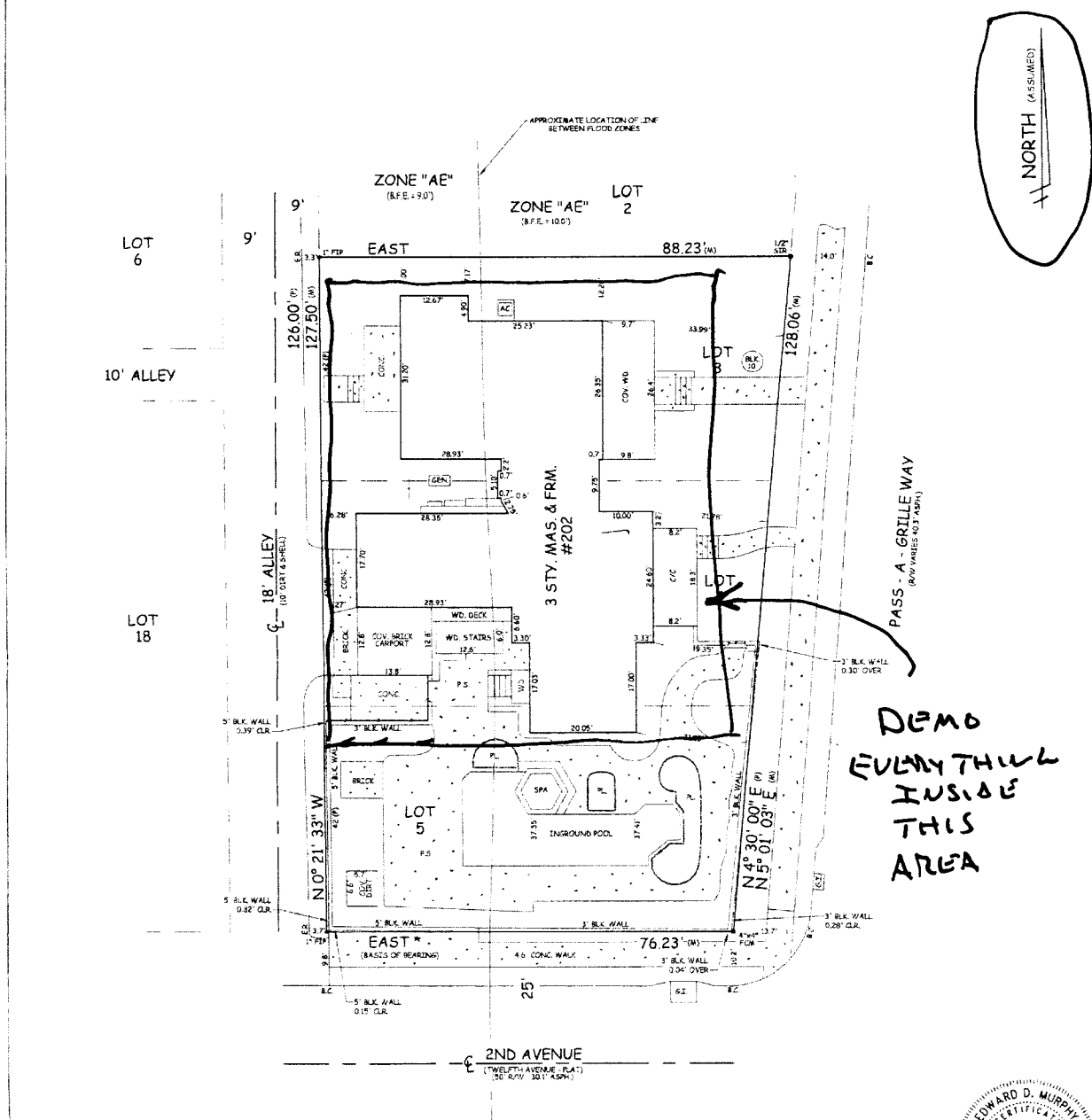
JOB NO.: 230947		MURPHY'S LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYORS 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710 WWW.MURPHYSLANDSURVEYING.COM	L.B. #7410
DRAWN BY: MRB	CHECKED BY: EDM		PH. (727) 347-8740
DATE OF FIELD WORK: 7/27/2023			FAX (727) 344-4640

CERTIFIED TO: John E. Anderson Jr. and Marsha Anderson

SCALE: 1" = 20'

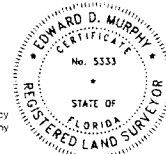
Survey not valid for more than one (1) year from date of field work.

SEC. 19 TWP. 32 S. RGE. 16 E.



"The location of the line between flood zones has been approximated based upon flood maps that scale one inch to 500 feet making an exact location of the line impossible to determine. Accordingly, this survey will not be reported for decisions concerning flood insurance requirements based upon the approximate line of the flood zones shown herein."

Edward D. Murphy
Digitally signed by Edward D. Murphy
Date: 2023.08.09 13:11:34 -0400



A BOUNDARY SURVEY OF: Lots 3, 4 and 5, Block 10, MOREY BEACH, as recorded in Plat Book 1, Page 102 of the Public Records of Hillsborough County, Florida (of which Pinellas County was formerly a part).

According to the maps prepared by the U.S. Department of Homeland Security, this property appears to be located in
 Flood zone: AE Comm. Panel No.: 125149 0286 H Map Date: 8/24/2021 Base Flood Elev.: 9.0' - 10.0'

FOR THE EXCLUSIVE USE OF THE HEREIN PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE) AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID, IN PARTS FURNISHED WITH SURVEYOR'S DEED, BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

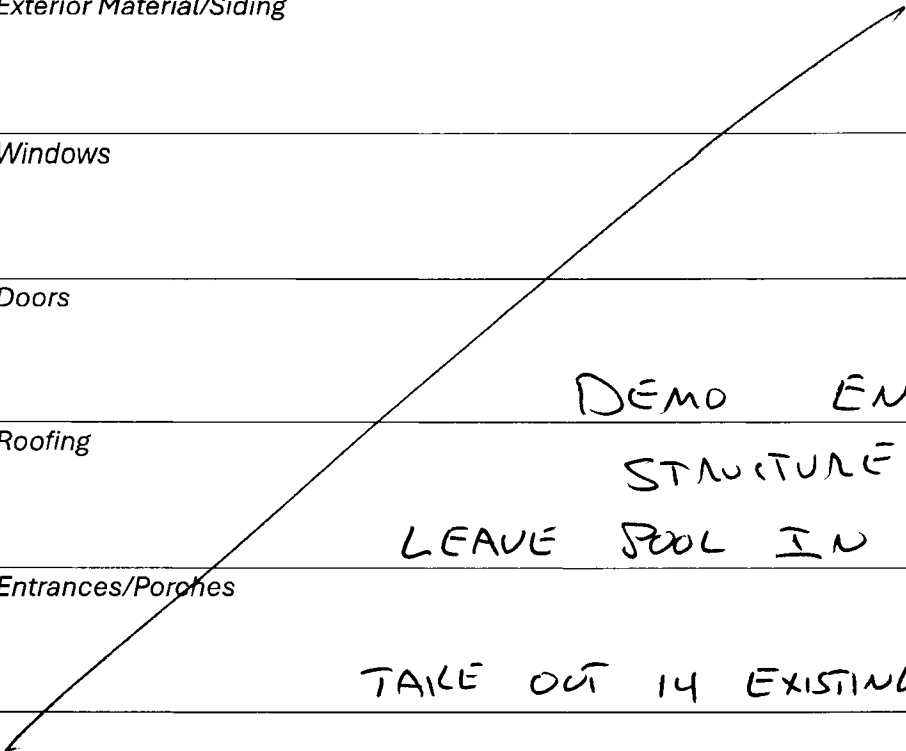
* BEARINGS SHOWN ARE ASSUMED

LEGEND F.P.M. - FOUND CONCRETE MONUMENT F.F.R. - FOUND IRON ROD C.I.R. - SET IRON ROD 12" LB #7410 P.C.D. - POINT OF REVERSE CURVATURE P.C.C. - POINT OF COMPOUND CURVATURE P.N.F. - FINISHED FLOOR ELEVATION P.N.M. - PERMANENT REFERENCE MONUMENT N.A.V.D. - NORTH AMERICAN VERTICAL DATUM OF 1988	T.D. - FOUND N.A.D. - NAIL AND DISK P.O.L. - POINT ON LINE P.O.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY I.N.A. - INTERSECTION F.F. - FENCE C.L.F. - CHAIN LINK FENCE A.A. - ADJACENT FENCE A.D. - ADJACENT	R. - RADIUS A. - ARC C. - CHORD D. - DELTA R.W. - RIGHT OF WAY M. - MASONRY F.M. - FRAME S.I. - GATE, INLET C.B. - CATCH BASIN F.H. - FIRE HYDRANT	M.S. - METAL SHED A.L. - ALUMINUM W.H. - WATER HEATER P.S. - PATIO STONE C.P. - CARPORT P.L. - PLANTER B.C. - BACK OF CURB E.P. - EDGE OF PAVEMENT E.R. - EDGE OF ROAD E.O. - EDGE OF WATER T.O.B. - TOP OF BANK	R.W. - RIGHT OF WAY P. - PLAT C. - CALCULATION D. - DEED M. - MEASURED N. - NORTH S. - SOUTH E. - EAST W. - WEST	E.S.M. - EASEMENT M.H. - MANHOLE C.C. - CONCRETE C.C. - COVERED PATIO STONE C.C. - COVERED CONCRETE A.C. - AIR CONDITIONER S.P. - SCREENED PORCH P.P. - OVERHEAD POWER LINES T.T. - OVERHEAD TELEPHONE LINES P.H. - POWER POLE G.N. - GENERATOR	O.H. - OVERHEAD G.R. - GARAGE C.M. - COVERED WOOD C.P. - COVERED PATIO STONE C.C. - COVERED CONCRETE A.C. - AIR CONDITIONER S.P. - SCREENED PORCH P.P. - OVERHEAD POWER LINES T.T. - OVERHEAD TELEPHONE LINES P.H. - POWER POLE G.N. - GENERATOR
---	---	---	--	--	---	--

EDWARD D. MURPHY REG. P.L.S. # 5333

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)

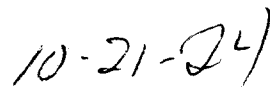
Exterior Material/Siding	
Windows	
Doors	
Roofing	
Entrances/Porches	

DEMO ENTIRE
 STRUCTURE
 LEAVE POOL IN PLACE
 TAKE OUT 14 EXISTING CARBAGE
 PALMS

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.



Owner/Applicant Signature



Date

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

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.

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.

BRANDON, WE ARE DEMOLISHING THE ENTIRE STRUCTURE, IT IS UNLIVEABLE. I DON'T THINK THIS RULE APPLIES. WE WILL BE BUILDING A NEW HOME AND COTTAGE THAT LOOKS VERY SIMILAR TO THE ORIGINAL. THE CLIENT HAS REQUESTED WE DESIGN TO MATCH HISTORIC PASS-A-GRIFF ARCHITECTURE.

RANDY

LDC Section 28.11 – Demolition permits, provide criteria for issuance of a building permit for demolition of a structure deemed contributing to a City historic district, or individually listed on the City's local historic registry. Requests for demolition cannot be denied but can be stayed up to 30 days for contributing properties or up to 90 days for locally-designated properties to consider alternatives. In addition to the criteria evaluated by the Historic Preservation Board in the consideration of these requests, the applicant should provide answers to the following:

1. **Whether reasonable measures can be taken to save the building;**

NO, THE BUILDING IS BEYOND REPAIR

2. **Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**

REPAIRING THIS BUILDING WOULD BE
THROWING AWAY MONEY THEN WAITING
FOR IT TO FLOOD AGAIN. AS I SAID ON
THE OTHER PAGE WE WILL BE
BUILDING NEW TO MATCH THE HISTORIC
PASS-A-GRILLE LOOK WITHOUT HAVING TO
WORRY ABOUT THE NEXT FLOOD AS
WE WILL BE MEETING ALL FLOOD
ELEVATIONS.

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Local Historic Designation No. 24063: 800 Pass A Grille Way (Seahorse Restaurant)

Action Request: Motion to approve local historic designation case 24063 with staff condition.

Strategic Objective:

Date: November 7, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson

Summary of Issue: The owners of the Seahorse Restaurant (formerly Tavern and Restaurant) request local historic designation of the restaurant structure that was originally constructed in 1936 and significantly expanded through the 1980s and 1990s. The structure has sustained noticeable damage from recent hurricanes, necessitating both interior and external improvements. The applicant plans to pursue improvements to restore the structure to its pre-damage condition following designation.

Funding: N/A

Attachments:

1. Case No. 24063 - Staff Report
2. Application
3. Historic Photos
4. Property Card
5. Damage Photos (Combined) - Seahorse Restaurant
6. Florida Master Site File



**PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Local Historic Designation Case No. 24063: Carl Hollenback Trust & Jacqueline Hollenback Trust

Meeting Date: November 7, 2024

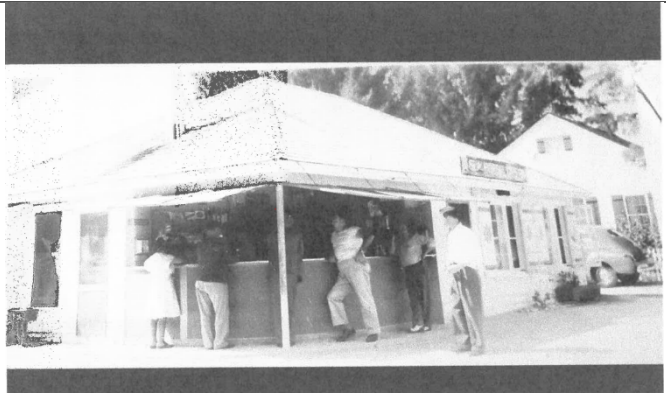
Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting local historic designation of the Seahorse Tavern and Restaurant Building at 800 Pass A Grille Way
SUBJECT PROPERTY	800 Pass A Grille Way; MOREY BEACH BLK 5, LOTS 4 AND 5; Parcel #19-32-16-58932-005-0040
LAND USE / ZONING	CRD-EA: Community Redevelopment District Eighth Avenue
YEAR BUILT	Circa 1936 (per 1989 NRHP District Designation)
HISTORIC STATUS	Constructed in 1936 and opened in 1937, the Seahorse Restaurant has been included on the City's 1989 designation of Pass A Grille in the National Register of Historic Places, and its 2015 local re-survey, as a contributing resource. The structure was considered non-contributing at time of the 2003 NRHP boundary expansion.
SURROUNDING AREA	North – Single-family residence South – 8 th Avenue & lodging open space/amenity lot East – Pass A Grille Way and water West – Single family home (Zephaniah Phillips home)

BACKGROUND and ANALYSIS

The Seahorse Tavern and Restaurant was constructed in 1936 and opened in 1937, originally functioning as a drive-up restaurant according to City records. Although the restaurant use has remained throughout the 88 years of operation, the structure has been improved and expanded a number of times, notably in the early 1980s with the establishment of an outdoor seating area and later installation of windowed enclosure walls, and an outdoor seating deck in 1993, which constitutes the last major addition. The structure's cupola appears to have been added in the 1980s.

Right: The originally-developed Seahorse Restaurant, photographed in the 1940s showing the modest walkup at the northwest corner of 8th Ave and Pass A Grille Way. Photo courtesy of the Hollenbacks.



Right: Outdoor seating area photographed in 1983, later enclosed in 1985. Photo taken looking southwest from the frontage of the restaurant along Pass A Grille Way. Photo courtesy of the Hollenbacks.



Right: Seahorse Restaurant viewed from Pass A Grille Way, photographed for the 1989 NRHP designation. Structure lacked the current entryway awning, northern covered deck seating area, and possessed a different window system.



Right: Seahorse Restaurant in its current configuration, photographed from the intersection of Pass A Grille Way looking northwest for the City's 2003 NRHP boundary expansion. The structure was not considered contributing at time of boundary expansion, ostensibly due to improvements made in the 1990s, but was considered by the City's 2015 historic survey consultants to meet the criteria in areas of architecture and community planning and development.



The structure is noted in the City's 1989 approved application for Pass A Grille National Register Historic District status as a contributing structure, but was removed from the contributing list in 2003, apparently due to alterations made to the structure in the early 1990s. In the City's 2015 local re-survey the structure was noted to be contributing, but the survey was not certified by the Secretary of the Interior or Florida Division of Historic Resources. The structure is developed in a masonry vernacular and noted for its overhanging eaves and lattice panels along the roofline, the latter of which can be considered complementary to the design of the structure but which was added within the past fifty years and not considered an original element of the structure.

The structure was visibly damaged in Hurricane Helene, losing a portion of its windowed breakaway walls that enclose the seating area at the front of the structure, sustaining varied damage to the latticework added in the 1990s, moderate damage to the awnings, and minor damage to the cupola. The owners have discussed with staff the intent to restore the structure to pre-storm condition, including restoration of features and spaces.

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.

The Seahorse Restaurant was constructed and opened between 1936 and 1937, and with one noted short closure between the end of 2020 and early 2021 while the current owners ceased operation and turned over restaurant operations, is not known to have closed for extended periods of time. The property has undergone significant improvements in the past 50 years, including addition of the frontage breakaway walls, construction of the northern covered deck seating area, and addition of a cupola, which included enclosure of the original corner walk-up bar. However, the City's consulting reviewers considered the structure contributing architecturally, and the Staff continues to recognize the structure's importance in terms of general contribution to the broad social history of the City.

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.

Although younger than other developments along its portion of 8th Avenue that were constructed in the 1910s and 1920s, and lacking the "commercial vernacular" of the structures to its west, Staff finds the Seahorse Restaurant to be broadly reflective of the social history of Pass A Grille as it was constructed in the 1930s and remains the Avenue's pre-WWII restaurant. The development of the restaurant coincided with early Gulf Beach incorporation that occurred north of Pass A Grille in the 1930s and significantly ramped up after the War, with the War itself bringing nearby military bases and business for the Seahorse (Hare, 2020). Stationing of the 252nd Coastal Artillery Battalion south of 3rd Avenue, and tens of thousands of troops elsewhere in the south county, brought business to Pass A Grille. The post-War boom spared Seahorse Restaurant (then Tavern) and other businesses along 8th Avenue that persist to this day.

Right: Military personnel visiting the Seahorse Tavern (now Restaurant) in 1942. Photo courtesy of the Hollenbacks.



Staff also reiterates the findings of the 2015 survey that the structure, despite modifications, continues to be recognizable architecturally even if not contributing to the NRHP District. The essential form of the structure is still recognizable despite the projecting flat-roof additions of the enclosed seating areas, cupola, and northern deck.

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.

The structure has sustained damage from Hurricane Helene, including the following:

- Loss of the majority of breakaway seating walls at the southern and eastern sides of the original structure;
- Damage to the latticework of the extended roofline;
- Damage to the 1993 deck addition;
- Interior damage, requiring removal of stained wood walls.
- Minor roof damage surrounding the cupola.

The original roof structure appears to remain intact.

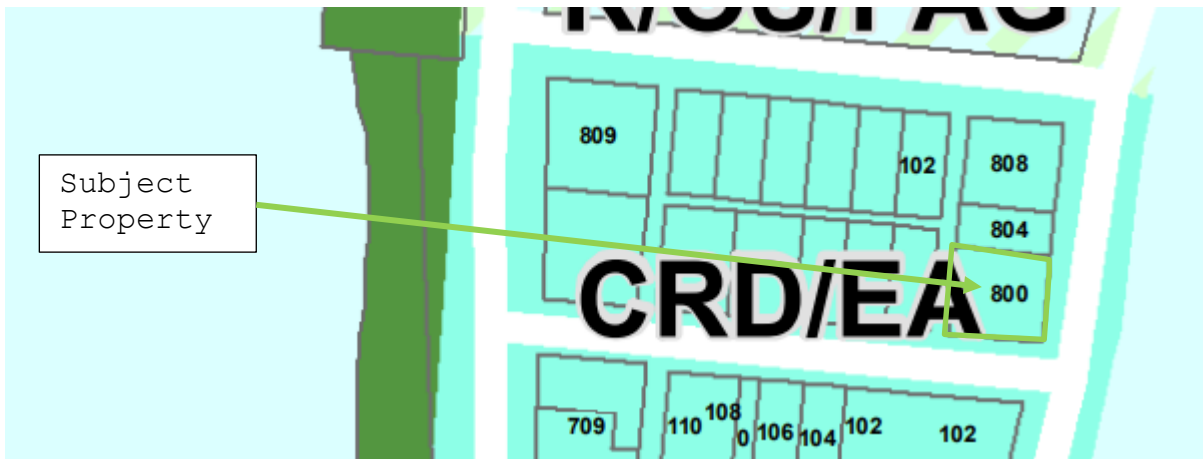
In discussions with the applicant, they plan to restore the structure to its pre-storm condition.

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

The structure is in need of rehabilitation due to damage sustained by Hurricane Helene. The owner has stated in conversations with staff that they plan to restore the structure with like-for-like materials and features. The primary use of the property will remain as existing and no adaptive use is proposed.

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

800 Pass A Grille Way is zoned and has a future land use category of CRD-EA, a high-intensity mixed-use district developed by the City in the early 2010s to respect the character of historic 8th Avenue. The primary use of the site, a restaurant, is a permitted use in the zoning district.



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 the Seahorse Restaurant for designation as a local historic resource due to its exemplification of the broad social history of the City and association with events that have made significant contributions to our City, specifically the WWII-era hosting of troops and continued function through the post-War boom to the present day. The City's 2015 Pass-A-Grille Historic Sites Survey notes the post-War boom in Pass A Grille, which led to significant construction north of 13th Avenue and redevelopment of 4th through 6th Avenues, as stemming in part from the veterans who had trained in the area during the War. The structure is one of the earlier remaining examples of commercial development along 8th Avenue, and despite significant architectural alteration in the early 1990s continues to function similarly, albeit with permanent seating instead of its walk- and drive-up design of the first half of the 1900s.

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. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

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 800 Pass A Grille Way as an historic property. Staff finds that the building is significant in the following areas:

- a. It reflects the broad social history of Pass-a-Grille and St. Pete Beach.
- b. Is associated with events which have made a significant contribution to the broad patterns of our local history.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the Seahorse Restaurant at 800 Pass A Grille Way (Case No. 24063) pursuant to the following condition:

- 1. Prior to the awarding of any incentive available under the City's Historic Preservation Division, the applicant shall submit and be approved for a Certificate of Appropriateness for restoration of existing damage, whether or not an accompanying variance to the City's substantial improvement regulations is required.

Bibliography

Hare, K. (2020, Dec. 7). Pass-a-Grille's Seahorse Restaurant is closed. For now. *Tampa Bay Times*. Retrieved from <https://www.tampabay.com/news/2020/12/07/pass-a-grilles-seahorse-restaurant-is-closed-for-now/>.

TRC Environmental Corporation. (2015, Apr.). Pass-A-Grille Historic Sites Survey. Retrieved from <https://www.stpetebeach.org/DocumentCenter/View/144/04-2015-Pass-A-Grille-Historic-Sites-Survey-PDF?bidId=>.

No author. (1989). Pass-a-Grille Historic District National Register of Historic Places Registration Form. Retrieved from https://s3.amazonaws.com/NARAprdstorage/lz/electronic-records/rg-079/NPS_FL/89001734.pdf.

No author. (2003). Pass-a-Grille Historic District (Boundary Increase) Registration Form. Retrieved from https://s3.amazonaws.com/NARAprdstorage/lz/electronic-records/rg-079/NPS_FL/03000943.pdf.



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24064

Property Owner Name & Address

Agent or Representative Name & Address

CARL HOLLENBACK TRUST
Jacqueline Hollenback TRUST

Phone 727-415-7481

Phone _____

Email Address jhemmsu@gmail.com

Email Address _____

Property Address, Legal Description, Parcel ID

800 PASS A GRILLE WAY, ST. PETE BEACH, FL 33706
MOREY BEACH BLKS, LOTS 4 & 5
19-32-16-58932-005-0040

Historic Name of Property (if applicable): SEA HORSE TAVERN, RESTAURANT / Seahorse RESTAURANT

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of SEA HORSE RESTAURANT located at 800 PASS A GRILLE WAY, SPB 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: [Signature] Date: OCT 23, 2024

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.

See Attachment

PLAN to USE EXISTING Footprint of ORIGINAL Building + 1993 Addition

FUNCTION OR USEHistoric Functions

RESTAURANT-TAVERN

Drive-in RESTAURANT

Current Functions

RESTAURANT

DESCRIPTONArchitectural ClassificationMaterials

WOOD

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 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

1937- Present (2024) Built as first drive-in restaurant on built Benches, continuously run as a restaurant for 86 years.

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

Original Construction 1937-38 through 1965 open-air

Seating - walk up counter - enclosed kitchen + dining room.

1965 - Enclosed flat roof w/cinder block windows, added corner door

1983 - removed south east walls for outdoor seating

1985 - Built break out walls w/windows on south east walls

3. Significant Persons

1999 - Added new concrete block kitchen + restrooms
Added deck Added retention pond/waiting area

4. Cultural Affiliation/Historic Period

5. Architect

6. Builder

ORIGINAL 1937-38 JEWITT

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
See photos
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.
HURRICANE DAMAGE
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
1 to 1 REBUILD
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.



1942



1950'0 x 60'0



1983

1993 - 2024





1980's



1980's



1980's

John Arsoles
1966/1967



Martha
Arsoles
Jim
Warneke

John Arsoles, Proprietor



1966-73



1980's



1980's



1980



1940's



1980's



1980's
ELAN A





Parcel Summary (as of 17-Oct-2024)

Parcel Map

Parcel Number

19-32-16-58932-005-0040

Owner Name

HOLLENBACK, CARL TRE
HOLLENBACK, JACQUELINE A TRE

Property Use

2125 Restaurant, Cafeteria

Site Address

800 PASS A GRILLE WAY
ST PETE BEACH, FL 33706

Mailing Address

2541 E VINA DEL MAR BLVD
ST PETE BEACH, FL 33706-2835

Legal Description

MOREY BEACH BLK 5, LOTS 4 AND 5

Current Tax District

ST PETE BEACH (SPB)

Year Built

1938



Heated SF	Gross SF	Living Units	Buildings
2,928	3,720	0	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
10616/1163		280.02	A	Current FEMA Maps	Check for EC	Zoning Map	H1/102

2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,510,000	\$1,510,000	\$1,510,000	\$1,510,000	\$1,510,000

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,470,000	\$1,470,000	\$1,470,000	\$1,470,000	\$1,470,000
2022	N	\$1,390,000	\$1,390,000	\$1,390,000	\$1,390,000	\$1,390,000
2021	N	\$1,312,000	\$1,264,250	\$1,264,250	\$1,312,000	\$1,264,250
2020	N	\$1,320,000	\$1,149,318	\$1,149,318	\$1,320,000	\$1,149,318
2019	N	\$1,318,000	\$1,044,835	\$1,044,835	\$1,318,000	\$1,044,835

2023 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill

[View 2023 Tax Bill](#)

2023 Millage Rate

15.4202

Tax District

(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
06-Aug-1999	\$100	<u>U</u>	I	HOLLENBACK CARL	HOLLENBACK, CARL TRE	10616/1163

2024 Land Information

Land Area: $\cong$ 7,566 sf | $\cong$ 0.17 acres

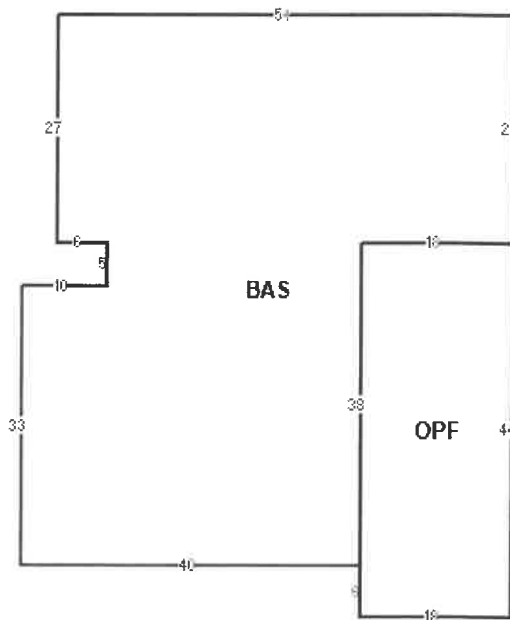
Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Restaurants/Cafe	84x90.1	\$225	7,568	SF	1.0000	\$1,702,800

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing	Base (BAS)	2,928	2,928
Floor System	Slab On Grade	Open Porch (OPF)	0	792
Exterior Walls	Siding Average	Total Area SF	2,928	3,720
Unit Stories	1			
Roof Frame	Gable Or Hip			
Living Units	0			
Roof Cover	Composition Shingle			
Year Built	1938			
Building Type	Restaurant / Lounge/Drive-In Rest.			
Quality	Average			
Floor Finish	Carpet Combination			
Interior Finish	Dry Wall			
Cooling	None			
Fixtures	14			
Effective Age	35			



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FENCE	0.00	125.0	\$0	\$0	1992
GAZEBO	\$60.00	120.0	\$7,200	\$2,880	1975

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<u>1901049</u>	ADDITION/REMODEL/RENOVATION	06/18/2019	\$1,200
<u>BLD18-00353</u>	ROOF	02/22/2018	\$17,440

[illegible]



NO
TRESPASSING

SUPER DAVE'S
HAULING

You need it... We got it!
727-224-4811



DANGER
CONSTRUCTION AREA
KEEP OUT



BOBCAT SERVICE
DEMOLITION
TREE WORK
DROP OFF
& PICK-UP

SUPER'S LIST
QUALIFIED
CONTRACTORS
RESTORATION

SUPER DAVE'S
HAULING
FREE ESTIMATES

You load it... We tote it!
727-224-4839
dave



800

SUPER
DAVE'S
HAUL

727-2

FLORIDA
HZF R26
HAWAII STATE

DANGER
CONSTRUCTION AREA
KEEP OUT

**NO
TRESPASSING**





TRES





NO
PARKING
IN
ALLEY

TOW-AWAY
ZONE

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12597**
 Field Date 1-5-2015
 Form Date 2-5-2015
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) Seahorse Restaurant Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 800 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) 8th Avenue/9th Avenue
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-005-0040 Landgrant _____
 Subdivision Name MOREY BEACH Block 5 Lot 4&5
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1938 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Cafeteria/Restaurant/Diner From (year): 1938 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature windows, porch enclosure
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Deck
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe PAG HD Overlay

DESCRIPTION

Style Frame Vernacular Exterior Plan Central Block, 1 wing Number of Stories 1
 Exterior Fabric(s) 1. Weatherboard 2. Stucco 3. Concrete block
 Roof Type(s) 1. Hip 2. Gable on hip 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Cupola 2. _____
 Windows (types, materials, etc.) 1-light fixed windows

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, lattice panels along roof line

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) None visible

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)	

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) Central, 2-leaf door with 9-lights over 2-panels

Porch Descriptions (types, locations, roof types, etc.) A modern deck is off the side (north) elevation

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous

Narrative Description of Resource The Seahorse Restaurant was established in 1938 and originally functioned as a drive-in restaurant. The south elevation of the rear ell has the original openings for walk-up customers.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys) ☒library research ☐building permits ☒Sanborn maps
☐FL State Archives/photo collection ☐city directory ☐occupant/owner interview ☐plat maps
☒property appraiser / tax records ☐newspaper files ☐neighbor interview ☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS) ☒historic photos ☐interior inspection ☐HABS/HAER record search
☒other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP

Nomination (1989); Pass-A-Grille Historic District (Boundary Increase)NRHP Nomination(2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building is a contributing resource in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

1. Architecture 3. _____ 5. _____
 2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

1) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
 Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Pass-a-Grille_800_P112597_02



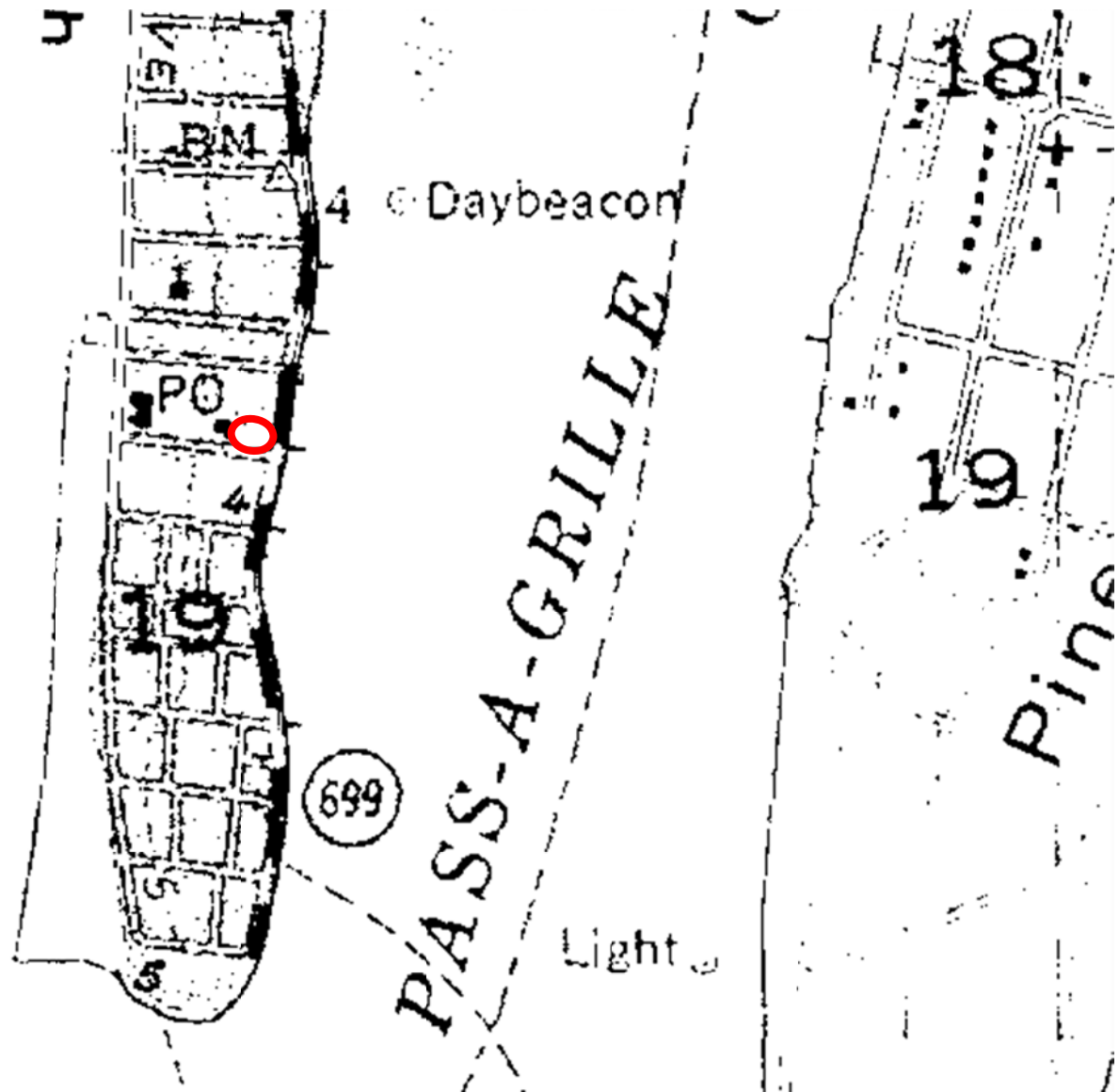
Pass-a-Grille_800_P112597_03



Pass-a-Grille_800_P112597_01



Pass-a-Grille_800_P112597_04



Site #8PI12597

Address: 800 PASS-A-GRILLE WAY

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Local Historic Designation No. 24065: 104 4th Ave

Action Request: Motion to approve local historic designation case 24065.

Strategic Objective:

Date: November 7, 2024

Prepared By: Lynn Rosetti, Consultant

Through: Denise Sanderson

Summary of Issue: Applicant requests local historic designation of the single-family residence at 104 4th Ave.

Funding: N/A

Attachments:

1. 24065 - LHD 104 4th Avenue
2. Application
3. Historic Photos
4. Florida Master Site File



**PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Local Historic Designation Case No. 24065: Ronald David Schiff and Margaret Scott Schiff

Date: November 7, 2024

Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The property owners of this single-family residential property located in Pass-a-Grille are requesting Local Landmark Designation.
SUBJECT PROPERTY	104 4 th Avenue – Morey Beach, Block 9, Lot 7 Parcel I.D. #19-32-16-58932-009-0070
LAND USE / ZONING	RLM-2; PAG Residential District / Pass-a-Grille Overlay District
YEAR BUILT	Circa 1963 (per attached Florida Master Site File)
HISTORIC STATUS	Constructed in 1963, this mid-century residential structure was determined to be contributory to the Pass-a-Grille historic district in the 2015 survey update.
SURROUNDING AREA	North – Single-family residential circa 1910. South – Alleyway and Single-family residential circa 1954 East – Single-family residential circa 1963 West – Single-family residential circa 1979

BACKGROUND and ANALYSIS

This single-family residential structure constructed in 1963 is a mid-century masonry vernacular in style. The exterior is stucco, and it has a flat tar and gravel flat roof. Because of its age, it was not included in the original 1989 survey, but was included in the 2015 survey update where it was considered contributory to the historic district. This property has overhanging eaves and integrated planter boxes. There is an attached one-bay garage which is accessed in the rear via the alley. A solarium was added to the front of the house in 1990.

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 single-family residential structure constructed in 1963 is a mid-century masonry vernacular in style. The exterior is stucco, and it has a flat tar and gravel flat roof. This property has overhanging eaves and integrated planter boxes. There is a one-bay garage which is attached and accessed in the rear via the alley. A solarium was added to the front of the house in 1990. The general form and use of this residential structure remains constant.

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 1963, this single-family residential structure located at 104 4th Avenue meets this requirement as it reflects the broad cultural, economic, and social history of Pass-a-Grille since it is a small to moderately sized residential structure that is typical in size, shape and use to other surrounding residential structures.

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.

This residential structure has been a well-maintained single family residential structure in Pass-a-Grille.

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

Not applicable.

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

104 Gulf Way is zoned RLM-2 Residential Low-Medium and is part of the Pass-a-Grille Overlay District. The zoning map is included within this staff 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 at 104 4th Avenue be recognized as a locally designated historic landmark property as requested by the property owner because it is characteristic of the other residential properties found in Pass-a-Grille.

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. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

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

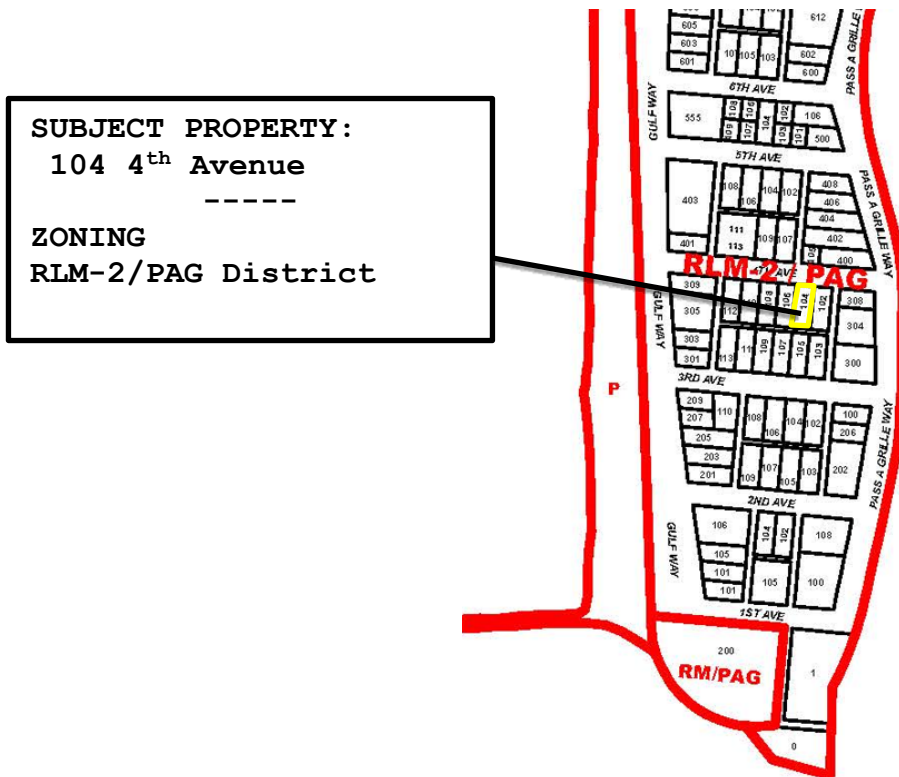
Staff analysis: Staff supports this application to locally designate 104 4th Avenue as an historic property. Staff finds that the building is significant in the following areas:

- a. It reflects the broad cultural, economic, and social history of Pass-a-Grille and St. Pete Beach.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this residential property located at 104 4th Avenue because it:

- a. It reflects the broad cultural, economic, and social history of Pass-a-Grille and St. Pete Beach.

ZONING MAP



AERIAL PHOTOGRAPH



PHOTOGRAPH





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24065

Property Owner Name & Address

SCHIFF, RONALD DAVID TRE
SCHIFF, MARGARET SCOTT TRE

104 4TH AVE, ST PETE BEACH, FL 33706

Agent or Representative Name & Address

ANDREW MARSHALL SCHIFF

104 4TH AVE, ST PETE BEACH, FL 33706

Phone (202) 812-7712

Email Address PEGGYSCHIFF@GMAIL.COM

Phone (301) 213-1942

Email Address ANDREWMSCHIFF@GMAIL.COM

Property Address, Legal Description, Parcel ID

PROPERTY ADDRESS: 104 4th Ave, St Pete Beach, FL 33706

LEGAL DESCRIPTION: MOREY BEACH BLK 9, LOT 7

PARCEL ID: 19-32-16-58932-009-0070

Historic Name of Property (if applicable):

Florida Master Site File Number (if applicable): PI 12532Florida Master Site File Recorder: Geo ffrey Henry / Ellen Rankin / TRC Solutions
(Name and Title, if applicable):

I (the undersigned) am the legal owner/legal representative of the single-family home located at 104 4TH AVE, ST PETE BEACH, FL 33706 and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Signed by:
Owner Signature: Andrew Schiff
40731E3929E1476...Date: 10/23/2024 | 15:55 PDT

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.

FUNCTION OR USE

Historic Functions

Current Functions

PRIMARY RESIDENCE

DESCRIPTON

Architectural Classification

SINGLE-FAMILY HOME

Materials

Foundation: Continuous Footing Poured
Floor System: Slab On Grade
Exterior Walls: Cb Stucco/Cb Reclad
Roof Frame: Gable Or Hip
Roof Cover: Shingle Composition
Floor Finish: Carpet/Hardtile/Hardwood
Interior Finish: Drywall/Plaster

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

1960s

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

Year Built: 1963

Solarium added on front of house in October 1990

3. Significant Persons

4. Cultural Affiliation/Historic Period

1960s

5. Architect

6. Builder

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.

1. The property at 104 4th Ave, St. Pete Beach, FL, is a single-family home built in 1963, typical of mid-20th century architecture in the Pass-a-Grille neighborhood. The one-story structure features concrete block construction, stucco exterior, and a gable roof. Its modest size and simple design reflect the historical character of Pass-a-Grille, known for its small beach cottages and laid-back charm.
2. Built in 1963, the property at 104 4th Ave is significant as a representative example of mid-20th century residential development in Pass-a-Grille. Its modest, functional design and concrete block construction embody the coastal vernacular style that defines the area. Culturally, the home contributes to preserving the neighborhood's historic charm, a key element of the community's identity amidst modern development.
3. The structure at 104 4th Ave remains intact, retaining its original mid-century character. Minor water intrusion from Hurricane Helene required electrical and drywall repairs, but the house is structurally sound with no significant threats to its integrity or historical value.
4. The house at 104 4th Ave will undergo minor repairs to address the water intrusion from Hurricane Helene, including electrical work and drywall replacement. These repairs are intended to restore the home to its original condition, with no additional modifications or improvements beyond what is necessary to maintain its historical integrity.

GENERAL DURABLE POWER OF ATTORNEY

State of Florida
County of Pinellas

KNOW ALL PERSONS BY THESE PRESENTS:

That I, **Margaret Scott Schiff**, residing at **104 4th Ave, St. Pete Beach, FL 33706**, hereby appoint **Andrew Marshall Schiff**, my son, residing at **104 4th Ave, St. Pete Beach, FL 33706** as my true and lawful attorney-in-fact (hereinafter referred to as "Agent"), with full power and authority to act on my behalf as described herein.

1. Powers Granted

I hereby grant my Agent full power and authority to act on my behalf in all matters related to the management, administration, and preservation of real estate, specifically in reference to the property located at:

104 4th Ave, St. Pete Beach, FL 33706.

My Agent shall have the authority to take any and all actions necessary or appropriate to manage and preserve the property, including but not limited to:

- Applying for historical designation with the City of St. Pete Beach or any relevant governmental body or historical commission.
- Representing me in dealings with municipal and governmental authorities related to property use, zoning, permits, and preservation.
- Managing all related documentation, forms, applications, and filings necessary to complete this task.
- Managing, maintaining, leasing, renting, or otherwise overseeing the property.
- Hiring contractors, professionals, or consultants, including legal counsel, to assist with any real estate or property management matters as necessary.
- Executing and delivering any documents necessary to carry out the powers granted herein.

2. Durable Power

This Power of Attorney shall not be affected by my subsequent incapacity or mental incompetence and shall remain in effect until I revoke it in writing.

GENERAL DURABLE POWER OF ATTORNEY

**State of Florida
County of Pinellas**

KNOW ALL PERSONS BY THESE PRESENTS:

That I, **Ronald David Schiff**, residing at **104 4th Ave, St. Pete Beach, FL 33706**, hereby appoint **Andrew Marshall Schiff**, my son, residing at 104 4th Ave, St Pete Beach, FL 33706, as my true and lawful attorney-in-fact (hereinafter referred to as "Agent"), with full power and authority to act on my behalf as described herein.

1. Powers Granted

I hereby grant my Agent full power and authority to act on my behalf in all matters related to the management, administration, and preservation of real estate, specifically in reference to the property located at:

104 4th Ave, St. Pete Beach, FL 33706.

My Agent shall have the authority to take any and all actions necessary or appropriate to manage and preserve the property, including but not limited to:

- Applying for historical designation with the City of St. Pete Beach or any relevant governmental body or historical commission.
- Representing me in dealings with municipal and governmental authorities related to property use, zoning, permits, and preservation.
- Managing all related documentation, forms, applications, and filings necessary to complete this task.
- Managing, maintaining, leasing, renting, or otherwise overseeing the property.
- Hiring contractors, professionals, or consultants, including legal counsel, to assist with any real estate or property management matters as necessary.
- Executing and delivering any documents necessary to carry out the powers granted herein.

2. Durable Power

This Power of Attorney shall not be affected by my subsequent incapacity or mental incompetence and shall remain in effect until I revoke it in writing.

3. Revocation

I reserve the right to revoke this Power of Attorney at any time, provided that any revocation shall be in writing and delivered to my Agent.

4. Governing Law

This Power of Attorney shall be governed by the laws of the State of Florida.

SIGNATURE AND ACKNOWLEDGMENT

For Margaret Scott Schiff:

Signature: Margaret Scott Schiff

Date: 10/23/24

Witness 1:

Name: Abdi Isaac

Signature: [Signature]

Date: 10/23/24

Address: 171 Jennifer Rd Annapolis

Witness 2:

Name: Zachary White

Signature: Zachary White

Date: 10/23/24

Address: 171 Jennifer Rd. Annapolis, MD, 21401

NOTARY ACKNOWLEDGMENT:

State of Maryland
County of Anne Arundel

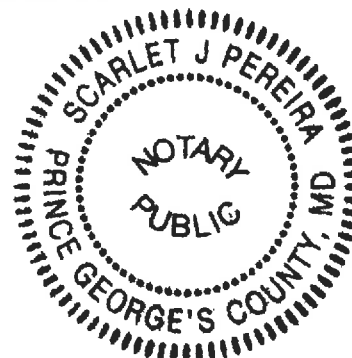
The foregoing instrument was acknowledged before me this 23 day of October, 2024, by

Margaret Scott Schiff, who is personally known to me or has produced

Florida Drivers Lic. as identification.

Notary Public: [Signature]

My commission expires: 03/05/2027



3. Revocation

I reserve the right to revoke this Power of Attorney at any time, provided that any revocation shall be in writing and delivered to my Agent.

4. Governing Law

This Power of Attorney shall be governed by the laws of the State of Florida.

SIGNATURE AND ACKNOWLEDGMENT

For Ronald David Schiff:

Signature: Ronald D. Schiff

Date: 10/23/24

Witness 1:

Name: Jonathan Kuleyi

Signature: [Signature]

Date: 10/23/24

Address: 171 Jennifer Rd Annapolis, MD 21401

Witness 2:

Name: Zachary White

Signature: Zachary White

Date: 10/23/24

Address: 171 Jennifer Rd. Annapolis, MD 21401

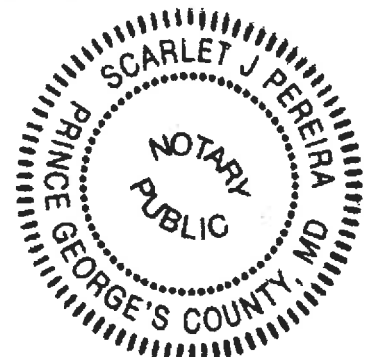
NOTARY ACKNOWLEDGMENT:

State of Maryland
County of Anne Arundel

The foregoing instrument was acknowledged before me this 23 day of October, 2024, by Ronald David Schiff, who is personally known to me or has produced Florida Driver's Lic. as identification.

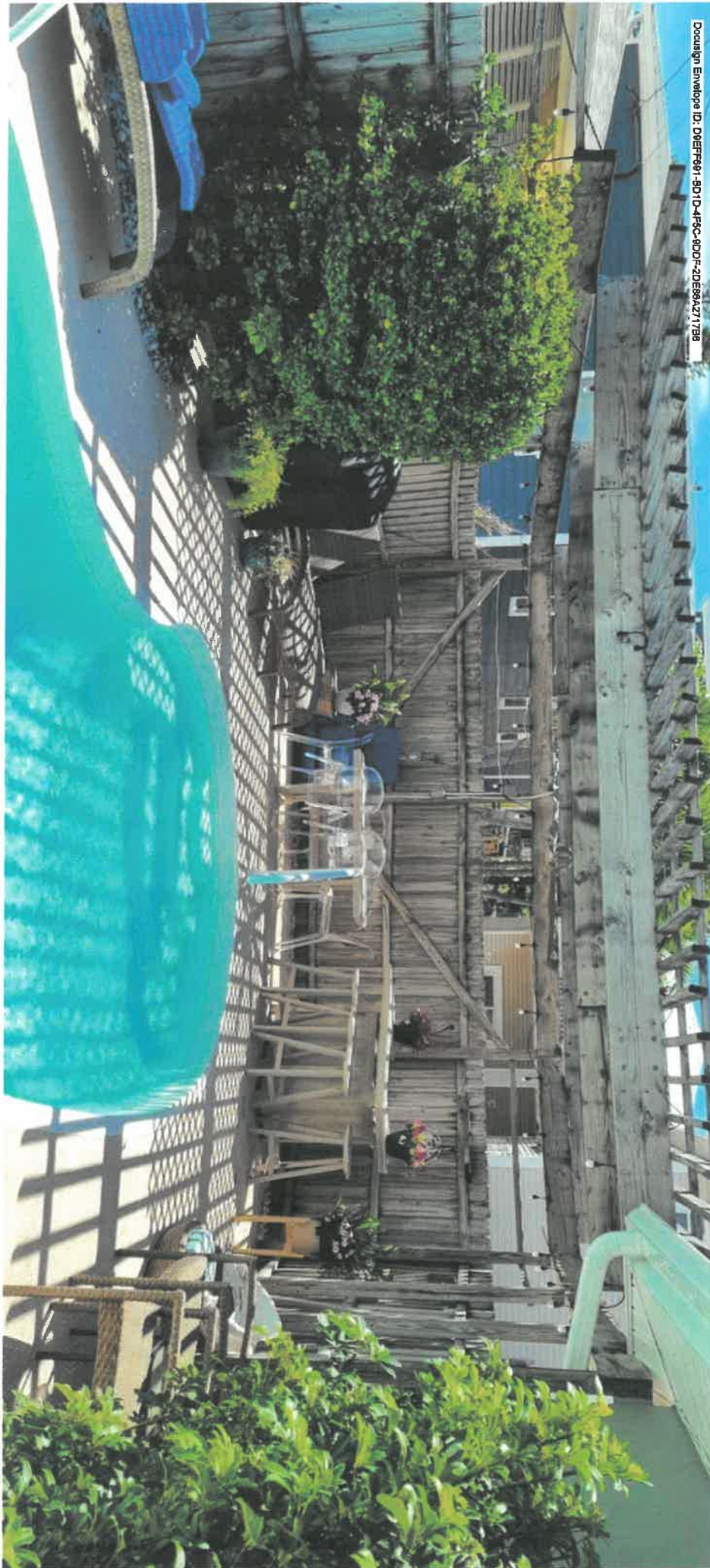
Notary Public: [Signature]

My commission expires: 03/05/2027











WFOH:
9/19

MURPHY'S LAND SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS

5760 11TH AVENUE NORTH
ST. PETERSBURG, FLORIDA 33710
WWW.MURPHYISLANDSURVEYING.COM

L.B. #7410

PH. (727) 347-8740

FAX (727) 344-4640

Ronald David Schiff and Margaret Scott Schiff
Rolfe D. Dugger, P.A.
Old Republic National Title Insurance Company

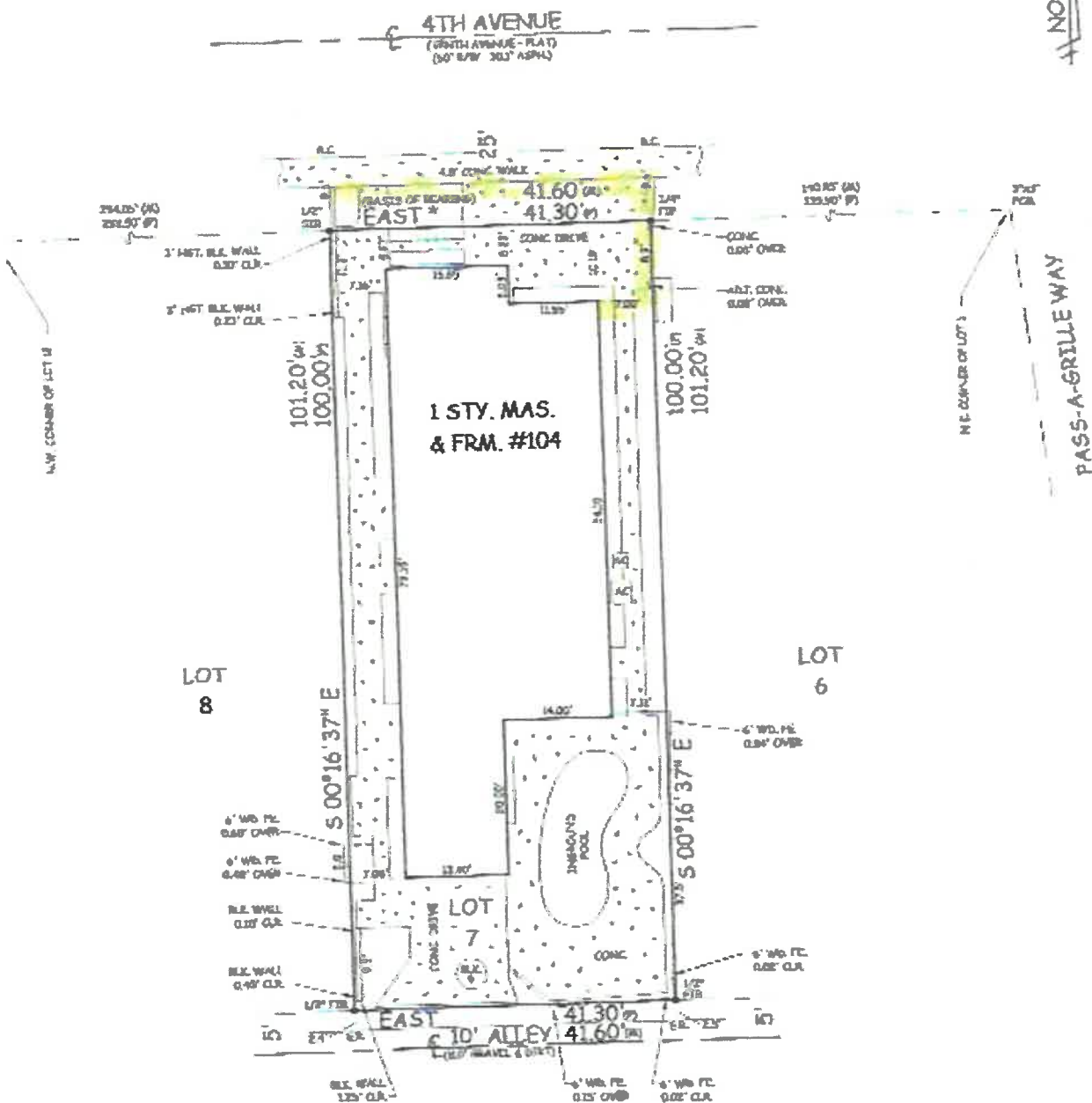
SEC. 19 TWP. 32 S. RGE. 16 E.

20°

Survey not valid for more than one (1) year from date of field work.

NORTH [4.40.14.25]

PASS-A-GRILLE WAY





104 4th Ave
St Pete Beach, FL 33706

Circa 1970s

When we bought the house 1978





Before & moved in.
Before Solarium was added. Given up on 6/88



Before pleated shades & w/ht. painted window for big. furn. arrangement.

Plants, to conceal kitchen from lin.-din. area



104 4th Ave,
St Pete Beach, FL 33706
Circa 1980s

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12532**
 Field Date 1-5-2015
 Form Date 3-14-2015
 Recorder # _____

Shaded Fields represent the minimum acceptable level of documentation.
 Consult the *Guide to Historical Structure Forms* for detailed instructions.

Site Name(s) (address if none) 104 4th Avenue Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☐ private-profit ☐ private-nonprofit ☒ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Street Number 104 Direction _____ Street Name 4th Street Type Avenue Suffix Direction _____
 Address: 104 4th Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-009-0070 Landgrant _____
 Subdivision Name MOREY BEACH Block 9 Lot 7
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1963 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1963 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Windows
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Porch
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe PAG HD Overlay

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Flat 2. _____ 3. _____
 Roof Material(s) 1. Tar & gravel 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) Sliding 1-light vinyl sash windows with projecting sills

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, integrated planter boxes

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) The 1-bay garage is attached and is accessed in the rear via the alley.

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____ ☐ Owner Objection	SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info Date _____ Init. _____ KEEPER – Determined eligible: ☐ yes ☐ no Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)	

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details) The central, 1-leaf entrance is located within the incised porch.

Porch Descriptions (types, locations, roof types, etc.) The incised porch is enclosed and has been expanded off the front.

Condition (overall resource condition): ☐excellent ☐good ☒fair ☐deteriorated ☐ruinous

Narrative Description of Resource The 1-story masonry vernacular building features a flat roof with overhanging eaves and integrated planter boxes. Alterations include the replacement of windows, enclosure of porch, and an addition.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

- | | | | |
|---|--|---|--|
| ☒ FMSF record search (sites/surveys) | ☒ library research | ☐ building permits | ☒ Sanborn maps |
| ☐ FL State Archives/photo collection | ☐ city directory | ☐ occupant/owner interview | ☐ plat maps |
| ☒ property appraiser / tax records | ☐ newspaper files | ☐ neighbor interview | ☐ Public Lands Survey (DEP) |
| ☐ cultural resource survey (CRAS) | ☒ historic photos | ☐ interior inspection | ☐ HABS/HAER record search |
| ☒ other methods (describe) <u>Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP

Nomination (1989); Pass-A-Grille Historic District (Boundary Increase)NRHP Nomination(2003).

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually?

☐yes ☒no ☐insufficient information

Appears to meet the criteria for National Register listing as part of a district?

☒yes ☐no ☐insufficient information

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed) This building is a contributing resource in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille Historic District.

Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)

- | | | |
|--|----------|----------|
| 1. <u>Architecture</u> | 3. _____ | 5. _____ |
| 2. <u>Community planning & development</u> | 4. _____ | 6. _____ |

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field notes, analysis notes, photos, plans and other important documents

- | | |
|----------------------------|--------------------------------|
| 1) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #'s _____ |

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions
 Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



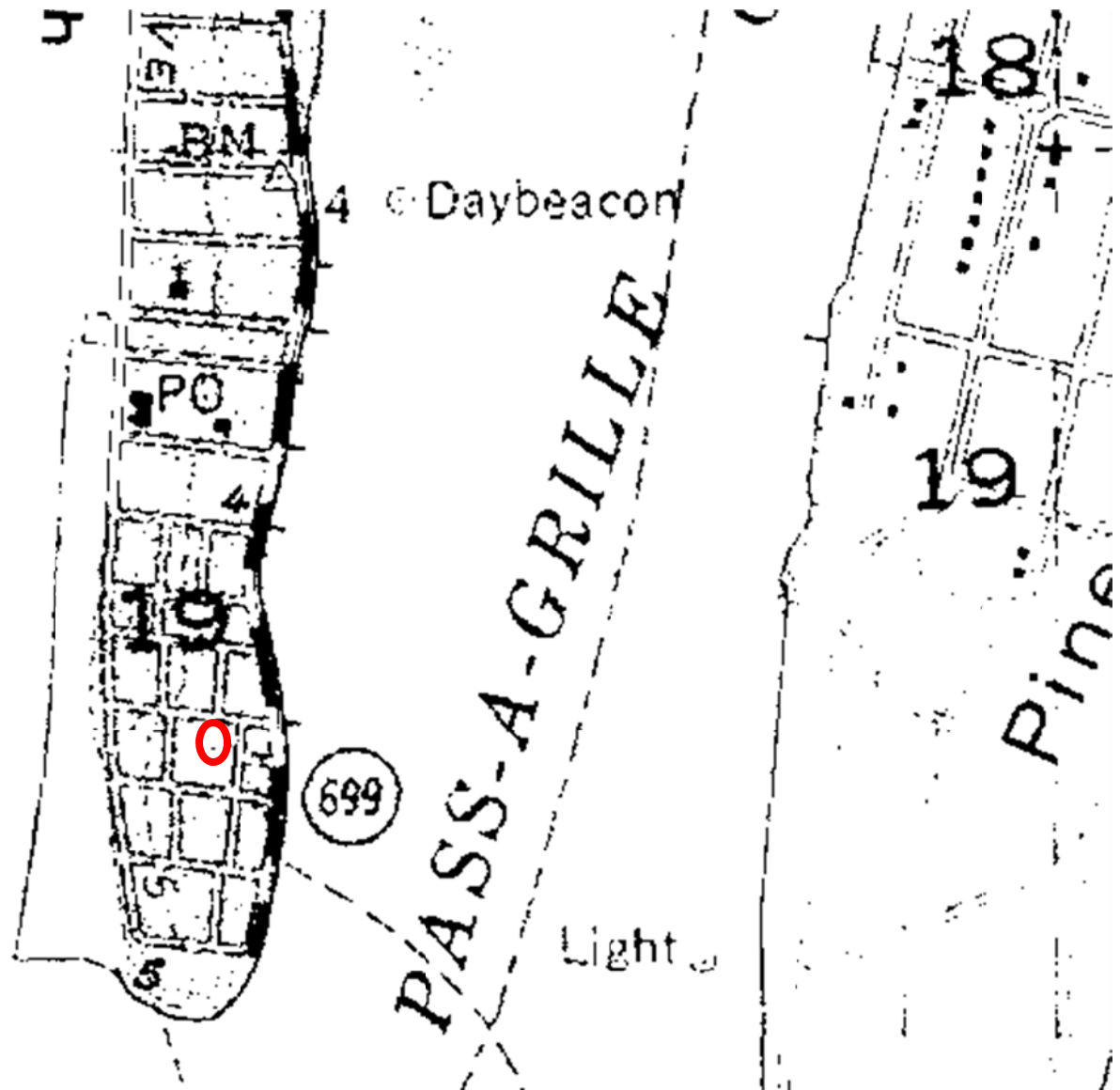
4th_104_Ph12532_03



4th_104_Ph12532_02

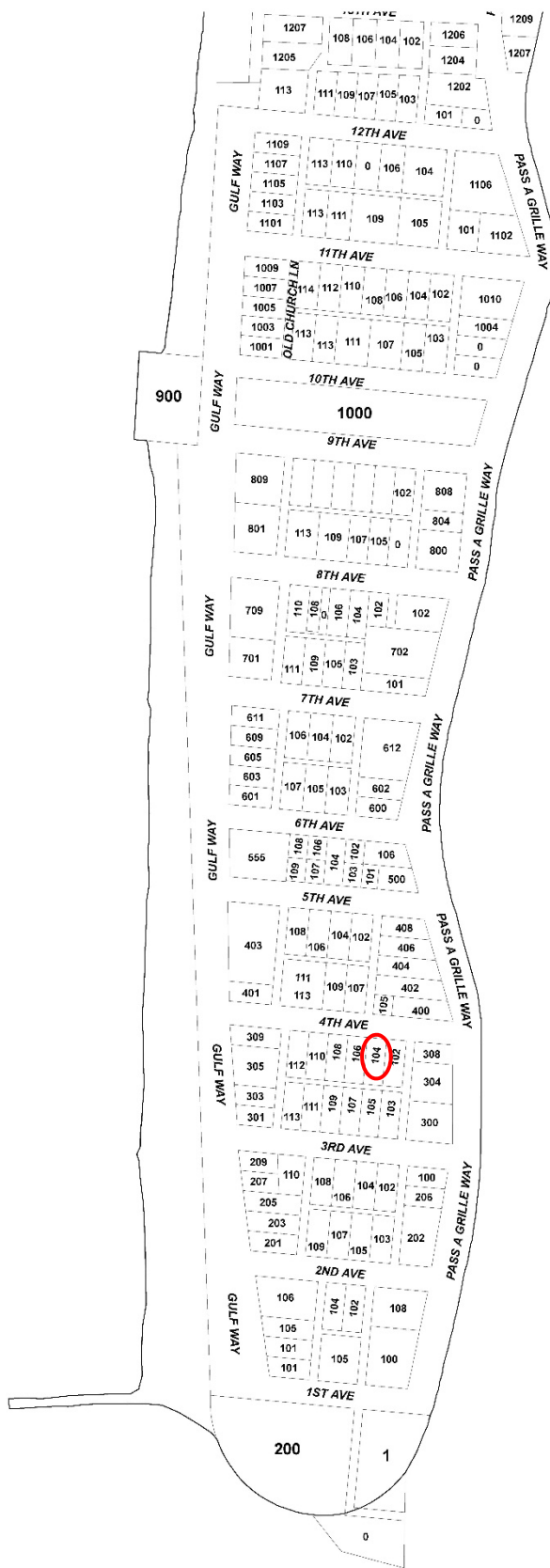


4th_104_Ph12532_01



SSite #8PI12532

Address: 104 4TH AVENUE



Site #8PI12532

Address: 104 4TH AVENUE

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Ordinance 2024-15: Ordinary maintenance and repair of substantially-improved and locally-designated historic resources

Action Request: Motion to recommend Ordinance 2024-15 to the City Commission for adoption.

Strategic Objective:

Date: November 7, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson

Summary of Issue: As of October 2024, the City has 71 voluntarily-designated historic resources, and hundreds of additional structures that are either deemed contributing to the Pass A Grille National Register Historic District or have been assessed as potential inclusions in potential historic districts in the Don CeSar and Belle Vista neighborhoods. Many of these structures suffered significant damage during Hurricanes Helene and Milton. Based on staff discussions with property owners, many are simply seeking to restore the interior of their structures, or make minor exterior repair and maintenance that will restore the structure with the same materials as it possessed prior to the loss.

Staff is proposing, as a limited sixty-day ordinance, that locally-designated historic structures that have undergone substantial damage but are simply sought to be restored to their pre-damage conditions, with no additions, major alterations, or repairs that change material, design, or outward appearance of the structure, to be eligible for administrative repair and maintenance approval through the permitting process. This process is enabled through the definitions in the City's code, but has heretofore been unutilized and lacks proper procedures. The Historic Preservation Board will still assess any alterations that exceed this

established threshold through a FEMA variance public hearing process, such as when additions or facade changes are proposed.

Funding:

N/A

Attachments:

1. Ordinance 2024-15 - Markup
2. Ordinance 2024-15 - Clean

Ordinance 2024-15

AN EMERGENCY ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING FOR SIXTY DAYS THE CITY'S LAND DEVELOPMENT CODE DIVISION 28 – HISTORIC PRESERVATION, SECTION 28.5 – ORDINARY MAINTENANCE AND REPAIR; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City is currently in a state of emergency as declared by Executive Orders 24-208, issued September 23, 2024, and 24-214, issued October 5, 2024, as well as local Resolutions 2024-14 and 2024-16.

WHEREAS, both residential and commercial structures City-wide have sustained significant structural and nonstructural damage due to the effects of hurricanes Helene and Milton.

WHEREAS, aforementioned damage has been particularly apparent in Pass A Grille, which is majority designated as contributing to the neighborhood's National Register Historic District, and in other areas of the City that contain significant density of structures deemed or with potential to be deemed historically significant.

WHEREAS, the City's Comprehensive Plan promotes the protection of historic and architecturally-significant structures and resources.

WHEREAS, the City Commission finds that expediting approval of repair work that exceeds 50% of the depreciated value of the structure for structures that have been approved by the City's Certified Local Government for placement on the City's local inventory of historic places, when said work is clearly respectful of the historic nature of the structure and does not exceed existing permissions for minor repairs and maintenance permitted for such structures, is valuable for preventing further degradation to the City's remaining historic housing and commercial stock as well as providing for the public health and safety.

WHEREAS, this Ordinance is found to be consistent with prohibitions on use of emergency ordinance powers in the aforementioned Charter and Statutes.

WHEREAS, this amendment shall expire upon the sixty-first day following the date of adoption, but may be extended through this procedure, or made permanent through typical Land Development Code amendment procedure at the discretion of the City Commission.

WHEREAS, this Ordinance is exempt from the requirement to prepare a business impact estimate pursuant to Florida Statute 166.041(4)(c).5. as amended through the 2024 session.

**NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH
FLORIDA, HEREBY ORDAINS:**

SECTION 1. Recitals. The above recitals (“Whereas” clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. The Land Development Code is amended as shown in EXHIBIT A to this Ordinance.

SECTION 3. Codification. This Ordinance shall be codified in the Land Development Code of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener’s Error. The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect immediately upon adoption.

SECTION 10. Repeal. This ordinance shall be automatically repealed on the sixty-first day following the date it was duly adopted, but may be readopted through the same procedure if the same conditions and findings exist, or may be made permanent through the typical Land Development Code amendment procedure.

FIRST READING: _____
PUBLISHED: _____
SECOND READING: _____
PUBLIC HEARING: _____

CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.

Adrian Petrila, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2024.

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Ralf Brookes, City Attorney

EXHIBIT A

Sec. 28.5. Ordinary maintenance and repair.

- (a) Nothing in this division shall be construed to prevent the ordinary maintenance or repair of any exterior feature of any historic building, structure or site which does not involve a substantive change in material, design or outer appearance.
- (b) Buildings or structures that have been designated pursuant to this Division at the time that the city was a certified local government and/or otherwise meet the criteria of Section 28.16.(a) may be excluded from the definition of substantial improvement when repairs, construction, rehabilitation, alteration, addition, or other improvements exceed the threshold established in Chapter 98 of the Code of Ordinances, subject to the following:
 - a. Improvement(s) are entirely interior and/or involve only ordinary maintenance or repair of an exterior feature as established in (a), above, as documented through material boards, product specifications, or other submittals deemed appropriate by the reviewer at time of permitting for the improvement(s);
 - b. The improvement(s) is or are independent from any addition or alteration that would otherwise be subject to the floodplain management regulation variance process established in Section 28.16.(b) of this Code;
 - c. The improvement(s) and alteration(s) are determined to not preclude the building or structure's continued designation as a historic resource.
- (c) Any improvement(s) to a historic building or structure that exceed(s) the threshold for substantial improvement and involves any exterior improvement that exceeds the threshold for ordinary maintenance or repair established in (a) above shall be subject to the variance process established in Section 28.16.(b) of this Code.

Ordinance 2024-15

AN EMERGENCY ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING FOR SIXTY DAYS THE CITY'S LAND DEVELOPMENT CODE DIVISION 28 – HISTORIC PRESERVATION, SECTION 28.5 – ORDINARY MAINTENANCE AND REPAIR; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City is currently in a state of emergency as declared by Executive Orders 24-208, issued September 23, 2024, and 24-214, issued October 5, 2024, as well as local Resolutions 2024-14 and 2024-16.

WHEREAS, both residential and commercial structures City-wide have sustained significant structural and nonstructural damage due to the effects of hurricanes Helene and Milton.

WHEREAS, aforementioned damage has been particularly apparent in Pass A Grille, which is majority designated as contributing to the neighborhood's National Register Historic District, and in other areas of the City that contain significant density of structures deemed or with potential to be deemed historically significant.

WHEREAS, the City's Comprehensive Plan promotes the protection of historic and architecturally-significant structures and resources.

WHEREAS, the City Commission finds that expediting approval of repair work that exceeds 50% of the depreciated value of the structure for structures that have been approved by the City's Certified Local Government for placement on the City's local inventory of historic places, when said work is clearly respectful of the historic nature of the structure and does not exceed existing permissions for minor repairs and maintenance permitted for such structures, is valuable for preventing further degradation to the City's remaining historic housing and commercial stock as well as providing for the public health and safety.

WHEREAS, this Ordinance is found to be consistent with prohibitions on use of emergency ordinance powers in the aforementioned Charter and Statutes.

WHEREAS, this amendment shall expire upon the sixty-first day following the date of adoption, but may be extended through this procedure, or made permanent through typical Land Development Code amendment procedure at the discretion of the City Commission.

WHEREAS, this Ordinance is exempt from the requirement to prepare a business impact estimate pursuant to Florida Statute 166.041(4)(c).5. as amended through the 2024 session.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals (“Whereas” clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. The Land Development Code is amended as shown in EXHIBIT A to this Ordinance.

SECTION 3. Codification. This Ordinance shall be codified in the Land Development Code of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener’s Error. The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect immediately upon adoption.

SECTION 10. Repeal. This ordinance shall be automatically repealed on the sixty-first day following the date it was duly adopted, but may be readopted through the same procedure if the same conditions and findings exist, or may be made permanent through the typical Land Development Code amendment procedure.

FIRST READING: _____
 PUBLISHED: _____
 SECOND READING: _____
 PUBLIC HEARING: _____

CITY COMMISSION, CITY OF ST. PETE
 BEACH, FLORIDA.

Adrian Petrila, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2024.

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Ralf Brookes, City Attorney

EXHIBIT A

Sec. 28.5. Ordinary maintenance and repair.

- (a) Nothing in this division shall be construed to prevent the ordinary maintenance or repair of any exterior feature of any historic building, structure or site which does not involve a substantive change in material, design or outer appearance.
- (b) Buildings or structures that have been designated pursuant to this Division at the time that the city was a certified local government and/or otherwise meet the criteria of Section 28.16.(a) may be excluded from the definition of substantial improvement when repairs, construction, rehabilitation, alteration, addition, or other improvements exceed the threshold established in Chapter 98 of the Code of Ordinances, subject to the following:
 - a. Improvement(s) are entirely interior and/or involve only ordinary maintenance or repair of an exterior feature as established in (a), above, as documented through material boards, product specifications, or other submittals deemed appropriate by the reviewer at time of permitting for the improvement(s);
 - b. The improvement(s) is or are independent from any addition or alteration that would otherwise be subject to the floodplain management regulation variance process established in Section 28.16.(b) of this Code;
 - c. The improvement(s) and alteration(s) are determined to not preclude the building or structure's continued designation as a historic resource.
- (c) Any improvement(s) to a historic building or structure that exceed(s) the threshold for substantial improvement and involves any exterior improvement that exceeds the threshold for ordinary maintenance or repair established in (a) above shall be subject to the variance process established in Section 28.16.(b) of this Code.

**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Don CeSar Place and Belle Vista Neighborhoods
Historic Survey

Action Request: None - for information purposes.

Strategic Objective:

Date: November 7, 2024

Prepared By: Lynn Rosetti, Consultant

Through: Denise Sanderson

Summary of Issue: Discussing the result of the 2024 Don CeSar and Belle Vista Neighborhood Historic Resource Survey. This survey was performed using a \$50,000 small matching grant awarded by the State for inventorying of historic resources in the subject neighborhoods and does not designate a local or National Register Historic District, nor provide any direct benefits or restrictions to homeowners in these neighborhoods. However, the results of this survey can be used in the future to support a request should the City wish to move forward with a district designation, or the information from the survey used to support individual property owners' designations of their residences or businesses.

Funding: N/A

Attachments: 1. Study Report



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

Pinellas County, Florida

Prepared for the City of St. Pete Beach
Prepared by Stantec

August 2024



DON CESAR PLACE AND BELLE
VISTA NEIGHBORHOODS
HISTORIC SURVEY

August 30, 2024

Prepared for:
City of St. Pete Beach

Prepared by:
Kimberly Hinder
Erin McKendry
Jessica Searles

Stantec
3905 Crescent Park Drive
Riverview, Florida 33578

Project Number: 172608547

Grant Number: 24.h.sm.200.079

Don Cesar Place and Belle Vista Neighborhoods Historic Survey

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
1	Report	Kimberly Hinder	08/29/24	Erin McKendry	8/29/24	Lucy Jones	8/30/24



Project Number:

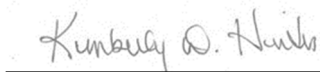
Don Cesar Place and Belle Vista Neighborhoods Historic Survey

The conclusions in the Report *Don Cesar and Belle Vista Historic Structure Survey* are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from the City of St. Pete Beach (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by:


Signature

Kimberly D. Hinder

Printed Name

Reviewed by:


Signature

Erin M. McKendry

Printed Name

Approved by:

Lucy D. Jones
Signature


Printed Name



Project Number:

Table of Contents

ACKNOWLEDGEMENTS	IV
ACRONYMS / ABBREVIATIONS	IV
1 INTRODUCTION	5
2 ARCHIVAL RESEARCH	7
2.1 Previous Field Surveys.....	7
2.2 Previously Recorded Historic Resources	10
2.3 Plats	17
3 NARRATIVE PREHISTORY AND HISTORY	18
3.1 The First Inhabitants.....	18
3.2 Historic Period	18
4 RESEARCH DESIGN	42
4.1 Objectives	42
4.2 Methodology	42
4.3 Site File Forms	43
4.4 Curation Note	43
4.5 Expected Results.....	43
4.6 Criteria for Evaluation	43
4.6.1 National Register of Historic Places	43
4.6.2 Local Regulations	46
5 HISTORICAL FIELDWORK	51
5.1 Architectural and Historical Analysis	51
5.2 Architectural Styles in the Survey Area	53
5.2.1 Bungalow	54
5.2.2 Contemporary	55
5.2.3 Mansard.....	56
5.2.4 Mediterranean Revival/Spanish Eclectic.....	57
5.2.5 Mid-Century Modern.....	58
5.2.6 Minimal Traditional	59
5.2.7 Mission	60
5.2.8 Prairie	61
5.2.9 Ranch	62
5.2.10 Tudor Revival	64
5.2.11 Vernacular	65
6 RESULTS AND CONCLUSIONS.....	67
6.1 Conclusions	67
6.1.1 National Register of Historic Places	67
6.1.2 Potentially Eligible Individual Resources.....	68
6.1.3 Potentially Eligible Districts	73
7 RECOMMENDATIONS	77
7.1 Best Practices for the Treatment of Historic Resources	77
7.2 National Register of Historic Places	78
7.3 Designation of Local Landmarks	78



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

7.4	Continue Survey and Identification Efforts	79
7.5	Heritage Education – Tour Brochures and Markers.....	79
8	SOURCES CONSULTED	80

LIST OF TABLES

Table 1. Prior Cultural Resource Surveys.....	10
Table 2. Previously Recorded Historic Resources.	11
Table 3. National Register of Historic Places Listed Properties	15
Table 4. Subdivisions Within the Survey Area.....	17
Table 5. Locally Designated Landmarks Within the Survey Area.....	46
Table 6. Architectural styles by neighborhood.....	53
Table 7. Potentially Eligible Individual Resources	68

LIST OF FIGURES

Figure 1. Project location on a street map.	6
Figure 2. Previously recorded cultural resources and surveys	9
Figure 3. Previously recorded structures and area of unavailable FMSF data.....	16
Figure 4. Portion of 1875 Federal Survey plat for Township 32 South, Range 16 East showing Long Key, Cabbage Island, Bird Key, and Indian Key (FDEP 1848).	20
Figure 5. Plan proposed by County Board of Trade (St. Petersburg Times 11/1/1914).	25
Figure 6. The Don Cesar Hotel with the Don Cesar Place streets and trees in the foreground, ca. 1940 (State Archives of Florida, Florida Memory).	28
Figure 7. Gandy Bridge Toll Booth (St. Petersburg Museum of History).....	30
Figure 8. Advertisement of the newly built house at 100 44th Avenue for sale in 1938 (<i>St. Petersburg Times</i> 5/8/1938).	32
Figure 9. Treasure Island Causeway, ca. 1938, under construction (St. Petersburg Museum of History).	33
Figure 10. 1942 aerial showing Belle Vista neighborhood (Pinellas County Enterprise GIS 1942).	35
Figure 11. 1957 aerial showing Belle Vista neighborhood (Pinellas County Enterprise GIS 1957).	36
Figure 12. Article profiling house construction in Belle Vista by Florida Builders, Inc. (St. Petersburg Times 7/24/1938).	38
Figure 13. Holiday Isles Map (St. Petersburg Times, 2/22/1952).	39
Figure 14. Brochure published by the State Road Department of Florida, ca. 1954, author's collection. ...	41
Figure 15. Current survey results overview	52
Figure 16. Example of a Bungalow at 3310 E. Maritana Drive (8PI1290) within the survey area.	55
Figure 17. Example of a Contemporary style house, 3110 W. De Bazan Avenue (8PI16088), within the survey area.	56
Figure 18. Example of a Contemporary style house, 150 43 rd Ave (8PI16298), within the survey area. ...	56
Figure 19. Example of a Mansard style apartment building, the Gulf Key Condominiums at 3575 Gulf Boulevard (8PI16141), within the survey area.	57
Figure 20. Example of a Mediterranean Revival style residence within the survey area located at 4301 Belle Vista Drive (8PI16300).	58
Figure 21. Example of a Mid-Century Modern design is the apartment building at 3675 Gulf Boulevard (8PI16144), within the survey area.	59
Figure 22. Example of a Minimal Traditional style house at 256 44 th Avenue (8PI16347), within the survey area.	60
Figure 23. Example of a Mission style house at 3215 W. Maritana Drive (8PI01289), within the survey area.	61
Figure 24. Example of the Prairie style residence at 3616 Casablanca Avenue (8PI16146).	62
Figure 25. Example of a Ranch style residence at 271 44 th Avenue (8PI16314) within the survey area. ...	63
Figure 26. Example of a Ranch style residence at 327 42 nd Avenue (8PI16258) within the survey area. 64	



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

Figure 27. Example of a Tudor Revival style residence at 3206 E Maritana Drive (8PI01288) within the survey area.	65
Figure 28. Example of a Frame Vernacular building at 145 43 rd Avenue (8PI16273) within the survey area.	66
Figure 29. Example of a Masonry Vernacular building at 3613 Gulf Boulevard (8PI16143) within the survey area.	66
Figure 30. 3401 Casablanca Avenue (8PI01272), west elevation, looking east.	69
Figure 31. Site map of 8PI01272, 3401 Casablanca Avenue, showing recommended NRHP boundary..	70
Figure 32. 302 41 st Avenue (8PI16231), south elevation, looking north.	71
Figure 33. Site map of 8PI16231, 302 41 st Avenue, showing recommended NRHP boundary	72
Figure 34. 1975 aerial showing Don Cesar Place neighborhood (Pinellas County Enterprise GIS 1975).	73
Figure 35. Map of Don Cesar Place Historic District potential boundary.....	74
Figure 36. 1975 aerial showing Belle Vista neighborhood (Pinellas County Enterprise GIS 1975).	75
Figure 37. Map of Belle Vista Historic District potential boundary	76

LIST OF APPENDICES

APPENDIX A FMSF SURVEY LOG SHEET.....	A-1
APPENDIX B: LIST OF SURVEYED RESOURCES*	B-1



Acknowledgements

This project has been financed in part with historic preservation grant assistance provided by the Bureau of Historic Preservation, Division of Historical Resources, Florida Department of State, assisted by the Florida Historical Commission.

This project would not have been possible without the support of the City of St. Pete Beach City Commission and the City of St. Pete Beach Historic Preservation Board. Nicole Kurant, Engineer with the Public Works Department, served as project supervisor along with the assistance of Contract Planner, Lynn Rosetti, of the Planning & Zoning Department. They administered the grant, guided the survey, and coordinated project tasks with Stantec. Special thanks go to the Gulf Beaches Historical Museum for their assistance.

The contents and opinions do not necessarily reflect the views and opinions of the Florida Department of State, or Highlands County. This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility, as described above, or if you desire further information, please write to Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

Acronyms / Abbreviations

CRAS	Cultural Resource Assessment Survey
DHR	Division of Historical Resources
FMSF	Florida Master Site File
NRHP	National Register of Historic Places
NPS	National Park Service
SHPO	State Historic Preservation Officer



1 Introduction

The City of St. Pete Beach applied for and received a state survey and planning grant from the Bureau of Historic Preservation, Division of Historical Resources (DHR), to undertake a historic resources survey of the Don Cesar Place and Belle Vista Beach neighborhoods (Figure 1). The City of St. Pete Beach Public Works Department contracted with Stantec to complete this work in March 2024. This survey's essential goals were to record or update 333 historic resources in the Florida Master Site File (FMSF) and identify any properties eligible for listing in the National Register of Historic Places (NRHP) in the Don Cesar Place and Belle Vista neighborhoods. Stantec conducted the field survey and archival research between April 2024 and August 2024. This report describes the methods and results of the survey.

The research and methodology utilized for this historical survey complied with the Guidelines for Survey Projects published by the Division of Historical Resources, Chapter 1A-46 Florida Administrative Code, the National Historic Preservation Act of 1966 (PL 89-665), as amended, and the Archaeological and Historic Preservation Act of 1974 (PL 93-291). Architectural Historians met the Secretary of the Interior's Professional Qualification Standards (48 FR 44716). As part of the agreement between DHR and the City of St. Pete Beach, the entire neighborhood of Don Cesar Place was required to be surveyed with the remaining number reaching a minimum of 333 properties to come from the Belle Vista neighborhood. At the time of the survey, background research indicated that 115 previously recorded historic resources existed within the larger neighborhoods, but it was understood that another survey of Belle Vista conducted by the University of Florida was in progress. Coordination with the University of Florida through the City of St. Pete Beach insured that different properties were recorded for this survey. This survey was restricted to historic properties built prior to 1975 and not previously recorded within the last 10 years.

Stantec surveyed and completed FMSF forms for 336 historic buildings. Project deliverables included the FMSF forms, Geographic Information Systems (GIS) data for the resources, and a Final Survey Report summarizing the findings. The Final Survey Report is divided into seven sections. Section 1 contains an introduction to the project as well as the scope of work. Section 2 discusses the archival and background research conducted along with a list of the prior surveys undertaken in the project area. An historical overview of St Pete Beach is in Section 3. In Section 4, the research design incorporates a discussion of the methodology employed during the survey, the anticipated results, and the criteria for evaluation. The survey fieldwork results are explained in Section 5 along with a brief architectural analysis. Section 6 presents the survey results and conclusions regarding NRHP eligibility while Section 7 provides recommendations for future survey, planning, and preservation actions. The sources consulted are in Section 8. The FMSF Survey Log Sheet is in Appendix A. A full List of the recorded historic structures is in Appendix B.



Don Cesar Place and Belle Vista Neighborhoods Historic Survey



Figure 1. Project location on a street map.



2 Archival Research

A narrative history of the city was prepared to provide context within which to identify significant events, people, institutions, and organizations associated with St. Pete Beach. To provide context and data to support the project, Stantec conducted archival and background research. Sources of information included:

- > Florida Master Site File (FMSF);
- > Pinellas County Property Appraiser;
- > Gulf Beaches Historical Museum;
- > St. Pete Beach Public Library;
- > Pinellas County Clerk of the Circuit Court, Official Records and Plat Maps;
- > State of Florida Library and Archives, Florida Photographic Collection;
- > Historic aerials and United States Geological Survey (USGS) maps;
- > State of Florida Board of Trustee's Land Database System; and
- > Local residents, where available.

Stantec used the Pinellas County Property Appraiser records to generate a list of probable historic properties to be verified during the field survey and to determine probable dates of construction for the identified resources. This information was then checked against historic and current aerial photographs to verify construction dates. Research also involved a search for historic photographs of properties in the Florida Photographic Collection of the Florida State Archives and in local archives such as the Gulf Beaches Historical Museum. Regional historical newspapers, such as the *St. Petersburg Times*, helped to provide background surrounding events prompting construction of significant buildings and important persons associated with their construction.

2.1 Previous Field Surveys

The FMSF, part of the Florida Division of Historical Resources, maintains records of previous archaeological and historical surveys completed statewide. As part of the background research for this project, a search of the FMSF database, in GIS format dated March 2024, was completed to identify previously recorded cultural resources and surveys with some relevance to the current investigation (Figure 2). Review of these reports provided background information for the current survey concerning types of properties that would be expected, relevant research questions, and previous findings in this or similar areas.



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

The search of the FMSF database identified eleven previous cultural resources surveys completed prior to 2022 that included all or a portion of the survey area (Table 1). These studies were conducted either for planning purposes, as part of transportation projects and flood hazard assessments between 1974 and 2022. As a result of the surveys, some resources within the project area were recorded and are addressed in the following section. Stantec notes that the southeastern portion of the Belle Vista neighborhood includes historic structures recorded as part of the Historic Resources Survey of Flood Hazard Areas for Pinellas County, Phase 2 survey (survey# 28258), however, complete results are not yet available from this survey within the FMSF database.



Don Cesar Place and Belle Vista Neighborhoods Historic Survey



Figure 2. Previously recorded cultural resources and surveys



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

Table 1. Prior Cultural Resource Surveys.

FMSF Survey No.	Title	Year	Author	Sponsor
517	An Archaeological Survey of the Pass-a-Grille Beach and Oldsmar USGS Quadrangle Map Areas	1974	Williams, J. Raymond	Pinellas County
1518	Historic and Architectural Survey, City of St. Petersburg Beach	1987	Cook, Gladys	St Petersburg Beach
2827	An Archaeological and Historical Survey of the Unincorporated Areas of Pinellas County, Florida	1991	Austin, Robert J.	Pinellas County Commissioners
16115	Countywide Cultural Resources Survey, Pinellas County, Florida	2008	Pinellas County Planning Department	Pinellas County
21738	Pass-A-Grille Historic Sites Survey	2015	Henry, Geoffrey B.	City of St. Pete Beach
24295	FCC/EBI Project File No. 6117002791, Proposed Small Cell Facility Consisting of New 30-Foot Wood Pole in Right-of-Way, Gulf Blvd and Pinellas Bayway Road, St. Pete Beach, Pinellas County, Florida	2017	Ricks Gomez, Megan	AT&T Mobility LLC. / Latif, Anisa A.
25246	Historic Resources Survey Report, Pinellas County Pinellas Suncoast Transit Authority (PSTA) Central Avenue Bus Rapid Transit Project	2018	Ingwersen, Anna	Heather Sobush, Pinellas Suncoast Transit Authorit
25403	Pinellas County Bridges Historic Resources Survey	2018	Hinder, Kimberly	Christopher Moore
27241	Submission Packet, FCC Form 621 for Proposed Rooftop Cellular Collocation Project TA03XC054 / Don Cesar Hotel (8PI00114) 3400 Gulf Blvd., St. Pete Beach, Pinellas County, Florida. EBI Project Number: 61123848	2013	Anderson, Meredith C.	Taini, Anthony
27632	Historic Resources Survey of Flood Hazard Areas for Pinellas County (Mid-century 1945-1975)	2021	Linda Stevenson	Pinellas County Planning Division
28258	Historic Resources Survey of Flood Hazard Areas for Pinellas County, Phase 2	2022	Erin (Cleary) Larkin, PhD	Thomas Scofield, AICP

2.2 Previously Recorded Historic Resources

Concurrently with the FMSF database search for prior surveys, individual FMSF records were sought for historic resources already recorded within the St. Pete Beach survey area (Table 2 and Table 3). Research identified 115 historic resources that have been previously recorded with the FMSF. One property, Don



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

Cesar Hotel (8PI00114), was listed in the NRHP in 1975; located at 3400 Gulf Boulevard, this resource is situated on the west side of the project area within the Don Cesar Place neighborhood. Fronting on Gulf Boulevard, the hotel's western (rear) façade includes Gulf of Mexico beach front access. Seventeen additional previously recorded historic structures are located within the western portion of the project area. Of these, sixteen have not been evaluated by SHPO. One structure, the Don Vista Building (8PI03362), a Mediterranean Revival structure built in 1928, has been determined eligible for listing in the NRHP by the SHPO. The Pass-a-Grille Historic District (8PI01696), which was listed in the NRHP in 1989, is located south of the survey area for this project.

The remaining previously recorded resources are primarily located in the Belle Vista neighborhood on the east side of the project area. Approximately, 94 of the 98 previously recorded structures in this area are the result of the 2022-2023 survey (survey# 28258), which has not completed submittal of all findings to the FMSF as of the date of this report (Figure 3). Available data from survey 28258, is mainly comprised of Ranch style residential buildings with a small number of Mid-Century Modern homes, all built between 1950 and 1974. None have been evaluated by SHPO to date. The final four structures were recorded as part of survey 1518 in 1987 and 27632 in 2021. None of which have been evaluated by SHPO. An ongoing survey of this neighborhood in 2023-2024 underway by the University of Florida recorded an additional 65 resources, but those forms have not been submitted to DHR; a list of those properties was provided to the Stantec team. Fields that are blank in the tables below were missing the information in the FMSF database.

Table 2. Previously Recorded Historic Resources.

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
PI00114	Don Cesar Hotel	c1928	Mediterranean Revival ca. 1880-1940	Eligible for NRHP
PI01266	4334 Belle Vista Dr			Not Evaluated by SHPO
PI01267	4336 Belle Vista Dr			Not Evaluated by SHPO
PI01272	3401 Casa Blanca			Not Evaluated by SHPO
PI01279	Don Cesar Community Center			Not Evaluated by SHPO
PI01282	Bew House	1938	Masonry vernacular	Not Evaluated by SHPO
PI01283	3511 Gulf Blvd			Not Evaluated by SHPO
PI01284	3606 Gulf Blvd			Not Evaluated by SHPO
PI01289	3215 W Maritana St			Not Evaluated by SHPO
PI01290	3310 E Maritana St			Not Evaluated by SHPO
PI01291	3313 W Maritana St			Not Evaluated by SHPO
PI01316	3107 W 1st St			Not Evaluated by SHPO
PI01335	33 44th Ave			Not Evaluated by SHPO
PI03362	Don Vista Building	1928	Mediterranean Revival ca. 1880-1940	Eligible for NRHP



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
PI12682	3204 Gulf Boulevard	1920	Minimal Traditional	Not Evaluated by SHPO
PI12684	3212 El Centro Street	c1925	Craftsman	Not Evaluated by SHPO
PI12685	3214 El Centro Street	1956	Mid-Century Modern ca. 1940s-early 1960s	Not Evaluated by SHPO
PI13882	3966 Belle Vista Drive E.	1954	Ranch	Not Evaluated by SHPO
PI13883	3400 E. Maritana Drive	1953	Mixed, None Dominant	Not Evaluated by SHPO
PI14382	3520 Belle Vista Dr. E.	1969	Ranch	Not Evaluated by SHPO
PI14383	3550 Belle Vista Dr. E.	1969	Ranch	Not Evaluated by SHPO
PI14384	3593 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14385	3653 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14386	3685 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14387	3885 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14388	3932 Poinsettia Dr.	1955	Ranch	Not Evaluated by SHPO
PI14389	3604 Belle Vista Dr. E.	1970	Ranch	Not Evaluated by SHPO
PI14390	3706 Belle Vista Dr. E.	1974	Ranch	Not Evaluated by SHPO
PI14391	3791 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14392	3921 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14393	3615 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14394	3781 Belle Vista Dr. E.	1962	Ranch	Not Evaluated by SHPO
PI14395	3741 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14396	3639 Belle Vista Dr. E.	1956	Ranch	Not Evaluated by SHPO
PI14397	3772 Belle Vista Dr. E.	1956	Ranch	Not Evaluated by SHPO
PI14398	3922 Poinsettia Dr.	1955	Ranch	Not Evaluated by SHPO
PI14399	3742 Belle Vista Dr. E.	1956	Ranch	Not Evaluated by SHPO
PI14400	3755 Belle Vista Dr. E.	1974	Ranch	Not Evaluated by SHPO
PI14401	3600 Belle Vista Dr. E.	1969	Ranch	Not Evaluated by SHPO
PI14402	3675 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14403	3718 Belle Vista Dr. E.	1965	Ranch	Not Evaluated by SHPO
PI14404	3863 Belle Vista Dr. E.	1954	Mid-Century Modern ca. 1940s-early 1960s	Not Evaluated by SHPO
PI14405	355 39th Ave.	1950	Ranch	Not Evaluated by SHPO
PI14406	3800 Belle Vista Dr. E.	1959	Ranch	Not Evaluated by SHPO
PI14407	3915 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14408	3912 Poinsettia Dr.	1955	Mid-Century Modern ca. 1940s-early 1960s	Not Evaluated by SHPO
PI14409	3903 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
PI14410	3952 Poinsettia Dr.	1955	Mixed, None Dominant	Not Evaluated by SHPO
PI14411	3624 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14412	3728 Belle Vista Dr. E.	1955	Other	Not Evaluated by SHPO
PI14413	3907 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14414	3507 Belle Vista Dr. E.	1957	Ranch	Not Evaluated by SHPO
PI14415	3640 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14416	363 39th Ave.	1956	Ranch	Not Evaluated by SHPO
PI14417	3606 Belle Vista Dr. E.	1971	Ranch	Not Evaluated by SHPO
PI14418	3546 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14419	3821 Belle Vista Dr. E.	1956	Ranch	Not Evaluated by SHPO
PI14420	3666 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14421	3855 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14422	3715 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14423	351 39th Ave.	1955	Mid-Century Modern ca. 1940s-early 1960s	Not Evaluated by SHPO
PI14424	3516 Belle Vista Dr. E.	1969	Ranch	Not Evaluated by SHPO
PI14425	3526 Belle Vista Dr. E.	1961	Ranch	Not Evaluated by SHPO
PI14426	3893 Belle Vista Dr. E.	1954	Mid-Century Modern ca. 1940s-early 1960s	Not Evaluated by SHPO
PI14427	3875 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14428	3632 Belle Vista Dr. E.	1956	Other	Not Evaluated by SHPO
PI14429	3547 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14430	3618 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14431	3963 Moody St.	1954	Ranch	Not Evaluated by SHPO
PI14432	3563 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14433	3581 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14434	3807 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14435	3917 Belle Vista Dr. E.	1953	Ranch	Not Evaluated by SHPO
PI14436	3716 Belle Vista Dr. E.	1969	Ranch	Not Evaluated by SHPO
PI14437	319 39th Ave.	1955	Ranch	Not Evaluated by SHPO
PI14438	3837 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14439	3738 Belle Vista Dr. E.	1956	Ranch	Not Evaluated by SHPO
PI14440	309 39th Ave.	1955	Mid-Century Modern ca. 1940s-early 1960s	Not Evaluated by SHPO
PI14441	327 39th Ave.	1955	Ranch	Not Evaluated by SHPO
PI14442	3982 Poinsettia Dr.	1955	Ranch	Not Evaluated by SHPO



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
PI14443	3705 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14444	3566 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14445	3529 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14446	3919 Belle Vista Dr. E.	1953	Ranch	Not Evaluated by SHPO
PI14447	3962 Poinsettia Dr.	1955	Ranch	Not Evaluated by SHPO
PI14448	3897 Belle Vista Dr. E.	1953	Ranch	Not Evaluated by SHPO
PI14449	3957 Moody St.	1955	Mixed, None Dominant	Not Evaluated by SHPO
PI14450	318 39th Ave.	1954	Ranch	Not Evaluated by SHPO
PI14451	3623 Belle Vista Dr. E.	1956	Ranch	Not Evaluated by SHPO
PI14452	3555 Belle Vista Dr. E.	1958	Ranch	Not Evaluated by SHPO
PI14453	3511 Belle Vista Dr. E.	1956	Ranch	Not Evaluated by SHPO
PI14454	3786 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14455	3849 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14456	3768 Belle Vista Dr. E.	1973	Ranch	Not Evaluated by SHPO
PI14457	3693 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14458	3771 Belle Vista Dr. E.	1960	Ranch	Not Evaluated by SHPO
PI14459	369 39th Ave.	1955	Mid-Century Modern ca. 1940s-early 1960s	Not Evaluated by SHPO
PI14472	3737 Belle Vista Dr. E.	1955	Ranch	Not Evaluated by SHPO
PI14473	3881 Belle Vista Dr. E.	1955	Mid-Century Modern ca. 1940s-early 1960s	Not Evaluated by SHPO
PI14474	3580 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14475	3682 Belle Vista Dr. E.	1970	Other	Not Evaluated by SHPO
PI14476	3535 Belle Vista Dr. E.	1960	Ranch	Not Evaluated by SHPO
PI14477	310 39th Ave.	1954	Ranch	Not Evaluated by SHPO
PI14478	333 39th Ave.	1955	Ranch	Not Evaluated by SHPO
PI14479	3575 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14480	3650 Belle Vista Dr. E.	1971	Ranch	Not Evaluated by SHPO
PI14481	345 39th Ave.	1961	Ranch	Not Evaluated by SHPO
PI14482	3999 Moody St.	1953	Ranch	Not Evaluated by SHPO
PI14483	3665 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO
PI14484	377 39th Ave	1955	Mid-Century Modern ca. 1940s-early 1960s	Not Evaluated by SHPO
PI14485	3536 Belle Vista Dr. E.	1956	Ranch	Not Evaluated by SHPO
PI14486	305 40th Ave	1955	Ranch	Not Evaluated by SHPO
PI14487	3572 Belle Vista Dr. E.	1955	Other	Not Evaluated by SHPO



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

FMSF No.	Name/Address	Year Built	Style	Surveyor Evaluation/SHPO Evaluation
PI14796	3305 E. DeBazan Ave., St. Pete Beach, FL	1948-	Mid-Century Modern ca. 1940s-early 1960s	Not Evaluated by SHPO
PI14797	3612 East Maritana Dr., St. Pete Beach	1941-	Mid-Century Modern ca. 1940s-early 1960s	Not Evaluated by SHPO
PI14477	310 39th Ave.	1954	Ranch	Not Evaluated by SHPO
PI14478	333 39th Ave.	1955	Ranch	Not Evaluated by SHPO
PI14479	3575 Belle Vista Dr. E.	1954	Ranch	Not Evaluated by SHPO

Table 3. National Register of Historic Places Listed Properties

FMSF #	Name	Address	Date Listed
PI00114	Don Cesar Hotel	3400 Gulf Blvd.	April 3, 1975
PI01696	Pass-a-Grille Historic District	Roughly bounded by 12th Ave., Gulf Blvd., 4th Ave., and Gulf Ave.	October 19, 1989



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

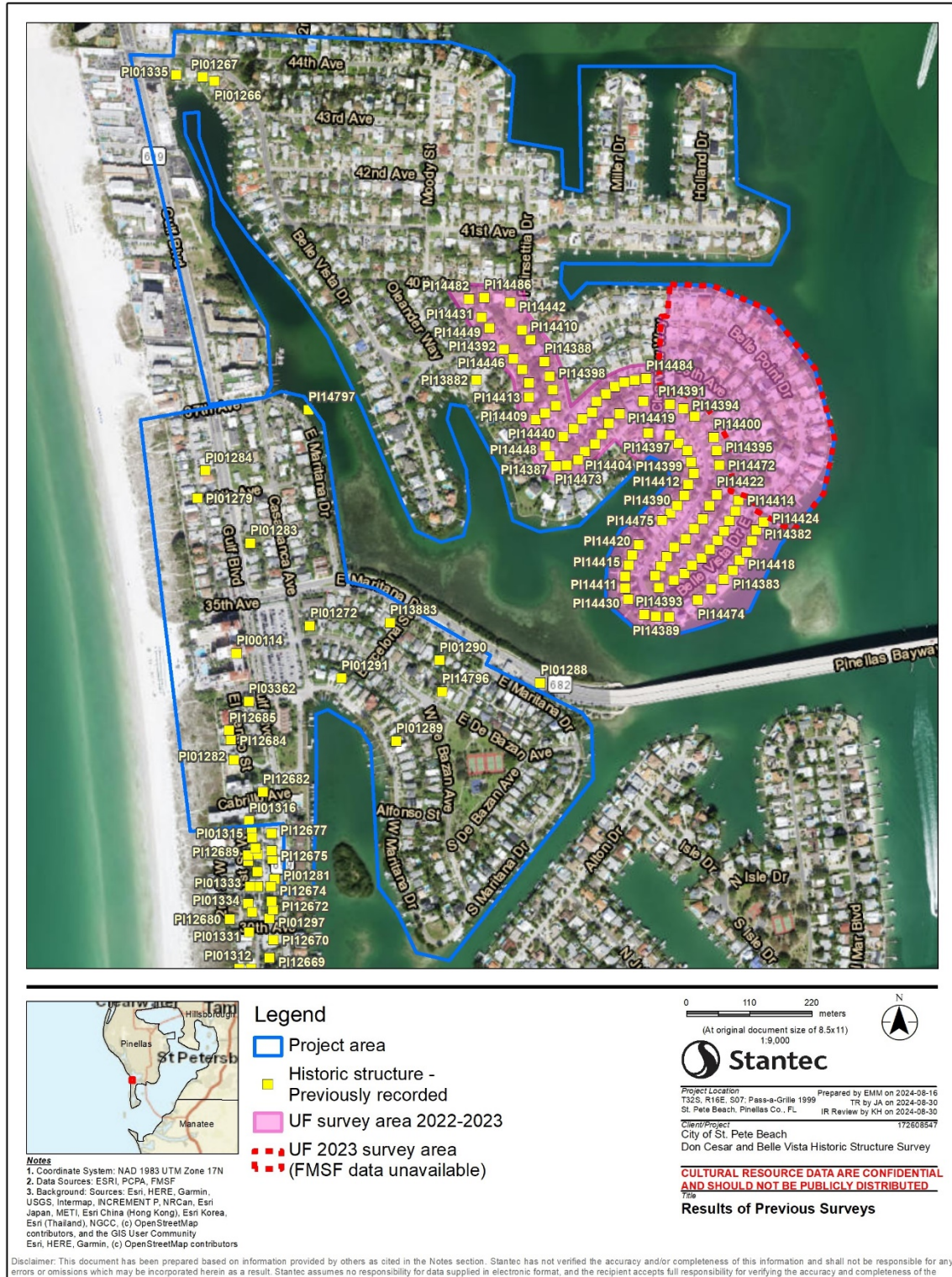


Figure 3. Previously recorded structures and area of unavailable FMSF data



2.3 Plats

A review of plats through the Pinellas County Property Appraiser's records, the Pinellas County Clerk of Circuit Court, and the Hillsborough County Clerk of Circuit Court records identified only seven subdivisions recorded within the two neighborhoods (Table 4). Originally part of Hillsborough County, the earliest plats for the initial settlement in the Pass-a-Grille area were filed in the public records of Hillsborough County and were later copied and filed into the transcription plat book in the records of Pinellas County. In such cases, the plat book and page number for the original record in Hillsborough County is noted below. Additional information concerning the historic plats is included in the Narrative History.

Table 4. Subdivisions Within the Survey Area.

Date	Subdivision	Plat Book (PB) and Page (PG)	Developer/Surveyor
1911	North Pass-a-Grille	Hillsborough County PB 2, Pg 95	La Plaza Development
1924	First Addition to Belle Vista Beach	PB 8, Pg 28	G.F. Young, surveyor
1925	Don Ce-Sar Place	PB 13, Pg 15-20	Thomas J. Rowe Corporation/ Paul Irons, Surveyor
1947	W.B. Hutchinson's Sub of Lot 1 Blk 18 Don Cesar Place	PB 22, PG 101	William B. & Grace Hutchinson, Owner/ G.F. Young, surveyor
1948	Third Addition to Belle Vista Beach	PB 26, Pg 23	Like Burchy Cody and E.P. Cody/G.F. Young, surveyor
1955	Belle Vista Point	PB 38, Pg 74	Belle Key Corporation/ G.F. Young, surveyor
1957	Belle Vista Point Second Addition	PB 43, Pg 35	Belle Key Corporation/ G.F. Young, surveyor



3 Narrative Prehistory and History

3.1 The First Inhabitants

Human habitation in this region of Florida dates to at least 5,000 years ago, during the Late Archaic Period (University of South Florida 2024). Approximately 2,500 years ago, Indigenous populations of the Manasota and then Weeden cultures began moving into the area. The name Manasota was derived from Manatee and Sarasota Counties, south of Pinellas County, where the culture was first recognized; however, two NRHP-listed archaeological sites yielded evidence of the Manasota culture in Pinellas County. Archaeologists recognized the culture through evidence of a coastal economy; flexed burials in midden deposits; undecorated, sand-tempered ceramics; and shell and bone tools. In later Manasota contexts, evidence of Weeden Island ceremonial ceramics were identified (Austin and Mitchem 2014; Luer and Almy 1982). The related Weeden Island culture developed from the Manasota culture but was differentiated from it by the ceramics and exotic artifacts, indicating that a widespread trade network was in use by this time. Unlike the sand-tempered, undecorated ceramics of the Manasota culture, Weeden Island ceramics are thin, well fired, burnished and decorated with incising, punctations, complicated stamping, and animal effigies. Weeden Island sites also show evidence of villages with associated mounds, including ceremonial or burial mounds (Milanich 1994:211).

The Safety Harbor complex evolved out of the Weeden Island culture approximately 1,100 years ago and lasted until European contact. Many of the known Safety Harbor archaeological sites produced evidence that indicated the communities were built atop earlier Weeden Island sites. The Safety Harbor complex was also named for the area where it was first recognized. When the Spanish arrived, they encountered the Indigenous population living in the area, whom they called the Tocobaga, which was also the name given to their main city. European diseases almost wiped out the Tocobaga, although survivors were believed to have merged with the Muscogee (Creek) in the 1700s (Pinellas County 2024).

3.2 Historic Period

3.2.1.1 Early Settlement

Spanish exploration of Florida began in the early sixteenth century, and in 1565, Spain established a permanent settlement at St. Augustine. Spain also granted large parcels of land to loyal subjects, encouraging New World settlement. These land grants were concentrated along the coastlines, rather than in the interior lands. Spain fortified positions along the east coast of Florida against the French and British, the latter of which took control of the peninsula in 1763 under the terms of the treaty ending the French and Indian War. The British also made large land grants to encourage settlement. For the British, as with the Spanish, settlement focused on the coastal areas, although some interior trade with the Seminoles and other tribes did occur. England's hold on East and West Florida was brief, when the treaty ending the American Revolution transferred those colonies back to Spain in 1783 (Gannon 2003).



By the early nineteenth century, Spain was preoccupied with other matters, and agreed to give Florida to the United States in exchange for forgiveness of debts to American citizens. Under the terms of the Adams-Onís Treaty, Florida became the property of the United States in 1821, and an official territory in 1822. Midway between Pensacola and St. Augustine, Tallahassee was chosen as the capital (Gannon 2003).

Florida's history in the first half of the nineteenth century was marked by a series of wars between the United States and the Seminole Indians. As settlers pushed further south, the Seminoles were then pushed both inland and southward. The United States also adopted a policy of Indian removal, forcing Seminoles to relocate to Indian Territory in the American West. During this period, settlement remained limited with only 5,077 white persons living east of the Suwannee River in the 1825 territorial census (Tebeau 1971).

Conflict between the Seminoles and the new American nation erupted with the First Seminole War, which lasted from 1818 to 1823 resulting in a reservation for the Native Americans south of Ocala and north of Charlotte Harbor (Tebeau 1971:72; Mahon 1967:72). The inadequacy of the Seminole reservation lands and growing demand by whites for their land soon led to clashes throughout central Florida. In 1824, the United States government established Fort Brooke at the mouth of the Hillsborough River in present-day downtown Tampa to monitor the rising tensions in the area. Following the outbreak of the Second Seminole War in 1835, Fort Brooke was designated the headquarters for the Army of the South and the main garrison for the Seminole wars. In April 1841, the Army established Fort Harrison in the present-day Clearwater area. Closed in November, the short-lived fort served as a medical center for injured soldiers. The war ended the following year when the federal government decided to withdraw troops from Florida (Dunn 1973:14; ACI 1998). Although some Seminoles migrated west to established reservations, many decided to stay but were relegated to inhabit the Everglades and Big Cypress Swamp. The military roads and forts created throughout central Florida during the war laid a foundation for settlement after the war.

Hillsborough County was created in 1834 to encompass present-day Pinellas County along with portions of Pasco, Polk, Manatee, Sarasota, DeSoto, Charlotte, Highlands, and Hardee counties. In 1840, Hillsborough County held only 452 residents including 287 soldiers at Fort Brooke (Dunn 1973:22). Passed in 1842, the Armed Occupation Act encouraged settlement by opening 200,000 acres between Gainesville and the Peace River excluding those within a two-mile radius of a fort or along the coast. Any single man or family able to bear arms, build a house, and cultivate five acres of land for five years could claim 160 acres. In effect for only nine months, 1,184 permits were issued totaling over 189,000 acres. In the area that would become Pinellas County, individuals or families filed 24 claims (Dunn 1973:15). The Union admitted Florida as a state in 1845, and, by 1850, the Pinellas peninsula boasted a population of 178 people from 35 families (ACI 1998; Dunn 1973:22). Located in Section 7 of Township 32 South, Range 16 East, mainland of the Pinellas peninsula in the township and range was surveyed in 1845 and 1848 by George Watson Jr. However, Long Key, Indian Key, and Silver Key were marked, but remained unsurveyed. The islands, including Long Key, Cabbage Island, Indian Key, and Bird Key, were finally surveyed in 1875 by J.P. Apthorp. No settlements or roads were noted on the islands in the section on the original plat or in the field notes (Figure 4; FDEP n.d., 1845, 1848, 1875). Although platted during this early settlement period, the property would not be purchased from the state until later in the nineteenth century.



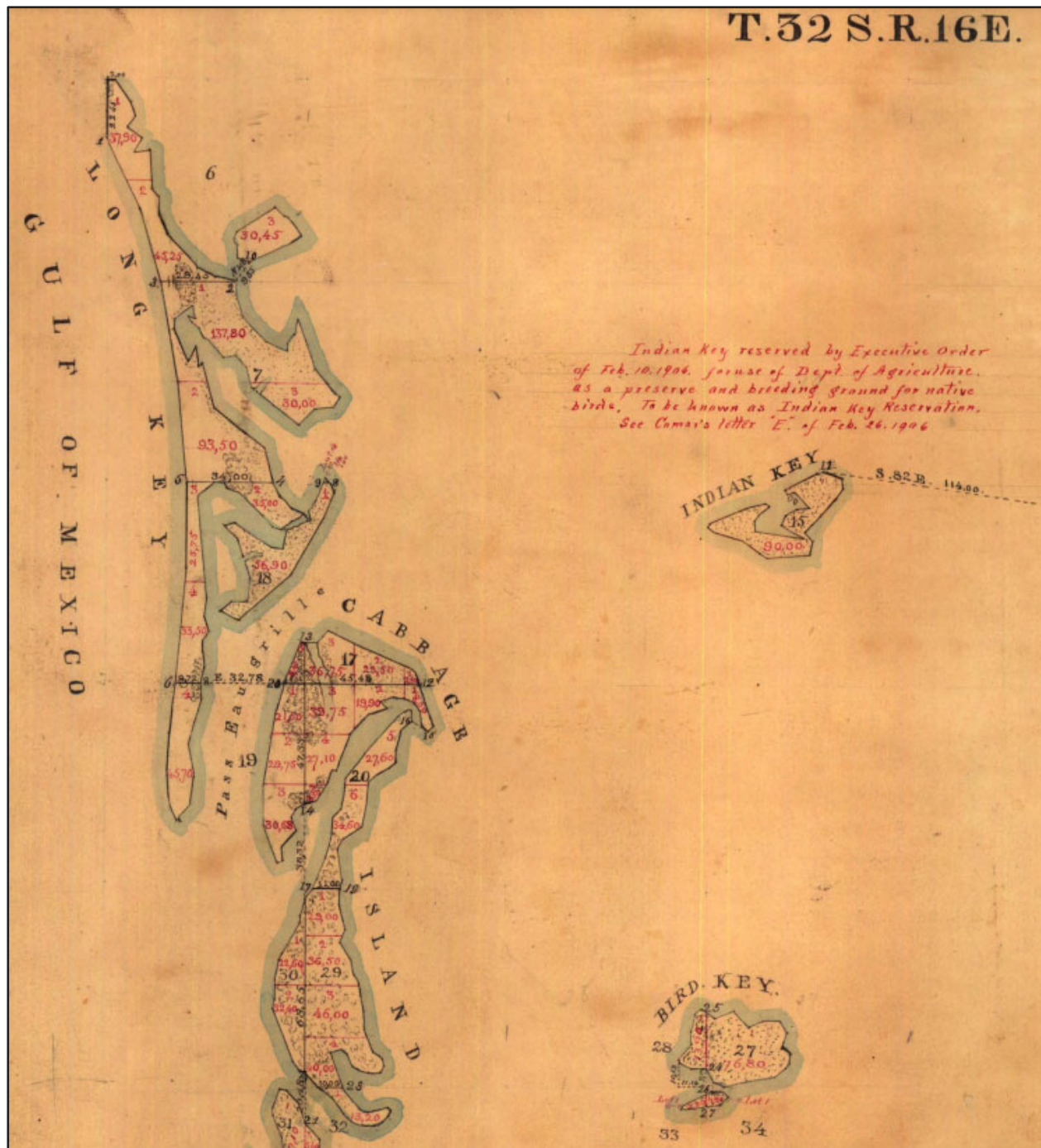


Figure 4. Portion of 1875 Federal Survey plat for Township 32 South, Range 16 East showing Long Key, Cabbage Island, Bird Key, and Indian Key (FDEP 1848).

Initial settlement in the county focused around the plantation owned by Dr. Odet Philippe at the north end of Tampa Bay. Other early settlers included James Stevens, Samuel Stevenson, Elias Hart, Richard Booth,



and Captain James Parramore McMullen, the first of the seven McMullen brothers who would settle in Pinellas County. In 1849, Hillsborough County approved the construction of the first road from Clearwater to Tampa (Sanders 1983:13). The Third Seminole War, which lasted from 1855 to 1858, again plunged the area into uncertainty although most of the skirmishes occurred in south Florida (Covington 1982:78-80).

Prior to the Civil War, approximately 52 deeds were issued for lands on the Pinellas peninsula. Twenty-two houses were vacant during the 1860 census which counted 381 people from 82 families (Sanders 1983:12; Dunn 1973:15, 22). The primary industries consisted of sea island cotton, fishing, and cattle, with a limited amount of citrus. Most homesteads were self-sufficient farms with limited surplus to send to market. A hurricane in 1848 destroyed many of the small enterprises (Sanders 1983:13; ACI 1998; Woman's Club 1917).

In 1861, Florida joined the other southern states in seceding from the Union prompting the outbreak of the Civil War. Salt from salt works along the coast and beef were the area's major contributions to the Confederate effort. Although the Union blockaded the coast, mainland Florida saw very little military action during the war. Union gunboats raided Clearwater and the small community of Pinellas south of present-day St. Petersburg taking supplies and destroying property of local residents. Many male residents abandoned their farms and joined the Union or Confederate armies with their families returning to their states of origin (Woman's Club 1917).

Following the war, the state slowly rebounded officially rejoining the Union in 1868 (Tebeau 1971:251). The population of the Pinellas peninsula grew to 781 individuals from 164 families by 1870 (Dunn 1973:22). By 1880, 1,111 people living in 240 houses occupied the Pinellas peninsula with most in the vicinity of Clearwater (Dunn 1973:22; ACI 1998). This growth was due in part to other southerners seeking to escape unrest in the neighboring states of the former Confederacy and in part by northerners in search of vacation homes with their newfound prosperity following the war. Tourism was encouraged by Dr. W.C. Van Bibber's endorsement of the Pinellas peninsula as the perfect location for a healthiest spot on earth at the 1885 American Medical Society Convention in New Orleans (Arsenault 1996:62).

3.2.1.2 Arrival of the Railroad

Located in Section 7, Township 32 South, Range 16 East, the four lots that encompasses the Don Cesar Place and Belle Vista subdivisions was initially purchased by three individuals between 1885 and 1905. Elias B. McPherson acquired Lots 1 and 3 in 1885. Lee J. Clyatt filed the next purchase of Lot 2 in 1901, followed by the final purchase of Lot 4 by Roy Hanna in 1905 (FDEP n.d.). Elias McPherson had settled in Disston City, now Gulfport, in 1885 with his sons, William and Edward, where he operated a sawmill. In 1916, Elias McPherson's son, Edward, sold a part of the beach acreage to Noah Dent. Edward had moved to the Belle Vista homestead after the death of his father. He and Noah Dent had formed the McPherson-Dent business. (Smith n.d.). At the south end of Long Key, Zephaniah Phillips homesteaded around 79 acres and built a house in 1884. At the time, most of the settlement on the southeastern end of the Pinellas peninsula centered around Big Bayou and the trail that would become Lakeview Avenue (now 22nd Avenue South). The small fishing community and scattered farms supported a school and two churches with their



associated cemeteries: Glen Oak founded in 1874 and St. Bartholomew established 1887. The arrival of the railroad, however, shifted development northward.

Development along the peninsula remained limited until the arrival of the Orange Belt Railroad in 1888. In 1850, the federal government conveyed approximately ten million acres of “swamp and overflow land” to the state of Florida. To manage the land as well as the 500,000 acres the state received upon joining the Union, the Florida legislature created the Internal Improvement Fund and a Board of Trustees to administer it. Mired in debt following the Civil War, state law mandated that no land could be sold until the debt was cleared. In 1881, Hamilton Disston, a member of a prominent saw manufacturing firm of Pennsylvania, purchased four million acres of the “swamp and overflow land” for one million dollars in exchange for his promise to drain and improve the land. Known as the Disston Purchase, this transaction eliminated the fund’s debt and allowed railroad companies to acquire land subsidies and construct new railroad lines through the state. Disston and railroad companies then sold smaller parcels of land to individual developers and investors (Davis 1939; Knetsch 1998; Tebeau 1965:252).

Arriving on the Pinellas peninsula in 1888, the Orange Belt Railroad extended from Sanford through Clearwater to St. Petersburg. Hamilton Disston had agreed to finance the completion of the Orange Belt Railroad to the south end of the peninsula under the assumption that the railroad would terminate in his newest development, Disston City (now Gulfport). Instead, Orange Belt owner Peter Demens built the narrow-gauge railroad to a terminus on land situated northeast of Disston City owned by John C. Williams. The first train arrived in June 1888 to a settlement with little more than a store and a few residences. Terminating at First Avenue South and Ninth Street South (present-day Dr. M.L. King, Jr. Street South), this area initially served as the center of town until the extension of the railroad to the bay.

In return for Demens building the railroad to Williams’ land, Williams deeded 250 acres to the Orange Belt Railroad. Demens and Williams collaborated in their plans to build a new community around the terminus of the railroad complete with a depot, hotel, and city park. In exchange for naming the city after Demens’ birthplace, St. Petersburg, Demens named the hotel after Williams’ hometown, Detroit. With the city plat filed in 1888, Williams and Demens started selling lots. By 1890, the town’s population grew from less than 50 to 273 residents with two hotels, two ice plants, two churches, a school, a pier, and a sawmill with an economy largely dependent on commercial fishing (Arsenault 1996:52-61). Incorporated in 1892, the community received telephone, public water, and electric service by 1900 (Arsenault 1996:64, 81-82).

Although the Orange Belt Railway was completed, it was not successful in the short term. In an effort to boost profits, the Railway started offering seaside excursions to St. Petersburg in 1889. These excursions were one of the first concentrated efforts by the community and the development company to attract tourists (Grismer 1948: 70, 97, 111). In spite of these efforts, the railroad could not pay its debts, and a syndicate of Philadelphia financiers holding the debts took over the railroad and associated development company. In 1902, the Plant System, which eventually became the Atlantic Coast Line, acquired the Orange Belt Railroad. Henry B. Plant, a railroad operator in Georgia and South Carolina, had expanded his lines into Florida and built the line between Kissimmee to Tampa in 1883.¹ The railroads transformed the state

¹ In 1967, it merged with Seaboard Air Line Railroad in 1967 to become the Seaboard Coast Line.



bringing new residents and tourists as well as opening northern markets to Florida grown citrus, naval stores, and fish among other industries (Grismer 1948:70, 97, 111; *St. Petersburg Times* 12/15/1906; Covington 1957:182).

In 1892, Zephaniah Phillips sold the south forty acres of his property on Long Key to Dr. Gustave P. Gehrig, who planned to build a sanitarium and hotel on the island. However, he could not find backing for his project and sold the property to Roy S. Hanna of St. Petersburg and Selwyn R. Morey of Tampa. The two men filed a plat for "Morey's Beach" in 1895, but local residents continued to call the area Pass-a-Grille, which had been used as a name for the pass as early as 1841. The lots slowly filled with cottages (Cook and Shiver 1989).

Citrus grew into a major industry on the Pinellas peninsula after the "Great Freeze" of the winter of 1894-95 destroyed ninety percent of the state's citrus industry. Prior to the freeze, groves in the state produced over five million boxes of citrus, which dropped to only 150,000 boxes in the year following the freeze (Hatton 1987:29). Surrounded by water on three sides, the Pinellas peninsula was virtually unscathed by the freeze. With the frost line thus pushed south, the Pinellas peninsula saw a number of citrus groves installed during the late 1890s into the early twentieth century (Sanders 1980:9; ACI 1998; Sanders 1983:25-26).

The first road improvements on the peninsula developed from the bicycle craze which swept the nation in the 1890s. Although the military built roads as needed during a campaign, and some enterprising individuals built their own toll roads for a profit, roadbuilding remained generally a local affair under the jurisdiction of county and city commissioners prior to the twentieth century. Road locations were dependent on the commissioners, and maintenance was haphazard. All adult men, except the disabled and ministers, were required to serve several days each year as road labor or to pay a fee in lieu of service. Travel by boat and railroad remained a more convenient transportation mode. Bridge construction advanced as a specialized branch of structural engineering complements of the railroad companies, which needed rigid structures capable of supporting fast-moving, heavy loads. The improving railroad system highlighted the lack of a functional regional or statewide road network. The road and bridge building experience of the railroad engineers transmitted easily to vehicular roads with the advent of the automobile. Farmers and merchants soon realized that roads were necessary to improve their ability to market their goods. During this period, bicycles grew in popularity as an urban pastime. Wanting to extend their cycling to the countryside, bicycle enthusiasts known as The League of American Wheelmen organized the National League for Good Roads at the 1893 Colombian Exposition in Chicago. The group advocated for better roads and increased funding for construction and maintenance. As an upper- and middle-class amusement, these enthusiasts held more sway with politicians than the farmers. As a result, the nationwide Good Roads Movement drew widespread support from farmers and merchants to upper- and middle-class bicycle aficionados (Jackson 2004:29-32).

During the first two decades of the twentieth century, electricity, telephone service, modern utilities, and automobile transportation were introduced to the Pinellas peninsula. Frank Davis, a prominent publisher from Philadelphia who arrived in St. Petersburg to alleviate his own health problems, used Dr. Van Bibber's 1885 endorsement to the American Medical Association of the Pinellas peninsula as a health destination to heavily promote the benefits of St. Petersburg. Davis, along with other new residents including St.



Petersburg Times editor William Straub and *St. Petersburg Evening Independent* editor Lew Brown, tirelessly promoted the community during the early 1900s (Arsenault 1996:82-85). The creation of St. Petersburg's waterfront park system, the incorporation of a trolley system, and the construction of the Electric Pier drew additional tourists and new residents to the area (Arsenault 1996:87-89). The companies formed by Frank A. Davis played a significant role in the creation of this first real estate boom and in the future development of the city. In 1902, Frank A. Davis formed the St. Petersburg Investment Company, largely utilizing capital from former associates in Philadelphia. The Investment Company served as the holding company for both the city's electric and streetcar companies. The first trolley line in St. Petersburg was completed in 1904 along 9th Street South (present-day Dr. M.L. King Jr. Street) and extended to present-day Gulfport the following year (Grismer 1924, 67-79, 273; Grismer 1948, 119, 304-306).

The community of Pass-a-Grille on the south end of Long Key grew during the early decades of the twentieth century as a community of beach cottages largely owned by St. Petersburg residents as well as a few year-round fishermen. By 1901, there were approximately seven houses in the community including one purchased by George Lizotte and remodeled into the 10-room hotel Bonhomie. He replaced it with a new larger building in 1911 and renamed it the Lizotte Hotel; it was the social center of life in the community until it burned down in 1918. Joseph Merry built Pass-a-Grille's first store in 1902, selling bait and tools, but soon diversifying into groceries. Mail service opened in his store in 1905 and the St. Petersburg streetcar extended tracks to Gulfport, a small community across Boca Ciega Bay which connected by steam launch to Pass-a-Grille. In Pass-a-Grille, the La Plaza Hotel opened in 1906 on land extending from 23rd to 25th Avenue, nearly a mile north of town. It was later enlarged and renamed the Pass-a-Grille Beach Hotel, serving as the grandest hotel on Long Key until the Don Cesar was built. Pass-a-Grille incorporated in 1911 with around 15 houses five stores, a restaurant and three hotels. Electric came to Pass-a-Grille in 1914, followed by the construction of the first church in 1917. The Plat of North Pass-a-Grille was filed in 1911 and would encompass the site that the Don Cesar would later be built in 1928 (HCCCC 1911; Cook and Shiver 1989).

3.2.1.3 Creation of a County

The effort to separate what was then known as West Hillsborough into a new county originated in 1906 and finally came to fruition in 1911. The Florida legislature approved the creation of Pinellas County on May 23, 1911. This separation was largely prompted by the demand for an improved road system on the Pinellas peninsula and Hillsborough County's refusal to provide it (Straub 1929:67-68; Pinellas County Planning Department 1995:28). In 1912, the county approved a \$370,000 bond issue for the construction of hard-surfaced roads, which provided for a piecemeal set of roads but not a network connecting the major cities. As the need for a cohesive system grew increasingly apparent, the Pinellas County Board of Trade established a road committee of ten members with representation for each community. The board initiated planning for a county-wide network conducting surveys and creating cost estimates for it (Figure 5). In 1915, voters approved \$715,000 of bonds for the construction of 75 miles of nine-foot wide vitrified brick roads with concrete curbing that were completed in 1917 under the supervision of County Engineer Clement McMullen (Straub 1929:68; *St. Petersburg Times* 11/1/1914). County efforts to improve roads also included new bridges across major waterways.



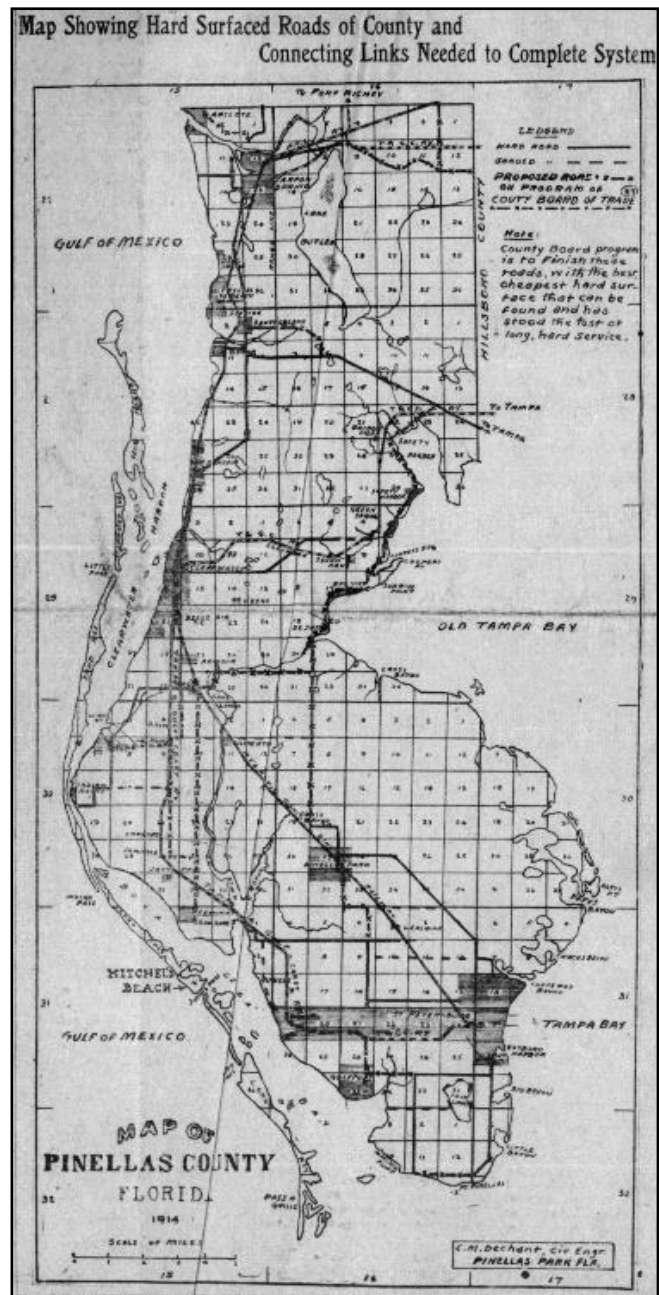


Figure 5. Plan proposed by County Board of Trade (St. Petersburg Times 11/1/1914).

Don Cesar Place and Belle Vista Neighborhoods Historic Survey

After years of boosterism on behalf of road advocates, Congress approved The Federal Aid Road Act, commonly known as the Bankhead Bill, in 1916. It committed federal funds to the construction of rural post roads. The act required that each state establish a road department to administer the funds. Anticipating the passage of the act, Florida established the State Road Department in 1915 and the transition from local to state control slowly proceeded (Jackson 2004:37-38).

In St. Petersburg, developers such as H. Walter Fuller, Noel Mitchell, Charles Hall, Charles Roser, and C. Perry Snell triggered the city's first real estate land boom from 1911 to 1914 largely through the efforts of city boosters to attract businesses and residents (Arsenault 1996:136). Taking advantage of the local real estate boom starting in 1909, the St. Petersburg Investment Company, led by general manager H. Walter Fuller, acquired an option from Jacob Disston to purchase approximately 4,000 acres west of the city. The company subdivided several large tracts in 1911 and 1912, backing a plan to extend Central Avenue west to Boca Ciega Bay. Incorporating brick streets and paved sidewalks, lots were placed on the market during the winter of 1912-1913. The residential neighborhood was supported by the extension of the trolley line and the brick paving of the western end of Central Avenue in 1913 and 1914. When constructed, Central Avenue came to a dead end at Sunset Park, which was situated along the shore of Boca Ciega Bay. The extension of the streetcar line to Boca Ciega Bay and the opening of the Pass-a-Grille ferry in 1914 created new interest in the western sections of the city and in the gulf beaches. Fuller also planned to build a bridge to his land on the north end of Long Key, but his businesses collapsed in 1918 and he sold the land to William McAdoo (Grismer 1924, 67-79, 201, 273; Grismer 1948, 119, 304-306; Arsenault 1996:187).

Promotional efforts by the Atlantic Coast Line Railroad (formerly the Orange Belt Railroad and the Henry Plant's South Florida Railroad) brought organized tourist trains to St. Petersburg from New York in 1909 and from the Midwest in 1913. Many of these tourists continued to winter or permanently moved to the city. Although the land boom collapsed during World War I, the development created a pattern for the growth of the city in the 1920s. The City's administration also started to formally encourage tourism with promotional campaigns following the election of Al Lang as mayor in 1916. Lang was elected after he arranged to bring the Philadelphia Phillies to the city for spring training. Under his leadership, St. Petersburg publicly encouraged tourism and made efforts to improve the physical appearance of the city. With approximately 83 real estate companies operating in the city in 1914, the focus turned increasingly to winter residents with the local population doubled during the season. These winter residents even formed tourist societies organized by state or region of origin that acted as booster clubs in their native states. With the growth of tourism and new seasonal and permanent residents, the demand for new houses, rental units, and hotels escalated (Arsenault 1996: 143-146).

With the outbreak of World War I, the real estate market slowed and depression ensued. When F.A. Davis died in 1917, the St. Petersburg Investment Company, as well as the electric and trolley companies that he had founded, faltered, and failed. The City eventually acquired the trolley line, and investors forced the sale of the electric plant and the mortgaged lands. Although the onset of World War I limited tourism, St. Petersburg quickly rebounded following the war with the winter season of 1918-1919 more profitable than before the war. Thanks in part to the efforts of John Lodwick, publicity agent for the Chamber of Commerce, the hotels and boarding houses were filled to capacity during the season. Despite the fluctuations of the



real estate market during the 1910s, St. Petersburg's population grew from 4,127 in 1910 to 14,237 by 1920 (Grismer 1924, 67-79; Grismer 1948, 132-33, 305-306; Arsenault 1996: 124, 135-137, 190).

In 1919, developer William D. McAdoo, who had acquired land on the northern end of Long Key from H. Walter Fuller, hired the International Realty Company to sell the land. *St. Petersburg Times* editor William Straub, who owned a beach cottage on Long Key, fought for the construction of a public bridge. But McAdoo decided to build his own. He constructed a wooden toll bridge superintended by engineer C.S. Boyd across Boca Ciega Bay as part of his resort on St. Petersburg Beach. Over 5,500 ft. long and 18 ft. wide, the bridge incorporated a 128 ft. long steel draw bridge. The barrier islands were accessible for the first time. By 1920, the development on the beach included some paved streets, a casino, a bath house, electric street lights, a water tower, a dock, a store, a warehouse, and three houses, and connected to the larger community of Pass-a-Grille to the south by a brick road. However, McAdoo's bridge would be completely destroyed in the 1921 hurricane (Hinder 2014; Reed 1926; Yoder 2014; Arsenault 1996:187-192).

3.2.1.4 The Florida Land Boom

The Florida Land Boom of the early 1920s prompted widespread development in the state's cities and towns. Despite the damage caused by a hurricane in 1921, all of the Pinellas peninsula experienced exponential growth during the decade. Between 1923 and 1925, the Florida Legislature officially designated a system of state roads and authorized the State Road Department to pursue its completion (Jackson 2004:38). The construction of a national, state, and local road system opened the state and the county to an increasing number of middle-class vacationers and "tin-can tourists." This type of vacationer typically came by car and generally favored campgrounds to hotels. They threatened the city's established hotel industry and was not the class of visitor the leaders of the city were interested in attracting (Arsenault 1996: 186-189). The lack of hotel space and the booming economy during the late 1910s and early 1920s led to the conversion of private residences into boarding houses or small hotels. With only five major hotels providing fewer than 500 rooms at the start of the boom, city leaders were encouraged by the construction of numerous hotels during the boom including the Hotel Cordova, Hotel Soreno, the Princess Martha Hotel, the Pennsylvania Hotel, and the Vinoy Park Hotel (Arsenault 1996:201). Between 1924 and 1927, the number of hotels and boarding houses in St. Petersburg rose from 77 to 123 (Polk 1924, 1927).

In 1923, William McAdoo built a hotel, followed by a bank building in 1925 at his development on St. Petersburg Beach. A few other buildings including a gas station, the Marion Apartments and scattered cottages were built during the mid-1920s. During the decade, real estate developers started to push settlement south. In 1923, August and Lulu Burchy from Flint, Michigan purchased a portion of the land originally purchased by Elias McPherson. At the time, there was little more than a dairy farm on the property and the home of Silas Dent, who relocated to Cabbage Key. The First Addition to Belle Vista Beach was filed in 1924. A house was built at the entrance of the town at 44th Avenue and was used as an office for the development, but was later converted to a home (PCCCC 1924; Town of Belle Vista Beach 1956). To the south, Pass-a-Grille community was largely occupied by St. Petersburg residents arriving by boat and building small fishing cottages during the late-nineteenth and early twentieth centuries. As the oldest beach community, settlement spread northward from the commercial area of Pass-a-Grille. The small community was impacted by the 1921 hurricane which caused the hotel dance pavilion to collapse and severely damaged the Pass-a-Grille Hotel. The following year, fire destroyed about half of the buildings on



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

8th Avenue comprising the business district. In 1925, Thomas Rowe purchased 300 lots from St. Petersburg developer Perry Snell for \$100,000. He filed a plat for the land just north of the Pass-a-Grille community and named it Don Cesar Place. Built by owner Thomas Rowe and designed by architect Henry Dupont, work started on the construction of a hotel in 1925 and was completed in 1928 as the Don Cesar Hotel (Figure 6). While it was under construction, Rowe lived in the adjacent Don Vista building, and once the hotel, opened it became the offices for the hotel and a bank for guests. Streets lined with Washingtonian palm trees and named for Rowe's favorite opera, "Maritana," surrounded the hotel. It was planned that residential construction would surround the hotel, but only a few houses were built before the decline of the real estate market in the late 1920s. (PCCCC 1925; Hinder 2014; Cook and Shiver 1989; Town of Don Cesar Place, [1950]).



Figure 6. The Don Cesar Hotel with the Don Cesar Place streets and trees in the foreground, ca. 1940 (State Archives of Florida, Florida Memory).

In 1922, County Engineer C.E. Burleson initiated planning for the creation and continued maintenance of a modern system of roads to serve the county. The plans incorporated rebuilding the existing brick roads by salvaging and reusing the brick laid in 1916 and 1917. In 1923, voters approved a bond issue of \$2,863,000 million for the construction of 60 miles of main brick highways and 57 miles of lateral asphalt roads. The main roads would be 16 ft. wide, while the laterals would vary from 10 ft. to 16 ft. wide. The main roads included the route from St. Petersburg to the Pasco County line, the highway from Sutherland (present-day Palm Harbor) to the Hillsborough County line, the road from Clearwater through Safety Harbor to Oldsmar, and Haines Road. Lateral roads to be improved included Lakeview Avenue (22nd Avenue South), 4th Street,



Maximo Road (31st Street South), Indian Rocks Road, a connection from Clearwater to Haines Road, a road extending east from Belleair, a road from Dunedin to Drew Street, a shore road from Dunedin through Ozona to Sutherland, and a road along the shores of Lake Butler to Tarpon Springs (Straub 1929:68-69; *Tampa Bay Times* 7/4/1924). Between 1924 and 1926, twelve Special Road and Bridge Districts were formed with additional bonds for over \$6.2 million approved providing for an additional 167 miles of paved highways, more reinforced concrete bridges, and three causeways to connect the mainland with the Gulf beaches (Straub 1929:69). The first free bridge across the Intracoastal water way was the 150th Avenue Bridge built by David Sewell Welch, a wealthy entrepreneur from Iowa who spearheaded development on Madeira Beach. The bridge was named the Welch Causeway in his honor (Yoder 2014). Other Intracoastal waterway bridges completed during this period included the John's Pass Bridge, the Corey Causeway, and the Blind Pass Bridge (Yoder 2014; *St. Petersburg Times* 2/19/1925, 10/26/1987).

The construction of the Corey Causeway by Pinellas County in 1928 prompted the International Realty Company along with the First National Bank of Tampa to purchase McAdoo's land on St. Petersburg Beach. They hired the Upham Company, owned by William Upham as sales agents. The construction of Blind Pass, John's Pass, the Corey Causeway and the Welch Causeway created a circular route from the mainland through the beaches. In 1929, the federal government would take over maintenance of the Intracoastal waterway. By 1929, the county road system incorporated 600 miles of public road of which 325 miles were paved (not including the city streets). The network also incorporated 58 bridges built of reinforced concrete totaling 11,695 lineal feet of structure (Straub 1929:69-70; Hinder 2014).

The opening of the Gandy Bridge to Tampa in 1924 encouraged widespread development and construction extending north of downtown St. Petersburg to the bridge. This route shortened the trip from St. Petersburg to Tampa from 43 to only 19 miles. At the time of its construction, it was hailed as "the longest over-water highway in the world" (Straub 1929:71). Extending six miles across Tampa Bay, the bridge was constructed by George S. Gandy who hired engineers to start the survey in 1915 and formed a company for its construction in 1917. Permits were granted in 1918, but construction was delayed by World War I. Planning resumed in 1920 with construction initiated on the \$3 million bridge in 1922 and completed in 1924 (Figure 7; Arsenault 1996; Straub 1929).





Figure 7. Gandy Bridge Toll Booth (St. Petersburg Museum of History)

The lack of hotel space and the booming economy during the late 1910s and early 1920s led to the conversion of a number of private residences immediately north of downtown into boarding houses or small hotels. Many residents of this once residential neighborhood north of downtown recognized the inevitable growth of the central business district and built new houses in the fashionable residential sections now known as the Old Northeast and Snell Isle. Starting with the creation of the waterfront park system in the 1910s, dredge and fill projects spreading north to the Gandy Bridge created a series of artificial peninsulas for residential development along the bay (Arsenault 1996).

3.2.1.5 Depression and Recovery

Initially, a relatively healthy tourist trade kept the local economy afloat following the downturn of the real estate market in 1926 and the devastating hurricanes that damaged south Florida in 1926 and 1928. With the crash of the stock market in 1929, however, Pinellas County suffered an economic loss due to the lack of tourist traffic during the ensuing national depression. A dismal tourist season during the winter of 1929-1930 led to business failures, mortgage foreclosures, and unemployment. Every bank in St. Petersburg failed and closed by April 1931 (Arsenault 1996). The citrus industry was also hard hit with the invasion of the Mediterranean fruit fly creating quarantines and inspections. Citrus packing plants closed leaving workers unemployed, while growers sprayed arsenic on trees to save their crop (*Clearwater Sun* 5/11/1984; Sanders 1983:84). By the mid-1930s, federal relief projects helped revive the local economy through the construction of parks, bridges, and public buildings. Projects, such as the construction of Bay Pines



Veterans' Hospital and the Treasure Island Causeway, impacted the entire county. Projects in St. Petersburg included a new City Hall, an addition to Albert Whitted Airport, Bartlett Park, an addition to Mound Park City Hospital, a beach water system, the construction of the U.S. Coast Guard Air Station near Bayboro Harbor, a National Guard armory, and a new campus for the St. Petersburg Junior College. By providing these kinds of projects throughout the nation, the New Deal agencies brought partial economic recovery to Pinellas residents. With an improved financial outlook, tourists returned to the county during the late-1930s (Arsenault 1996:253-260).

In 1936, the Upham Company envisioned creating a downtown St. Petersburg Beach around the scattered remnants of William McAdoo's settlement at the foot of the Corey Causeway. When the property owners refused to finance the plan, the Upham Company purchased the lots along Corey Avenue, filled in the mangrove swamp, and paved the street. They eventually created almost one-fifth of the island by dredging. The official dedication of Corey Avenue was held on February 13, 1937. As tourism started to rebound in the late 1930s, visitors found an attractive approach to the Gulf Beaches and new businesses along the newly paved road. McKinnon's Drug Store, the Gulf Beach News, and Baynard's Funeral Chapel were built in 1937, followed by the Beach Theater in 1939. The Indian Rocks Fruit Company also constructed facilities soon thereafter. Over the following decades, the area west of downtown to the beach would fill with small rental cottages and motels, while the area along the intracoastal east of Gulf Boulevard would fill with residences. St. Petersburg Beach, which originally had city limits of 68th and 78th Avenues, incorporated in 1943 (Hinder 2014).

To the south, the 1924 plat of Belle Vista started to fill with new construction in the late 1930s and 1940s. Contractor Thomas Brice built a new house at 100 44th Avenue and advertised it in the *St. Petersburg Times* for sale for only \$7,500 (*St. Petersburg Times* 5/8/1938; Figure 8). The Don Cesar Hotel survived the Great Depression by becoming a vacation destination for wealthy and well-known visitors like Franklin D. Roosevelt, F. Scott Fitzgerald, and Al Capone. It also housed the New York Yankees for spring training for three years. (Hinder 2014).



**OPEN TODAY . . . and every afternoon till sold.
BRAND NEW HOME . . . Belle Vista Beach,
just one block off Gulf Boulevard**



**EVERY MODERN FEATURE HAS BEEN INCLUDED IN
THIS OUTSTANDING BEACH HOME. Three bedrooms and
two baths. Large living room with beamed ceiling. Attached
garage. Outside entrance to tile shower for the beach devotee.
Oak floors. Hollow tile construction with furred walls. Tile
kitchen. Screened porch. Circulating heat. Well shrubbed lot.
Southern exposure. Spanish mission tile roof. BUILT BY A
MAN WHO UNDERSTANDS BEACH CONSTRUCTION . . .
THOMAS BRICE, Contractor.**

ONLY \$7,500 . . . TERMS

Figure 8. Advertisement of the newly built house at 100 44th Avenue for sale in 1938 (St. Petersburg Times 5/8/1938).

Another one of the most far-reaching local projects undertaken during this period was the construction of the Treasure Island Causeway. The causeway, built to connect St. Petersburg's Central Avenue to Treasure Island, was initially proposed when Central Avenue was built to Boca Ciega Bay in 1914. However, the idea was rejected when the economy slowed following the onset of World War I. As a result, limited development occurred on the island from the 1910s through the 1930s. Realizing that growth would only continue with a direct link to the mainland, the City of Treasure Island financed construction of a causeway designed by Kunde, Driver, Simpson, and Associates. Completed at a cost of over \$1 million, the 1.8-mile causeway consisting of three bridges formally opened on November 15, 1939 (Figure 9; Grismer 1948, 188; Reed 1926, 3; Jackson 2004, 66-67). The causeway opened Treasure Island not only

to tourists and facilities to accommodate them, but also to day trips by local residents. Now accessible by a short drive, these beaches were previously reachable only by boat.



Figure 9. Treasure Island Causeway, ca. 1938, under construction (St. Petersburg Museum of History).

3.2.1.6 World War II

Although tourism had rebounded to some extent by 1940, the activation of the military, rationing, and travel restrictions of World War II severely curtailed the area's tourism-based economy after the United States entered the war in 1941. Most of St. Petersburg's hotels and boarding houses remained empty during the winter of 1941-42. Realizing that the empty rooms could be an asset as military housing, city leaders successfully lobbied the War Department for a military base. The opening of a technical services training center for the Army Air Corps brought over ten thousand soldiers to the St. Petersburg during the summer of 1942. The military leased almost every major hotel and many of the smaller hotels in the city. Only the Suwannee Hotel and some of the smaller hotels and boarding houses were open to civilian use. By the time the training center closed in July 1943, over 100,000 soldiers had visited St. Petersburg. Although the training center closed, the United States Maritime Service Bayboro Harbor Base, which trained merchant seamen, continued to grow eventually leasing four of the downtown hotels abandoned by the Army Air Corps. The military purchased the Don Cesar Hotel in 1942 to serve as a hospital during the war and converted it to the regional office for the Veteran's Administration after the war. The adjacent Don Vista



building served as the facility's firehouse with the fire truck in a bay in the east end of the building. During the war, the federal government forced the sale of the Gandy Bridge and the Davis Causeway to eliminate tolls for soldiers who trained in Tampa and lived in Pinellas County (Sanders 1983:84). Other bases and support facilities throughout the area brought thousands of soldiers to the Tampa Bay area (Arsenault 1996:298-301).

3.2.1.7 Post-World War II Boom

Pinellas County rapidly demilitarized following the war with many veterans returning with their families to the region. The Great Depression and governmental restrictions during the war led to a housing shortage following World War II. Many hotels and boarding houses were again filled with tourists and new residents awaiting the construction of new homes. New houses filled the subdivisions platted during the 1920s but left vacant by the real estate decline and depression. The trend in new housing focused on the construction of small tract homes in new subdivisions. Dredging in Tampa Bay, Boca Ciega Bay, and along the Intracoastal waterway created finger islands filled with new subdivisions. For decades, a massive dredge-and-fill endeavor took place along the coast of Pinellas County. Dredging machines and fill material were utilized to artificially build up and elevate the low-lying land in preparation for ambitious residential development of the area. Between 1900 and 1970, nearly 5,000 acres were added to the coastlines of Pinellas County (Pinellas County Planning Department 2008).

During the late 1940s, Long Key filled with new residents, single-family homes, apartment buildings, and motels. Along Gulf Boulevard, the Bon-Aire motel opened in 1952, followed by the Colonial Inn Beach Resort, the Beachcomber, Sandpiper, and the Alden during the 1950s and 1960s. Some small motels, like the 1956 Sea Palms Motel built their own roadside attractions to draw guests. The Polynesian Putter miniature golf course was built by owner John McConnell in front of the motel in 1966. Other tourist attractions included the Aquatarium, opened in 1964, and the London Wax Museum, which remained popular through the 1960s. Unable to compete with larger theme parks and chain hotels, many of these early motels and attractions closed and were demolished in the 1970s (Hinder 2014).

In the middle of Long Key, the 1924 plat of Belle Vista Beach which only had a few houses filled with new homes in the late 1940s and 1950s. Additions to the neighborhood were filed in 1948, 1955, and 1957. Aerials from 1942 and 1957 show the extensive growth of the Belle Vista neighborhood during this period (Figure 10 and Figure 11).





Figure 10. 1942 aerial showing Belle Vista neighborhood (Pinellas County Enterprise GIS 1942).



Figure 11. 1957 aerial showing Belle Vista neighborhood (Pinellas County Enterprise GIS 1957).

Prefabricated houses played an important role in the rapid development of the neighborhood. In 1949, the construction of a home in Belle Vista by Florida Builders, Inc. was profiled in the *St. Petersburg Times* (Figure 12). Led by President Bob Hosack, the company would have a house ready for lath and plaster two days after loading the prefabricated sections on the delivery truck. The company had built 36 single family residences on the Gulf beaches in the prior year, not including duplexes and apartments. Homes that they built included 2039 Belle Vista Drive, 4033 Belle Vista Drive, 228 40th Avenue, 260 42nd Avenue and 221 42nd Avenue (*St. Petersburg Times* 7/24/1938). In 1949, Belle Vista Beach incorporated. In 1956, the Town of Belle Vista Beach provided the following description of their community,



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

Today there is very little land left to be built upon but our residential section is covered with lovely homes, both large and small, and the ground around them are very pleasing to the eye. Our business-zoned Gulf Boulevard is often referred to as the "Broadway of Long Key," for its beautifully illuminated signs of our motels and business places, make it a veritable fairyland of color at night. We have curbs, side walks, good streets, electricity, telephones, pure county water and shortly will eliminate a traffic hazard in our community by the installation of a traffic light at the town's entrance for better ingress and egress to the town (Town of Belle Vista Beach 1956).

Don Cesar Place incorporated in 1950. A few years later, in 1957, voters approved, by a five-vote margin, a referendum to combine the municipalities of Pass-a-Grille, St. Petersburg Beach, Don Cesar Place, Belle Vista Beach and the unincorporated areas on Long Key into the City of St. Petersburg Beach. The name was later shortened to St. Pete Beach in 1994 (PCCCC 1948, 1955, 1957; Basse 2002).



Prefabricated Houses Play Big Part In Bella Vista Beach Building Boom

Prefabricated houses built by Florida Builders, Inc., of St. Petersburg Beach are playing a great part in the building boom at Belle Vista Beach.

The accompanying pictures show the part that up-to-date construction methods are playing in this development. Two days after the sections are loaded on the delivery trucks, the house is ready for lath and plaster.

Bob Hosack, president of Florida Builders, announces that although the firm has moved its sales offices to Central Avenue in order that they may be more centrally located, they intend to continue their beach building program. A total of 36 single family residences have been built on the Gulf Beaches in the last year, exclusive of a number of duplexes and apartments.

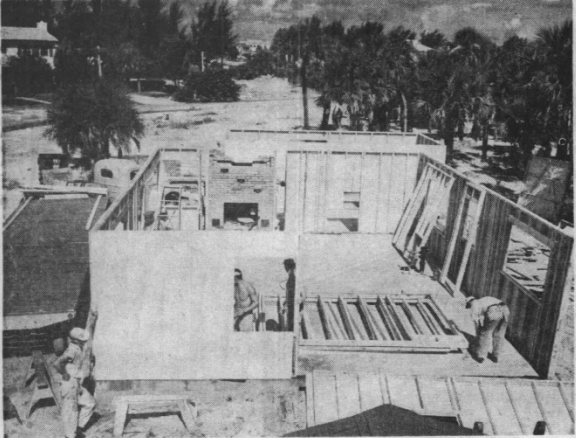
Recent sales of Florida Builders in Belle Vista include those of Floyd Maier, well known St. Petersburg Beach Sinclair dealer who has purchased a home at 4029 Belle Vista Drive; Dr. T. J. Ready, 4033 Belle Vista Drive; James and Mary Dou-R. Murrys, 260 42nd Avenue; the Harry C. Williamson, 221 42nd Avenue.



Loading a truck with precision built wall sections.



The crew unloads the sections at 40th Avenue, Belle Vista Beach.

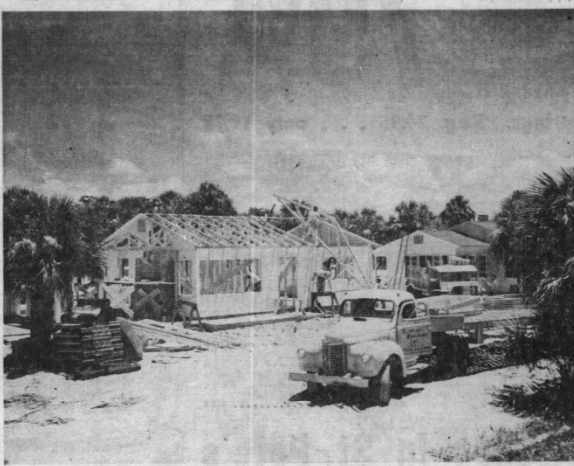


Three hours later all but one outside panel are erected.



The same dwelling two days later, ready for lath and plaster.

((Florida Photo Products))



The engineered roof trusses are put in place.

TREASURE ISLAND COURT ENLARGED

Work is well under way on the construction of 12 new units at the Treasure Island Court, 10315 Gulf Boulevard. When finished the new addition will make a 23-unit court and office, according to J. F. Utley, owner.

The units are air cooled and each has automatic heat.

Current guests at Treasure Island Court include: E. F. Monroe, Gallon, Ohio; Mr. and Mrs. H. D. Gorman, Packanack Lake, N. J.; Paul E. Ahlers and family, Meadville, Pa.; Mr. and Mrs. H. W. Shank, Coral Gables; Mr. and Mrs. Paul Rhoads, Grandsfordville, Ind.; Mr. and Mrs. Gordon Bean and son, Newburyport, Mass.; Dr. C. D. Lambert and family, Sparks, Nev.; Dr. R. P. Bassick, New Orleans; Mr. and Mrs. Albert A. Mitchell, Orlando; H. K. Talbert, Valdosta, Ga.; Misses Frances Lainy and Doris Peters, Shaker Heights, Ohio; Mr. and Mrs. J. Kuhn, Chicago; R. E. Stetter, Ludlow, Ky.; S. F. Ditter, Covington, Ky.; Mr. and Mrs. H. L. Mann, Dearborn, Mich.; Mr. and Mrs. J. McManus, Cleveland and E. M. Heenan, Royal Oak, Mich.

Key Rest

Guests at Key Rest Apartments, Madeira Beach, include Mrs. Marilyn Valle and son and Miss Dolores Flora of New York.

Van Dyke

Vacationing at the Van Dyke Colony are Mr. and Mrs. G. C. Van Scor and daughter of Orlando, Mrs. J. D. Hallway of Tampa and Mrs. Alice M. Gro-

Women's C of C

The next regular meeting of the Greater Gulf Beach Women's Chamber of Commerce will be held Wednesday afternoon, August 3, at the LaPlaya. Luncheon will be served, with the business session following.

F. H. A

Figure 12. Article profiling house construction in Belle Vista by Florida Builders, Inc. (St. Petersburg Times 7/24/1938).

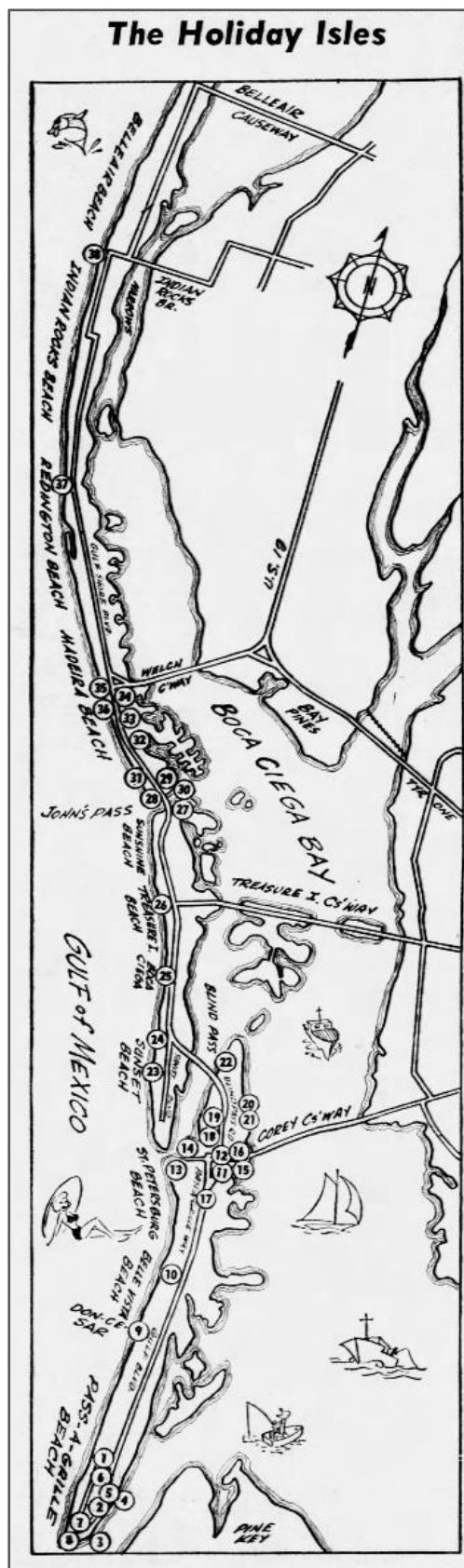
Improvements to the existing road systems during the post-war era opened new areas of the county for development. Initially undertaken to provide for the transport of military vehicles during the war, civilians benefited from the improvements after the war. In Pinellas County, the final segment of the Gulf Coast

Highway, now known as U.S. Highway 19, opened a north-south route through the middle of the county providing a direct route between St. Petersburg and Tallahassee. The construction of motels, restaurants, stores, and trailer parks along this route flourished in the 1950s and 1960s. As development spread, the introduction of shopping centers and malls, such as Central Plaza, Tyrone Gardens Shopping Center, and Tyrone Mall in St. Petersburg, drew new residents and tourists away from downtown (Pinellas Ccounty Planning Department 1995).

The automobile changed the traditional downtown. Inexpensive automobiles meant cheaper and easier vacations available to middle-class Americans. Promotional brochures touted the county's beaches with the coast adopting the "Holiday Isles" moniker and Tampa Bay attracting the "Suncoast" designation (Figure 13). With the development of the coastal beaches and motels, mainland hotels suffered and declined. During the 1960s and 1970s, downtowns and the neighborhoods surrounding the central core entered a period of decline and abandonment. Many of the buildings associated with the early history of the city slowly deteriorated. The longer, sleeker lines of automobiles, as well as the increase in traffic in the 1950s, led to the construction of new parking lots. Streets were converted to one-way traffic in order to ease congestion. In St. Petersburg, reinvestment and preservation including the rehabilitation of the Vinoy Hotel revived downtown and surrounding neighborhoods during the 1990s (Arsenault 1996).

Tourism remained the largest industry in the 1960s and 1970s, although light manufacturing plants, such as those constructing mobile homes, increased in number. Once a primary crop in the county, the citrus industry did not rebound following a freeze in 1962. Land was too valuable to replant with citrus. Subdivisions, shopping centers, trailer parks, and roads replaced the groves (Sanders 1983:189).

Figure 13. Holiday Isles Map (St. Petersburg Times, 2/22/1952).



A comprehensive project to widen and replace the county's early Tampa Bay and Intracoastal Waterway bridges was undertaken during the 1950s and 1960s. An additional span was added to the Gandy Bridge in 1956. The Davis Causeway was widened, improved, and renamed the Courtney Campbell Parkway in honor of a prominent member of the state road board who lived in Clearwater. The Sunshine Skyway Bridge connecting St. Petersburg and the Pinellas peninsula with Manatee County opened in 1954 as a modern engineering feat (Figure 14). The Howard Franklin Bridge opened between Pinellas and Hillsborough Counties in 1960 bringing the interstate system to Pinellas County (Yoder 2014; Dunn 1973:32; Pinellas County Planning Department 1995:5).

The other major bridge construction project of the 1960s was the Pinellas Bayway connecting south St. Petersburg to the southern end of Long Key in front of the Don Cesar Hotel, bisecting the residential community of Don Cesar Place. Constructed using a \$16.8 million bond issue, the network of bridges and dredging opened in 1962, allowing developers to construct houses and commercial enterprises on Tierra Verde, Isla Del Sol, and on the approach to the newly opened Ft. Desoto Park. Situated on Mullet Key and Egmont Key, the park was the site of gun batteries and troop quarters built during the Spanish American War of 1898 to defend Tampa Bay from Spanish invaders. It remained an active military post until 1910 and was finally abandoned in 1923. Pinellas County acquired Mullet Key for \$12,500 in 1938, but the federal government claimed it during World War II. After the war, Pinellas County again purchased it and opened it as a park in 1962 in conjunction with the construction of the Bayway Bridge. In 1969, the Veteran's Administration closed their facility in the former Don Cesar Hotel and William Bowman acquired it, restored it, and reopened it as a hotel in 1973 (Yoder 2014; Dunn 1973:32; Pinellas County Planning Department 1995:5; Hinder 2014).

By 1993, the county population totaled 864,953 residents, making it the fifth largest county in the state with 70% of residents living in incorporated areas. The largest employers were in the fields of medicine, health and business services, retail, electrical manufacturing, and printing and publishing. Only 124 farms remained in the county amounting to only two percent of the land use. Between 1994 and 1996, the County and FDOT spent \$25 million on improvements to ten bridges in Pinellas including the Dunedin Causeway, Clearwater Pass, Clearwater Memorial Causeway, Belleair Causeway, Indian Rocks Bridge, Park Boulevard Bridge, Welch Causeway, Jon's Pass Bridge, Corey Causeway and Pinellas Bayway (Purdum 1994:104).





Figure 14. Brochure published by the State Road Department of Florida, ca. 1954, author's collection.

4 Research Design

4.1 Objectives

The goals of this project as stated in the grant agreement between the State and the City are as follows:

Grant funds will be used to hire a historic preservation consultant to conduct a historic resources survey in the Don Cesar Place and Belle Vista Neighborhoods of St. Pete Beach, including a survey report conforming to *Chapter 1A-46, Florida Administrative Code (FAC)*, and a minimum of three hundred and thirty-three (333) new/updated Florida Master Site File (FMSF) forms.

The research and methodology utilized for this historical survey complied with the Guidelines for Survey Projects published by the Division of Historical Resources, Chapter 1A-46 Florida Administrative Code, the National Historic Preservation Act of 1966 (PL 89-665), as amended, and as implemented in 36 Code of Federal Regulations (CFR) Part 60, for the creation of the National Register of Historic Places, and the Archaeological and Historic Preservation Act of 1974 (PL 93-291). Architectural Historians met the Secretary of the Interior's Professional Qualification Standards (48 FR 44716).

4.2 Methodology

Prior to field work, GIS information from the Pinellas County Property Appraiser's Office was used to generate a list of historic properties 50 years old and older within the project area. This information was compared with the FMSF data for previously recorded resources to separate and select newly identified historic properties within the Don Cesar Place neighborhood. A similar selection process was used within the Belle Vista neighborhood. However, the selection was then compared with recent survey areas and previously recorded buildings in order to compliment the geographic distribution of recorded structures and further refine the selection. This approach allowed for an intensive survey of historic properties within a refined project approach while adhering to the scope of the project.

Field survey and research were conducted between April 2024 and August 2024. The initial phase of fieldwork included a reconnaissance survey utilizing the background research and GIS data. Fieldwork was completed by a team of two, consisting of an architectural historian and a technician. The team was equipped with R-1 GNSS system paired with an iPad loaded with ArcGIS Field Maps connected to Enterprise ArcGIS Online platform. iPads were used to collect digital data for each historic resource and included GPS data and photographs; field assessment notes were entered into digital fillable resource forms. The second phase of fieldwork involved an in-depth study of each identified resource. For each structure identified as a historic resource through either archival research or appearance during field survey, information about architectural style, details, materials, and setting was recorded on the FMSF form. Structures were identified by street address. The technician recorded UTM coordinates for each structure while standing at the center of the front elevation on the sidewalk or the street, to avoid trespassing on private property. No interior inspections were conducted for this project.



The preliminary list of historic resources based on GIS data was used to guide fieldwork, but other structures that appeared to be historic were noted on field forms for subsequent verification through archival research. Determination of each building's age began with a search of the Pinellas County Property Appraiser records, which includes a construction date. While this date was generally accurate, other sources or characteristics of the building itself may have suggested a different timeframe. Aerials and local newspapers were used to confirm dates of construction.

4.3 Site File Forms

FMSF forms, have been completed for each historic resource identified in this inventory survey as well as a survey logsheet. Digital photographs, at least two of each structure plus general street views throughout the survey area, were taken and saved in a format that meets the photographic standards of the FMSF.

4.4 Curation Note

Historic structure forms and digital photographs for this project are curated at the FMSF in Tallahassee along with copies of this report. Field notes, photographic logs, maps, and other paperwork generated in the course of this project are stored at Stantec's office in Riverview, Florida.

4.5 Expected Results

As specified by the grant, it was anticipated that 333 historic resources would be recorded or updated during this survey. Stantec expected to identify primarily residential structures within both neighborhoods and at least one civic resource within the Don Cesar Place neighborhood. Based on archival research, expected dates of construction ranged from the early-to-mid-twentieth century. This survey recorded and evaluated historic resources identified as having been built before 1975. It was anticipated that some historic resources originally constructed within the project area would have been demolished and replaced with new construction.

Considering the history and geography of the survey area, it was anticipated that a mix of building types and styles would be identified. While the properties within the Don Cesar Place neighborhood were expected to have Ranch and Contemporary style homes as the dominant styles, both Ranch and Minimal Traditional style homes were expected to dominate the Belle Vista neighborhood. Other styles expected across the project area include Mediterranean Revival and Mid-Century Modern.

4.6 Criteria for Evaluation

4.6.1 NATIONAL REGISTER OF HISTORIC PLACES

The standard criteria used by architectural historians and preservationists across the country to evaluate the significance of historic properties are those criteria specified by the Secretary of the Interior and the National Park Service (NPS) for determining whether properties qualify for listing in the National Register of Historic Places (NRHP). Contained in National Register Bulletin 15: How to Apply the National Register



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

Criteria for Evaluation, these criteria were developed by the NPS as authorized by the National Historic Preservation Act of 1966. All these criteria are consistent with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation (National Park Service 1991). The guidelines define a building as being "created principally to shelter any form of human activity." Structures are distinguished from buildings in that they are not intended as human shelter. For this survey, only buildings were recorded. No historic structures (e.g., bridges, water towers), linear resources (e.g., roads, railroads), sites (e.g., cemeteries), or landscapes were recorded.

Essentially, the NRHP criteria consider two major elements: historic context and integrity. Historic context is defined in the National Register Bulletin 15 as "patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear" (National Park Service 1997). The historic context for the project area is provided in chapter 2 of this report. Properties eligible for NRHP listing can be significant at the local, state, or national level.

A property is eligible for inclusion in the NRHP if it meets one or more of the following criteria, as defined in 36 CFR 60.4, and in consultation with the SHPO:

The quality of significance in American history, architecture, archaeology, engineering and culture is present in districts sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association; and

- A. That are associated with events that have made a significant contribution to broad patterns of our history; or
- B. That are associated with lives of persons significant in the past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Certain properties are not ordinarily considered for inclusion in the NRHP. They include cemeteries, birthplaces or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years.

In addition to meeting one or more of the NRHP eligibility criteria, a property must have maintained its historic integrity. Historic integrity is defined as the authenticity of a property's historic identity, evidence by the survival of physical characteristics that existed during the property's historic period. Historic integrity



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

enables a property to illustrate significant aspects of its past. The National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity.

The seven aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. Location is the place where the historic property was constructed or where the historic event occurred. Design is the combination of elements that create the form, plan, space, structure, and style of a property. Setting is the physical environment of a historic property. Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. Association is the direct link between a historic event or person and a historic property. All seven qualities do not need to be present for eligibility as long as the overall sense of past time and place is evident. Integrity does not relate to the resource's state of repair or functional obsolescence (e.g., not up to current codes; National Park Service 1997).

Historic resources can be NRHP eligible individually or as part of a district. The NRHP guidelines define a district as having "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan of physical development (National Park Service 1997, 5)." Furthermore, "The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties." Even if all the properties in a district do not meet the criteria for listing in the NRHP on their own merits, the district as a collective whole may still be considered eligible. Properties that on their own do not meet the NRHP criteria may qualify if they contribute to the historic significance of a district, or in other words, if they contribute to a historic district. Non-contributing properties are those that do not contribute to the historic character of a district. The NPS provides a two-part definition for what constitutes a contributing resource:

A contributing building, site, structures, or object adds to the historic associations, historic architectural qualities, or archeological values for which a property is significant because:

- > It was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or is capable of yielding important information about the period; or
- > It independently meets the National Register criteria (National Park Service 2018).

Common reasons specific properties are found to be non-contributing include a loss of integrity or a construction date outside the district's period of significance. "Period of significance" refers to the span of time during which significant events and activities occurred.

Recognizing the overall planning intent and projected use of the survey, Stantec used a liberal approach in considering the aspects of integrity. Most buildings have undergone some alterations for maintenance and safety. For example, the original roofing material has likely been replaced on most buildings over 50 years of age. Replacement of such elements does not eliminate its NRHP eligibility as such work is common and necessary and does not affect the structure's character defining elements. The question is whether or not



the alterations change the appearance, design, or function of the building in a way that would compromise its historic or architectural significance. For example, a change from a flat roof to a hipped roof would change the original design of a building. In general, although the use of a building can be changed, such as from residential to commercial use, the overall historical appearance should be maintained. Thus, the altered condition of some of the buildings was regarded leniently with the overall retention of the original design of primary importance. Each building was also evaluated as contributing or noncontributing independently and noted as such on the form, whether or not the surrounding area could cohesively form a district.

4.6.2 LOCAL REGULATIONS

The City of St. Pete Beach was designated as a Certified Local Government in 2005. As required by the Certified Local Government Guidelines, St. Pete Beach has an approved ordinance in Section 28 of the Land Development Code establishing the Historic Preservation Board, a local register, and a certificate of appropriateness process to review alterations to local landmarks (St. Pete Beach 2006). Four buildings within the survey area were locally designated by the City of St. Pete Beach (Table 5). FMSF forms for these buildings were updated as part of this survey. Additionally, a covered dock at 3612 E. Maritana Drive is also designated. It was not updated due to the recent recording and updates to the dock.

Table 5. Locally Designated Landmarks Within the Survey Area.

FMSF	Name/Address	Year Built	Style	Local Eligibility
PI01272	3401 Casablanca Ave.	1928	Mediterranean Revival	St. Pete Beach Local Landmark
PI01279/PI03362	Don Vista Building/ 3300 Gulf Blvd.	1925	Mediterranean Revival	St. Pete Beach Local Landmark
PI14796	3305 E. De Bazan Ave	1948	Ranch	St. Pete Beach Local Landmark
PI16056	3411 E De Bazan Ave	1934	Ranch	St. Pete Beach Local Landmark

Established procedures guide the review of the nomination of properties and districts to the local register. This process is defined in Section 28 of the City of St. Pete Beach Land Development Regulations, as detailed below:



Sec. 28.19. - Designation procedure; notification required.

The following procedure shall apply for the designation of buildings, structures, districts or sites as historic resources:

- (1) Designation may only be considered at the written request of the property owner.
- (2) When designation is proposed by the property owner, a petition shall be filed with the historic preservation board on forms approved by the historic preservation board. The historic preservation board shall hold a public hearing on the petition. They shall notify the property owner by certified mail at least 30 days in advance of the hearing, unless such notice is waived by the applicant.
- (3) An applicant may reapply for historic designation six months after an unfavorable, final designation decision is reached by the historic preservation board.
- (4) The historic preservation board shall conduct public hearings for a proposed historic district area designation or area extension. Notice of the proposed designation shall be sent by certified mail to the owners of record of the properties proposed for designation. The notice shall describe the properties proposed for designation and shall announce a public hearing of the historic preservation board to consider such designation, to be held no less than 30 days after the mailing of such notice. The properties affected by such district designation shall not be subject to the certificate of appropriateness requirements of this division unless written application for designation of the property shall have been submitted individually by the owner of said property and approved by the historic preservation board in accordance with the requirements of this division.

(Ord. No. 2006-01, § 1, 1-24-06)

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.
 - 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.
 - 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.
 - d. A statement of rehabilitation or adaptive use proposals, if applicable.
 - e. A location map, showing relevant zoning and land use information.



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.

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.

(2) Historic or archaeological districts:

a. A physical description of the district, accompanied by photographs of buildings, structures or sites within the district indicating examples of contributing and noncontributing properties within the district. Also, a list of all contributing properties outside the proposed boundaries of the district shall be provided.

b. A description of the typical architectural styles, character-defining features, and types of buildings, structures or sites within the district.

c. An identification of all buildings, structures and sites within the district and the proposed classification of each as contributing or noncontributing, with an explanation of the criteria utilized for the proposed classification.

d. A statement of the historical, cultural, architectural, archaeological or other significance of the district as defined by the criteria for designation established by this division.

e. A statement of recommended boundaries for the district and a justification for those boundaries, along with a map showing the recommended boundaries.

f. A statement of incentives, if any, and the specific guidelines which should be used in authorizing any alteration, demolition, relocation, excavation or new construction within the boundaries of the district.

(Ord. No. 2006-01, § 1, 1-24-06)

Sec. 28.21. - Designation process; public hearing required.

(a) At the public hearing of the historic preservation board upon a proposed designation, the historic preservation board members; the owners of structures, sites or properties within a district proposed for designation; the authorized agent of such owners; and any interested citizens may present testimony or documentary evidence concerning the significance of the building, site or district under consideration.

(b) At the close of the public hearing, the historic preservation board shall vote to approve or deny any request for designation of individual properties, sites or structures. Such determination of designation shall be final and not subject to city commission review. For proposed historic district designations, the historic preservation board's shall forward a recommendation to the city commission with respect to the



designation, which shall classify all structures within the proposed district as contributing or noncontributing.

(c) After reviewing the recommendation of the historic preservation board, the city commission may direct the preparation of an ordinance providing for the recommended designation of the proposed district and schedule such for public hearing. Alternatively, after the reviewing recommendation of the historic preservation board, the city commission may then act to deny the proposed district designation without further notice or hearing.

(d) If the city commission directs the preparation of a designation ordinance for a proposed historic district, a public hearing shall be held to consider adoption of the proposed ordinance. Notice of the public hearing shall conform to standard public notification procedures utilized by the city.

(e) After final adoption of a designation ordinance by the city commission, districts shall remain designated unless such designation is removed by subsequent ordinance of the city commission.

(f) The historic preservation board may elect to consider multiple structures or resources for designation, notwithstanding any other portion of this division. These multiple considerations may be collectively considered under one public hearing.

(g) The sale, lease or transfer of ownership of any property designated as a historic resource under this division shall not affect the designation in any way.

(Ord. No. 2006-01, § 1, 1-24-06)

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.

(2) *Historic districts.* A district is of historic significance if it:

a. Represents a significant entity whose components may lack individual distinction; or

b. Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or

c. 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:

a. Has yielded or is likely to yield significant information relating to prehistory or history; or

b. Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

(Ord. No. 2006-01, § 1, 1-24-06)



5 Historical Fieldwork

5.1 Architectural and Historical Analysis

This chapter consists of an overall analysis of the buildings surveyed and a discussion of building styles found within the project area. Notable properties and recommendations regarding NRHP eligibility will be included in the next chapter.

The Architectural Inventory and Evaluation of the Don Cesar Place and Bella Vista neighborhoods resulted in the recordation and evaluation of 336 historic resources (see Appendix B for complete list; Figure 15). Of the total, 10 were previously recorded. There were eight duplexes, one triplex, and four apartment buildings, while the remaining resources were single-family homes with one exception. One property, the Don Vista Building at 3300 Gulf Boulevard (Pass-a-Grille Way), was originally two separate buildings and was originally recorded in the FMSF as two separate entries, but subsequently updated as one entry (PI1279/PI3362). It has been determined NRHP eligible by the SHPO and is municipally owned. It, along with 3401 Casablanca Avenue (8PI01272), 3305 E. De Bazan Avenue (8PI14796), and 3411 W. De Bazan Avenue (8PI16056), are designated as local landmarks. No ecclesiastical, commercial, or industrial resources were surveyed as part of this project. Construction dates ranged from 1925 to 1974. This satisfies the fifty-year criterion established by the National Park Service as a basis for listing in the NRHP (although more recent construction can be designated if exceptionally significant). Fifty years is the general estimate of the time needed to develop historical perspective and to evaluate significance.

The following information addresses both the newly surveyed and previously recorded resources. The design of the surveyed buildings and materials used in their construction are generally in keeping with statewide and national architectural trends. The six buildings constructed in the 1920s exhibited the Mediterranean Revival, Mission, and Bungalow forms. Unsurprisingly, they exhibit the architectural styles that were very popular throughout Florida during this period. Thanks to the influx of federal funding and workers to the area for construction projects built through the CCC, WPA, and other federal programs, 14 properties were built during the 1930s. Most of the resources surveyed that were erected during this period exhibit Masonry or Frame Vernacular construction, Minimal Traditional, Mediterranean Revival, Tudor Revival and early transitional Ranch forms, although Mediterranean Revival and Tudor Revival continued to be erected. Following a brief lull during World War II, construction picked back up again during the late 1940s with 59 buildings built during this period. The neighborhoods expanded rapidly in the 1950s with 200 buildings erected during this period. Homes built within the survey areas during this time are primarily comprised of Masonry Vernacular, Minimal Traditional, and Ranch style residences with a few Frame Vernacular, late Mediterranean Revival, and a Prairie design. The Mid-Century Modern and Contemporary styles also originated during this period. A total of 49 structures were built during the 1960s, and only seven were built between 1970 and 1974.



Don Cesar Place and Belle Vista Neighborhoods Historic Survey



Figure 15. Current survey results overview



The history of construction in St. Pete Beach followed the overall development trends of Pinellas County and Florida. As shown in the background research, the beaches were generally rural communities composed largely of small cottages, boarding houses, and a few wood frame hotels such as the Hotel Lizotte until the boom of the 1920s. During the boom, some grand Mediterranean Revival houses and Craftsman Bungalows were built, but access to the beaches from the mainland remained difficult limiting the number of full-time residents. A few hotels and resort structures, such as the Don Cesar Hotel, were built near the end of the Florida land boom of the 1920s, but few residences filled the accompanying subdivisions before the crash of the real estate market. The end of the Florida Land Boom brought a decline in residential construction until federally funded projects of the 1930s brought new civic projects to the region and a need for more housing along with a modest return of tourists. The financial setbacks of the depression, however, led to a trend toward modestly sized houses with minimal decorative detailing. The flood of new residents to the region following the end of World War II led to larger masonry residences filling in the subdivisions originally platted during the 1920s. Most of the initial post-war development focused on filling the previously platted subdivisions like Don Cesar Place and the First Addition to Belle Vista Beach. As these subdivisions filled, finger islands were formed and new additions to the prior plats, especially in Belle Vista, were filed. Residential construction filled the vacant lots during the 1950s and 1960s, while resort hotels were built along the beach and new commercial construction filled Gulf Boulevard between Pass-a-Grille and St. Pete Beach. As a result, these neighborhoods and the St. Pete Beach area was largely filled out by the late 1970s.

5.2 Architectural Styles in the Survey Area

Type refers to the overall form of the building. Style refers to the decorative elements used. A building can have no recognized style, yet still be a particular type. The identification of styles and forms for the Architectural Inventory and Evaluation of the Don Cesar Place and Belle Vista Neighborhoods Historic Structure Survey relied heavily on *A Field Guide to American Houses* by Virginia McAlester, which was used by Stantec as the authoritative architectural style guide for this project. Other sources included: *The Visual Dictionary of American Domestic Architecture* by Rachel Carley, *American Architecture Since 1780* by Marcus Whiffen, "Model Guidelines for Design Review" by Paul Weaver, *Identifying American Architecture* by John J.G. Blumenson, and *American House Styles* by John Milnes Baker (McAlester 2014; Carley 1994; Whiffen 1993; Weaver n.d.; Blumenson, 1981, Baker 1994). Each architectural style and form identified during this survey is discussed in detail with examples illustrated below and subdivided by district in Table 6.

Table 6. Architectural styles by neighborhood

Style	Don Cesar Place	Belle Vista	Total
Bungalow	1		1
Contemporary	15	8	23
Frame Vernacular	1	4	5
Mansard	4		4



Style	Don Cesar Place	Belle Vista	Total
Masonry Vernacular	36	18	54
Mediterranean Revival	5	2	7
Mid-Century Modern	2	2	4
Minimal Traditional	5	27	32
Mission	1		1
Prairie	1		1
Ranch	84	119	203
Tudor Revival	1		1
Total	156	180	336

5.2.1 BUNGALOW

Although the two are commonly, but incorrectly, equated, Bungalows are defined by their form, while Craftsman refers instead to a style. Particularly popular throughout the United States from 1905 to the 1930s, Bungalows have low-pitched roofs, wide eaves, and prominent porches. Bungalows usually have a rectangular plan, and are 1 to 1 ½ stories tall, although two-story examples are not rare. Subtypes may be identified by the form of the roof, i.e., a Front-Gable Bungalow (Jakle, e al. 1989; Historic Preservation Division n.d.)

One Bungalow was identified within the survey area. Although altered with an enclosed porch and replacement windows, the house at 3310 E. Maritana Drive (8PI1290; Figure 16) exhibits the traditional Bungalow form of a 1 ½ story house with a large, gabled dormer and a front porch.



Figure 16. Example of a Bungalow at 3310 E. Maritana Drive (8PI1290) within the survey area.

5.2.2 CONTEMPORARY

The Contemporary style emerged during the mid-1940s and lasted until the end of the 1960s in residential architecture, although some later examples are possible. Generally, residences are one story, built or finished with natural materials, and characterized by very low-pitched front gabled roofs with widely overhanging eaves and exposed roof beams. Flat, butterfly and shed roofs are also common and used in varying combinations. The design is usually asymmetrical with broad expanses of uninterrupted wall surfaces on the façade. The internal space focuses on functionality while maintaining minimally or uninterrupted views of the outside and preserves privacy for the residents. The residential facade commonly lacks window openings or integrates smaller, horizontal openings just below the roofline; the main entry is deeply recessed and/or screened in such a way as to create a high degree of privacy and separation from the outside. Pierced block is frequently used to achieve the screened effect in various locations around the home. Outdoor spaces are integrated into the home through incorporation of courtyards viewed through large windows, glass doors and window walls. Designers often integrated a carport and a broad, low masonry chimney into the Contemporary style house. Although not as popular as the contemporaneous Ranch style, this design was easier to integrate into hillsides and was used to provide variety in the vast builder constructed subdivisions popular following World War II.

Twenty-three Contemporary style residences were identified in the survey area. Built in 1951, the house at 3110 W. De Bazan Avenue (8PI16088; Figure 17) characterizes the Contemporary style with its low-pitched multi-level flat roofs, integrated carport, and recessed entry. The residence at 150 43rd Avenue (8PI16298; Figure 18) is a 1956 example of the low-pitched front gable subtype with widely overhanging eaves, a recessed entry, and different wall textures.



Figure 17. Example of a Contemporary style house, 3110 W. De Bazan Avenue (8PI16088), within the survey area.



Figure 18. Example of a Contemporary style house, 150 43rd Ave (8PI16298), within the survey area.

5.2.3 MANSARD

The Mansard style utilized the dual-pitched hipped roof that originated with the Second Empire style in the mid-nineteenth century. Often incorporating dormer windows on the steep lower slope, the style originated



in France during the reign of Napoleon III and became favored because it permitted a full upper floor under the roof. The twentieth-century revival of the style focused primarily on the mansard roof, discarding the molded cornices and decorative brackets found in the eaves of the original nineteenth century style. Used primarily for residential construction between 1940 and 1985, most single-family homes are one-story, but two-story apartment buildings also featured the style. Wall surfaces were typically brick veneer. Designs could be symmetrical or asymmetrical, with the entry recessed into the main body of the house. Four buildings in this survey were identified with the Mansard design. The Gulf Key Condominiums at 3575 Gulf Boulevard (8PI16141; Figure 19) exhibits the character-defining Mansard roof combined with modern designs in the balcony railings.



Figure 19. Example of a Mansard style apartment building, the Gulf Key Condominiums at 3575 Gulf Boulevard (8PI16141), within the survey area.

5.2.4 MEDITERRANEAN REVIVAL/SPANISH ECLECTIC

Referred to as Spanish Eclectic by Virginia McAlester, this style, generally associated with the period 1915 to 1940, utilizes details from the entire history of Spanish architecture including Moorish, Byzantine, Gothic and Renaissance elements. Commonly known as the Mediterranean Revival style, it typically features flat roofs with raised parapets or low-pitched roofs covered with barrel tile, arched windows and doorways, and a stuccoed exterior surface. Decorative accents incorporate barrel tile, patterned tiles, and elaborate entrances with pilasters, spiral columns, or stonework. Focal windows which are often casement, decorative window grilles, brick or tile vents, and balconies accent high style examples. Although very common throughout Florida, only a few were built in these neighborhoods before the onset of the Great Depression with a scattering of later examples built during the late 1930s and early 1940s. Seven Mediterranean Revival style buildings were recorded in this survey. The house at 4301 Belle Vista Drive (8PI16300; Figure 20) is typical of the style with its hipped roof clad with barrel tiles, stuccoed exterior surface, wrought iron accents, and arched entry.





Figure 20. Example of a Mediterranean Revival style residence within the survey area located at 4301 Belle Vista Drive (8PI16300).

5.2.5 MID-CENTURY MODERN

The Mid-Century Modern aesthetic emerged during the 1940s and lasted until the end of the 1960s in both residential and commercial architecture. Not really a single style, the phrase represents a confluence of modern influences adapting the International and Modernistic styles to the Florida climate. The design also incorporated the mainstream stylistic influences of the 1940s through the 1960s including the space race, futurism, automobile and airplane styling, and the lavish Hollywood sets of the movie age. Streamlined design was updated with the low-slung lines and the swept wing of jets and cars. Geometric symbols of acute angles, boomerangs, and trapezoids proliferated while canted windows tilted outward from the base, compressed arches, and pylons altered traditional elements with a modern twist. A variety of sun-protection devices like breezeways, breeze block (perforated concrete block) panels, and louvers emphasized the continuity of exterior and interior spaces. Flat surfaces were decorated with stucco relief patterns, or clad with crab orchard stone, slumped brick, or mosaic tile. Beanpoles and lally posts supported porches, carports, and overhangs. Shadow effects with cheeseholes, cantilevered eyebrows over windows, roof cutouts over built-in planters, and metal grilles created decorative effects on plain stucco walls. Cantilevered projections including projecting canopies and balconies as well as floating staircases cantilevered from a wall were common. Glass doors and walls, flat roofs with wide eaves, and concrete canopies paired with jalousie and awning ribbon windows. Often the commercial application of Mid-Century Modern exaggerated the form and style by emphasizing elements like extended rooflines and multiple window walls (Nash and Robinson 2004).

Four buildings in this survey exhibited characteristics of Mid-Century Modern design. The apartment building at 3675 Gulf Boulevard (8PI16144; Figure 21) retains its flat roof, mosaic tile accents, and floating staircase cantilevered from the walls.





Figure 21. Example of a Mid-Century Modern design is the apartment building at 3675 Gulf Boulevard (8PI16144), within the survey area.

5.2.6 MINIMAL TRADITIONAL

As a type, the Minimal Traditional emerged in the late 1930s to early 1940s as a low-cost, simple house. These are usually small houses, one- to one-and-a-half stories, with a low to moderate roof pitch and minimal or no overhanging eaves. The plan is often rectangular or L-shaped with a detached garage. Decorative detailing is simple, but derivative of the Colonial Revival and Tudor Revival styles. Brick exteriors are unusual, with wood siding and stucco more commonly used fabrics. Forty-six buildings in this survey exhibited characteristics of Minimal Traditional design. Thirty-two Minimal Traditional houses were identified during this survey. This house at 256 44th Avenue (8PI16347) is a good example of the L-shaped subtype with minimal overhanging eaves, wood frame construction, and modest Colonial detailing (Figure 22).



Figure 22. Example of a Minimal Traditional style house at 256 44th Avenue (8PI16347), within the survey area.

5.2.7 MISSION

The Mission style originated in California in the late 19th century and spread east. It became popular in Florida by the 1920s where its use continued into the 1940s. Utilized in both residential and commercial buildings alike, the most recognizable characteristic of the Mission style is the curved and/or stepped parapet or dormers with coping. The Mission-shaped parapet tends to be centrally located on the facade with a symmetrical building form. Hipped and gable roofs with wide eaves are typical on Mission buildings, while flat roofs are usually evident on the Spanish Eclectic and Mediterranean Revival architectural styles. Eaves are generally open and frequently bracketed. Quatrefoil windows, arcades and rounded arched doors are common elements of the style. Pent, visor, or cantilevered roofs surfaced in barrel tile with eave brackets are common.

A single example of Mission style building was recorded in the survey area. Built in 1927, the residence at 3215 W. Maritana Drive (8PI01289; Figure 23) exhibits the character defining shaped parapet, pent roofs and gable roofs clad in barrel tile, and the arcaded windows separated by engaged columns indicative of the style.



Figure 23. Example of a Mission style house at 3215 W. Maritana Drive (8PI01289), within the survey area.

5.2.8 PRAIRIE

The Prairie style, also referred to as the American Foursquare in its more simplified, vernacular version, reached the height of its popularity between 1900 and the 1920s. Marketed widely across the country by mail-order companies, the Prairie and American Foursquare home offered the most space for less money. The form maximized interior space by utilizing a four-over-four floor plan resulting in a squared, boxy form. These homes are generally two- to two-and-one-half stories with low-pitched hipped roofs and central dormers. Fenestration is typically symmetrical with the main entry centrally located within a raised porch under a hip roof supported by wide columns.

Only one example of the Prairie style was identified in the survey area. The residence at 3616 Casablanca Avenue (8PI16146; Figure 24), built in 1947, is a late example of the style. However, this residence retains its original rectangular form and identifiable features including the hip roof with widely overhanging boxed eaves and an entrance portico.



Figure 24. Example of the Prairie style residence at 3616 Casablanca Avenue (8PI16146).

5.2.9 RANCH

In *A Field Guide to American Houses*, author Virginia McAlester describes Ranch houses as:

Broad one-story shape; usually built low to ground; low-pitched roof without dormers; commonly with moderate-to-wide roof overhang; front entry usually located off-center and sheltered under main roof of house; garage typically attached to main façade (faces front, side, or rear); a large picture window generally present; asymmetrical façade (McAlester 2014:597).

She further identifies four subtypes based on roof forms (hipped, cross-hipped, side-gabled, and cross-gabled), while noting that each of these may be found in the two-story variant, the Split-Level. Alternatively, *The Ranch House in Georgia: Guidelines for Evaluation* identifies Ranch subtypes based on form or plan: compact, linear, linear-with-clusters, courtyard, half-courtyard, bungalow, rambling, and alphabet (which in plan resemble a letter of the alphabet, such as a T; Sullivan et al. 2010).

Ranch houses started to appear in the 1930s and peaked in popularity between 1950 and 1970. While compact houses had been preferred for smaller, urban lots, the increased mobility provided by the automobile allowed more houses to be built on larger suburban lots or rural parcels. The Ranch style house, with its wide expanse and attached garage, was promoted in magazines and pattern books as being ideally suited to a casual, postwar family lifestyle. Decorative elements include picture windows, wrought

iron porch supports or railings, a horizontal emphasis, an incorporated garage, and Colonial derived detailing.²

The Ranch style represents the highest percentage of buildings recorded in the project area, accounting for 203 at approximately 60 percent. The earlier Ranch style houses identified in this survey were predominantly examples of the compact subtype with side-gabled roofs. These designs often featured modest Colonial style detailing with fixed shutters and multi-light windows transitioning from the Minimal Traditional style. Later examples of the Ranch style within the survey area leaned toward the linear and linear-with-clusters forms with hipped or side-gabled roofs. While some still exhibited Colonial style elements, the mid-to-later period examples often incorporated mid-century decorative features like the use of breeze block, wrought iron porch supports, and projecting side gable roofs. Later examples also were prone to include a front-facing carport or garage incorporated into the main structure, while earlier Ranches had smaller front-facing or separate parking for cars. The residence at 271 44th Avenue (8PI16314; Figure 25) is an example of the style from 1954 with a low-pitched intersecting gable roof, horizontal massing, patterned block decoration at the entrance and flanking the windows, lally posts supporting the entry porch, and an incorporated carport at the rear. A 1958 example of the style at 327 42nd Avenue (8PI16258; Figure 26) exhibits the same horizontal massing with a low-pitched hip roof and a mix of Colonial and modern detailing including a wrought iron porch support with a starburst design, an original slab door, a picture window, fixed shutters, and an integrated garage.



Figure 25. Example of a Ranch style residence at 271 44th Avenue (8PI16314) within the survey area.

² McAlester, 597.





Figure 26. Example of a Ranch style residence at 327 42nd Avenue (8PI16258) within the survey area.

5.2.10 TUDOR REVIVAL

Unlike the original Tudor designs, derived from English architecture in the 16th and 17th centuries, Tudor Revival, found across America in the 1920s and 1930s, gained prominence in middle class suburbs as a smaller, more subdued version of its predecessor. The main characteristics of the Tudor Revival residence are the steeply-pitched intersecting gable roof, decorative half-timber and stucco wall treatment, rounded arch doors, and long rows of casement windows. Large external chimneys are frequently found on Tudor Revival homes, sometimes prominently placed on the facade adjacent to the main entry.

This style is most commonly found on residential buildings rather than commercial. One Tudor Revival example was surveyed during the course of this project. Although it has been heavily altered, the 1936 house at 3206 E Maritana Drive (8PI01288; Figure 27) exhibits the steeply-pitched intersecting gable roofs and form of the Tudor Revival.



Figure 27. Example of a Tudor Revival style residence at 3206 E Maritana Drive (8PI01288) within the survey area.

5.2.11 VERNACULAR

Vernacular structures do not reflect a particular style, and tend to be simple, plain, and built from locally available materials. “Vernacular” refers to the architecture frequently built by a group of people in a particular time and place. Vernacular buildings are constructed to meet a particular need, using available materials, and typically reflecting the traditional architecture of the local population. The builder of a vernacular structure may not be a trained architect but is familiar with the building stock of the area. The builder’s choice of materials, plan, and techniques may reflect or be influenced by the climate; for example, vernacular houses in Florida often rest on piers and incorporate concrete and stucco.

Two different vernacular styles were found on buildings recorded in the Don Cesar Place and Belle Vista Neighborhoods survey area:

- > Frame Vernacular refers to wood-framed buildings that cannot be assigned to any other style. These buildings are typically simple and utilitarian, and may have residential, commercial, industrial, or civic uses (Figure 28).
- > Masonry Vernacular refers to masonry construction (brick, tile, stucco, and concrete block) buildings that cannot be assigned to any other style. These buildings are typically simple and utilitarian, and may have residential, commercial, industrial, or civic uses (Figure 29).

Second only to the Ranch style in the survey area, 54 buildings, or 16 percent of the buildings were Masonry Vernacular, while only five could be classified as Frame Vernacular. Within the project area, the Frame Vernacular buildings were single-family residences built between 1935 and 1948. Most were heavily modified with the application of vinyl or aluminum siding and replacement windows as well as room and/or



carport additions. The Masonry Vernacular buildings were primarily single-family residences, although a few duplexes fell into this classification. The existing Masonry Vernacular buildings within the survey area were generally built between the 1940s and the early 1960s with only two predating 1940. Primarily of concrete block construction, some were surfaced in stucco with all of them lacking the architectural detailing necessary to be classified as a style. Some were originally Ranch style houses, but were stripped of their Ranch style detailing, or received additions to the point that the original style was no longer identifiable.



Figure 28. Example of a Frame Vernacular building at 145 43rd Avenue (8PI16273) within the survey area.



Figure 29. Example of a Masonry Vernacular building at 3613 Gulf Boulevard (8PI16143) within the survey area.



6 Results and Conclusions

6.1 Conclusions

The report concludes with a brief discussion of notable resources within the survey boundaries and recommendations for future preservation efforts.

6.1.1 NATIONAL REGISTER OF HISTORIC PLACES

One of the primary purposes for this survey was to identify properties or districts that may be eligible for nomination to the NRHP. The NRHP is a federal program with well-established criteria for evaluating the significance of buildings, sites, structures, objects, and districts. These criteria were used in determining the possible significance for the resources in St. Pete Beach. While the NRHP is the “official” list of significant properties in the United States, it does not indicate protection or control over properties that are listed, unless federal funds, actions, or permitting is used or required. Properties may be nominated to the NRHP in one of two categories: as an individual property or as a historic district which has a concentration of significant resources within a contiguous boundary. As a result of this survey, two individual properties were identified as potentially eligible. Alterations and/or a lack of historical significance prevented additional buildings from being identified as individually eligible.

For this survey, the project area was selected by the City based on subdivision and neighborhood boundaries within the constraints of limited funding. As a result, only the Don Cesar Place neighborhood was completely surveyed. In completing the FMSF forms, each building was evaluated in the field as contributing or noncontributing as if there was a district present. The contributing buildings were present during the period of significance, possesses integrity, and relate to the significance of the property. However, contributing buildings generally do not reach the level of individual significance; it is only as a greater, concentrated, cohesive whole that they find significance as a district. Noncontributing resources are typically historic buildings which are altered to the point they have lost integrity or have a construction date outside of the area’s period of significance. After the fieldwork, the locations of the potentially contributing buildings were mapped to determine if a district could be formed.



6.1.2 POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES

Only two properties identified as potentially eligible during this survey would be considered individually eligible (Table 7). A brief description and assessment of the resources follow.

Table 7. Potentially Eligible Individual Resources

FMSF	Name/Address	Year Built	Style	NRHP Eligibility
8PI01272	3401 Casablanca Avenue	1928	Mediterranean Revival	Potentially Eligible
8PI16231	302 41 st Avenue	1973	Mid-Century Modern: Contemporary	Potentially Eligible

6.1.2.1 3401 Casablanca Avenue (8PI01272)

The Mediterranean Revival style residence located at 3401 Casablanca Avenue (8PI01272; Figure 30 and Figure 31) was built in 1928 as part of the development of the Don Cesar Place subdivision centered around the hotel. It was part of a plan of residential buildings to surround the hotel, which was completed in 1928.

This house remains an excellent example of the Mediterranean Revival style with its combination of a hipped roof clad with barrel tile and flat roofs with raised parapets, exterior stucco, and arched wood door. Additional decorative accents include rolled ridges on the roof and an elaborated chimney top with a small, tiled roof. A porch with a shed roof has been added to the rear. A matching garage is northeast of the residence.

Commonly known as the Mediterranean Revival style, it typically features flat roofs with raised parapets or low-pitched roofs covered with barrel tile, arched windows and doorways, and a stuccoed exterior surface. Decorative accents incorporate barrel tile, patterned tiles, and elaborate entrances with pilasters, spiral columns, or stonework. Focal windows which are often casement, decorative window grilles, brick or tile vents, and balconies accent high style examples.

Although not associated with any historically significant persons, and therefore not eligible for listing in the NRHP under Criteria B, this residence does appear to be significant under Criterion A for its association with significant events in the the development of Don Cesar Place and the Don Cesar Hotel. Additionally, it appears NRHP eligible under Criterion C (Design/Construction) as an example of Mediterranean Revival architecture. Located directly across the street from the Don Cesar Hotel, this house is in its original location and retains a large degree of original material and workmanship as well as the feeling of a 1920s house in a waterfront setting. Therefore, 3401 Casablanca Avenue (8PI01272) should be considered eligible for listing in the NRHP.





Figure 30. 3401 Casablanca Avenue (8PI01272), west elevation, looking east.

Don Cesar Place and Belle Vista Neighborhoods Historic Survey

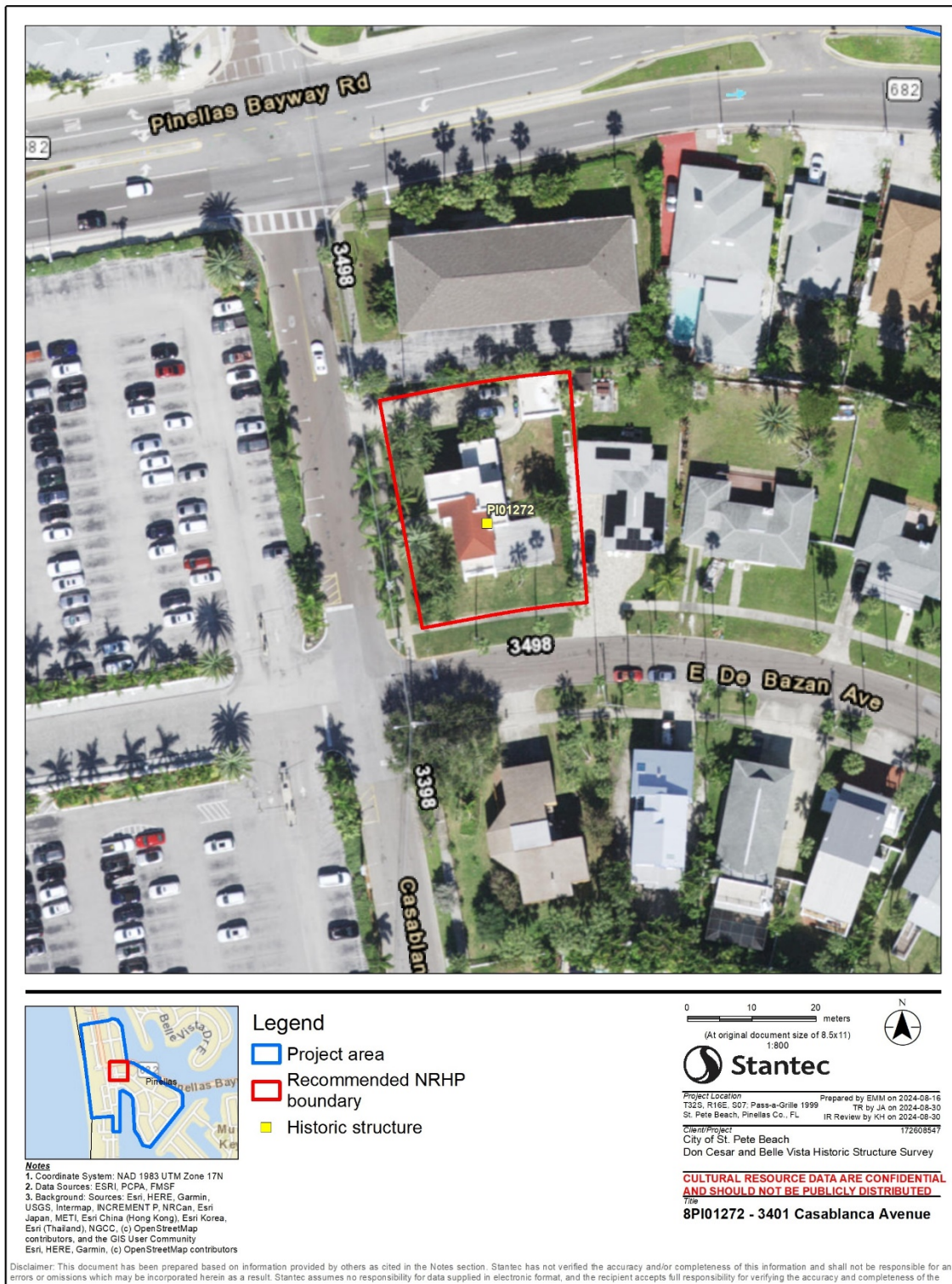


Figure 31. Site map of 8PI01272, 3401 Casablanca Avenue, showing recommended NRHP boundary



6.1.2.2 302 41st Avenue (8PI16231)

The residence at 302 41st Avenue (8PI16231; Figure 32 and Figure 33) was built in 1973 and remains an excellent example of mid-twentieth-century flat roof variant Contemporary style house. Key characteristics of this type are the layered flat roofs, widely overhanging eaves with exposed beams, and angular, asymmetrical plan with a projecting garage wing. The smooth stucco wall surfaces accented by natural wood is a notable feature. The horizontal feeling created by the flat roof is accentuated by the repeated use of low horizontal privacy walls wrapping around the exterior of the house, which provide the image of uninterrupted wall surfaces on the façade. The widely overhanging eaves provide sun protection shading the extensive use of sliding glass doors to access patio areas set behind the privacy walls. The resulting impression is of small, horizontal openings just below the roofline, although in reality the building has a number of sliding glass doors instead of windows. The design emphasizes the continuity of exterior and interior spaces and incorporates a recessed entry. This house represents a confluence of modern influences adapting the International and Modernistic styles to the Florida climate.

The house at 302 41st Avenue (8PI16231) is not associated with significant events or people indicating that it is not eligible for listing in the NRHP under Criterion A (Event) or B (People). The building is eligible under Criterion C (Design/Construction) as a fine example of a Contemporary style house. This house is in its original location and retains a large degree of original material and workmanship as well as a feeling of a mid-century house. Therefore, the residence at 302 41st Avenue (8PI16231) should be considered eligible for listing in the NRHP.



Figure 32. 302 41st Avenue (8PI16231), south elevation, looking north.

Don Cesar Place and Belle Vista Neighborhoods Historic Survey



Figure 33. Site map of 8P16231, 302 41st Avenue, showing recommended NRHP boundary



6.1.3 POTENTIALLY ELIGIBLE DISTRICTS

6.1.3.1 Don Cesar Place

The Don Cesar Place subdivision was platted by owner Thomas Rowe in 1925. As the developer of the Don Cesar Hotel, Rowe intended for the property to be a residential development of cottages surrounding his resort. However, the hotel was not completed until 1928 after the bottom fell out of the real estate boom of the 1920s. As a result, only a few houses were constructed in the subdivision until after World War II. The neighborhood rapidly filled with new Minimal Traditional, Ranch and Contemporary style houses during the 1940s, 1950s, and 1960s. As a result, there appears to be a cohesive cluster of primarily mid-century architecture with a scattering of earlier primarily Mediterranean Revival style houses (Figure 34). In more recent years, a number of houses along the waterways surrounding the development and along the beach have been demolished and replaced with newer construction. As a result, the potential boundaries of the district should exclude these areas (Figure 35). Of the 156 buildings that Stantec surveyed in Don Cesar Place, 119 would be considered contributing, while 37 historic buildings would be noncontributing. The noncontributing count does not include resources that are not historic.



Figure 34. 1975 aerial showing Don Cesar Place neighborhood (Pinellas County Enterprise GIS 1975).



Don Cesar Place and Belle Vista Neighborhoods Historic Survey



Figure 35. Map of Don Cesar Place Historic District potential boundary.



6.1.3.2 Belle Vista

Like Don Cesar Place, the original plat for the First Addition to Belle Vista Beach dates to the 1920s. Although filed in 1924, few buildings were actually built in the neighborhood before the end of the Florida Land Boom and onset of the Great Depression. However, after World War II, when servicemen who trained in Florida during the war returned with the families after, the small lots in the original Belle Vista subdivision filled with Minimal Traditional houses and small early Ranch style homes. As the original plat filled, subsequent plats in the survey area were filed in 1948, 1955, and 1957. Dredging and the creation of finger islands further increased the developable land and the neighborhood grew into the 1960s. This survey encompassed only a portion of the neighborhood with earlier and ongoing surveys conducted by the University of Florida covering the south end of the neighborhood. With limited information available concerning the results of those surveys and a large portion of the neighborhood lacking a survey, it preliminarily appears that a cohesive district could be formed in this neighborhood based on the results of Stantec's survey although the boundaries are undetermined. Of the 180 buildings that Stantec surveyed in Belle Vista, 150 would be considered contributing, while 30 historic buildings would be noncontributing. The noncontributing count does not include resources that are not historic. The area has a largely intact cluster of Minimal Traditional and Ranch style homes (Figure 36), but further survey is needed to define the boundaries of a possible district (Figure 37).



Figure 36. 1975 aerial showing Belle Vista neighborhood (Pinellas County Enterprise GIS 1975).

Don Cesar Place and Belle Vista Neighborhoods Historic Survey



Figure 37. Map of Belle Vista Historic District potential boundary



7 Recommendations

7.1 Best Practices for the Treatment of Historic Resources

There are a number of potential programs and activities which support the preservation of historic resources. St. Pete Beach already has an approved ordinance establishing the Historic Preservation Board, a local register, and a certificate of appropriateness process to review alterations. Continue this protection and expand upon it by following up on eligibility recommendations in prior surveys. Although Pinellas County has adopted an ad valorem tax exemption for the rehabilitation of historic properties to encourage the preservation and reuse of designated buildings, the City of St. Pete Beach has not. Implementation of this program could provide financial incentives for appropriate rehabilitation of historic resources. An education campaign regarding this benefit as well as sharing information on the Secretary of the Interior's Standards for the Treatment of Historic Properties could encourage the retention of more historic buildings as well as improve their integrity.

In addition to buildings, notable structures, sites, and objects, including historic signage, should be identified for preservation. An inventory and ordinance to allow for the preservation and maintenance of historic signs (which often do not meet current codes) could provide an avenue for preservation. The City of St. Petersburg, which is another Certified Local Government program, has passed such legislation which has been helpful in identifying historic signs and allowing a means for its retention.

The City of St. Pete Beach has provided for variances to designated historic buildings in terms of relief from certain building code regulations and floodplain management regulations. Further zoning measures can also be undertaken to encourage adaptive use by allowing additional uses for specific types of buildings or limiting the required parking for certain uses.

Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them. By old buildings, I mean not museum-piece old buildings . . . but also a good lot of plain, ordinary, low-value old buildings, including some rundown old buildings. ... Old ideas can sometimes use new buildings. New ideas must use old buildings.

—Jane Jacobs, *The Death and Life of Great American Cities* (Jacobs 2011)

These words written more than half a century ago, proclaiming the value of old buildings are supported by a growing body of research documenting the economic and social benefits of historic preservation. The National Trust of Historic Preservation's 2014 study *Older, Smaller, Better: Measuring How the Character of Buildings and Blocks Influences Urban Vitality* looked at three American cities with strong urban real estate markets – Seattle, San Francisco, and Washington, D.C.—and found that:

- > Older, mixed-use neighborhoods are more walkable;
- > The residents in areas with a mix of buildings of different ages and sizes have a lower median age and come from more diverse backgrounds than in areas where buildings are mostly new and large;
- > Older business districts provide affordable, flexible space for entrepreneurs from all backgrounds;



- > There is a positive correlation between a higher concentration of creative jobs and older, smaller-scaled buildings and blocks; and
- > These areas also support higher levels of small businesses and non-chain business, keeping local dollars in the local economy (National Trust for Historic Preservation 2014).

Adaptive use simply refers to altering an existing building for a new purpose. For example, small “Mom and Pop” motels or clusters of small residences could be converted to provide office space to small start-up businesses or gallery or studio space for artists. It is a strategy that has been employed successfully in numerous cities.

7.2 National Register of Historic Places

Although well-known as the nation’s official listing of significant historic properties, inclusion in the National Register of Historic Places provides protection only in the case of a federally funded or permitted project through the Section 106 Process of the National Historic Preservation Act. In terms of historic resources, this will most often apply to commercial buildings and residences along major roads owned by the Florida Department of Transportation (FDOT). Although most buildings will likely never be subject to this review, NRHP designation will provide an additional layer of review in case of federally funded or permitted projects. Additionally, NRHP-listed resources owned by municipalities or non-profit entities are eligible for historic preservation grant funds for planning and rehabilitation.

Only two properties identified as potentially eligible during this survey would be considered individually NRHP eligible: the residence at 3401 Casablanca Avenue (8PI01272) and the house at 302 41st Avenue (8PI16231). Despite a rear patio addition, 3401 Casablanca Avenue is notable for its architecture, scale, and age under Criterion C (Design/Construction) and association with the development of the neighborhood around the Don Cesar under Criterion A (Events). The notable mid-century design of the house at 302 41st Avenue, warrants further investigation into prior ownership and architect involvement for Criterion B (Person), and the architecture warrants consideration under Criterion C. Both the Don Cesar Place and Belle Vista neighborhoods appear to contain a cluster of intact mid-century designs. Coordination with DHR should be conducted to determine potential boundaries for Don Cesar Place and further survey is needed to complete the Belle Vista neighborhood.

7.3 Designation of Local Landmarks

The most effective legal tool available for the protection of historic resources is the local historic preservation ordinance. Generally, once designated, the St. Pete Beach Historic Preservation Commission can exercise some authority in the review of alterations or demolition of historic buildings through the Certificate of Appropriateness and permitting processes. Although this may not prevent alterations or demolition, this additional review may provide the opportunity for project changes to improve compatibility or for documentation prior to demolition.

The residence at 3401 Casablanca Avenue (8PI01272) is already a local landmark, but additional research should be completed towards designation of the house at 302 41st Avenue (8PI16231) as a City of St. Pete Beach Local Landmark. Additional research and public coordination should also be conducted to determine if the owners within Don Cesar Place or Belle Vista would be interested in locally designating their



neighborhoods. This action could afford additional protection to these significant historic resources under the City's historic preservation ordinance.

7.4 Continue Survey and Identification Efforts

Survey and identification efforts should be continued in the City. Financial constraints of this grant limited the extent of the project area for buildings surveyed, but additional areas in the city are historic and warrant survey. Further survey of the Corey Avenue area and possible designation of a historic district could help preserve the downtown of this beachside community. Additional efforts should focus on Gulf Boulevard in order to document the remaining significant mid-century and roadside history of the community. As largely commercial buildings along that corridor, any significant resources can take advantage of the Federal Tax Credit for a substantial rehabilitation if they pursue NRHP listing. The City has a rich legacy of motels and roadside resources as most of the development along the beaches occurred during the post World War II period with the majority of developable land in use by the 1970s. Many of these buildings remain and provide a unique sense of place for the city. Documenting and highlighting this history could be used to draw heritage tourists and those interested in taking the "road less traveled" apart from the interstates.

7.5 Heritage Education – Tour Brochures and Markers

St. Pete Beach should consider developing a heritage education program for both adults and children. This could be a cooperative program between the Pinellas County and organizations such as the Gulf Beaches Historical Museum, the library system, and the school board. Each community has special places from the natural and built environments which document how those before us lived, and struggled, and influence who we have become. Through heritage education people can learn to value the significance of the historic places and artifacts remaining in their community and become responsible stewards for their environment. Interactive methods such as walking or driving tours, interpretive markers, museum activities, and restoration projects involve students and citizens in physically learning about their heritage.

Regarding this project, the City could create a series of tour brochures or interpretive markers documenting the history of the development of the subdivision especially around the Don Cesar Hotel. The centrally located Lazarillo Park in the southern portion could serve as the perfect location for a marker detailing the development of the neighborhood as well as the developmental history of the islands in general. Such materials could provide educational opportunities as well as creating a sense of place and pride in the community. Including photos and information for resources which were important to the community but have been lost can help to return the sense of place to an area by relating its history. This kind of project could be funded through historic preservation grants.



8 Sources Consulted

Archaeological Consultants, Inc. (ACI)

1998 "Clearwater Historic Preservation Survey and Planning Project: The Clearwater Central Business District and the Old Clearwater Bay Neighborhood." On File, Florida Division of Historical Resources, Tallahassee, Florida.

Arsenault, Raymond

1996 *St. Petersburg and the Florida Dream: 1888-1950*. University Press of Florida, Gainesville, Florida.

Austin, Robert T. and Jeffrey M. Mitchem

2014 Chronology, Site Formation, and the Woodland-Mississippian Transition at Bayshore Homes, Florida. *Southeastern Archaeology* 33(1):68-86.

Basse, Craig

2002 "Leland U. Johnson, motel owner, former Mayor." *St. Petersburg Times*. March 27.

Baker, John Milnes

1994 *American House Styles: A Concise Guide*, W.W. Norton & Company, New York.

Blumenson, John J.G.

1981 *Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945*. 2nd Edition. W.W. Norton & Company, New York.

Carley, Rachel

1994 *The Visual Dictionary of American Domestic Architecture*. Henry Holt and Company, New York.

City of St. Pete Beach

2006 "Division 28-Historic Preservation." Municode Library, available online, https://library.municode.com/fl/st._pete_beach/codes/land_development_code?nodeId=CO_DIV28HIPR).

Clearwater Sun

1984 "Sleepy City Went...Kaboom!" May 11. Heritage Village. Clearwater Public Library System.

Cook, Gladys and Carl Shiver

1989 "Pass-a-Grille Historic District." National Register of Historic Places Registration Form. On File, Florida Division of Historical Resources, Tallahassee, Florida.

Covington, James W.

1957 *The Story of Southwestern Florida, Volume 1*. Lewis Historical Publishing Company, Inc., New York.

1982 *The Billy Bowlegs War 1855-1858: The Final Stand of the Seminoles Against the Whites*. The Mickler House Publishers, Chuluota.

Davis, T. Frederick

1939 The Disston Land Purchase. *Florida Historical Quarterly* 17(3):200-210.



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

Dunn, Hampton

1973 *Yesterday's Clearwater*. E.A. Seemann Publishing, Inc., Miami, Florida.

Florida Department of Environmental Protection, State of Florida (FDEP)

n.d. Field Notes. Volumes 129 and 198. Available online, FDEP,
<https://prodenv.dep.state.fl.us/DslBtlds/public/piSearchDocumentLoad>.

n.d. Tract Book. Volume 14. Available online, FDEP,
<https://prodenv.dep.state.fl.us/DslBtlds/public/piSearchDocumentLoad>.

1845 Plat, Township 32 South, Range 16 East. Available online, FDEP,
<https://prodenv.dep.state.fl.us/DslBtlds/public/piSearchDocumentLoad>.

1848 Plat. Township 32 South, Range 16 East. Available online, FDEP,
<https://prodenv.dep.state.fl.us/DslBtlds/public/piSearchDocumentLoad>.

1875 Plat. Township 32 South, Range 16 East. Available online, FDEP,
<https://prodenv.dep.state.fl.us/DslBtlds/public/piSearchDocumentLoad>.

1915 Plat. Township 32 South, Range 16 East. Available online, FDEP,
<https://prodenv.dep.state.fl.us/DslBtlds/public/piSearchDocumentLoad>.

1918 Plat. Township 32 South, Range 16 East. Available online, FDEP,
<https://prodenv.dep.state.fl.us/DslBtlds/public/piSearchDocumentLoad>.

Gannon, Michael

2003 *Florida: A Short History*. University Press of Florida, Gainesville.

Grismer, Karl H.

1924 *History of St. Petersburg*. Tourist News Publishing Company. St. Petersburg, Florida.

1948 *The Story of St. Petersburg*. P.K. Smith & Company, and St. Petersburg Printing Company. St. Petersburg, Florida.

Hatton, Hap

1987 *Tropical Splendor: An Architectural History of Florida*. Alfred A. Knopf Publishers, New York.

Hillsborough County Clerk of Circuit Court (HCCCC)

1911 North Pass-a-Grille. Plat Book 2, Page 95.

Hinder, Kimberly

2014 "St. Petersburg to Sarasota Florida." Tour. Society for Commercial Archaeology, Fun in the Sunshine City conference April 2014. Available online, <https://sca-roadside.org/tour-guide-st-petersburg-to-sarasota-florida/>.

Historic Preservation Division

n.d. House Types in Georgia. Georgia Department of Natural Resources, Historic Preservation Division. Available online, <http://georgiashpo.org/sites/uploads/hpd/pdf/housetypes.pdf>.

Hurley, Frank K. Jr.

1977 *Surf, Sand, & Post Card Sunsets: A History of Pass-a-Grille and the Gulf Beaches*. Printed by the author, St. Pete Beach.

Jackson, Roy

2004 *Historic Highway Bridges of Florida*, (Tallahassee, Florida: Florida Department of Transportation, Environmental Management Office, 2004), 38.



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

Jacobs, Jane

2011 *The Death and Life of Great American Cities*. 50th Anniversary Edition. Modern Library, New York, New York.

Jakle, John A., Robert W. Bastain, and Douglas K. Meyer.

1989 *Common Houses in America's Small Towns: The Atlantic Seaboard to the Mississippi Valley*. The University of Georgia Press, Athens.

Knetsch, Joe

1998 Hamilton Disston and the Development of Florida. *Sunland Tribune* XXIV:5-22.

Luer, George M. and Marion M. Almy

1982 Definition of the Manasota Culture. *Florida Anthropologist* 35(1):35-58.

Mahon, John K.

1967 *History of the Second Seminole War 1835-1842*. University Press of Florida, Gainesville, Florida.

McAlester, Virginia Savage

2014 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

Milanich, Jerald T.

1994 *Archaeology of Precolumbian Florida*. University Press of Florida, Gainesville.

Nash, Eric P., and Randall C. Robinson Jr.

2004 *MiMo: Miami Modern Revealed*. Chronicle Books, San Francisco, California.

National Park Service (NPS)

1991 *National Register Bulletin 16A: How to Complete the National Register Registration Form*. U.S. Department of the Interior, National Register Branch. U.S. Government Printing Office, Washington DC.

1997 *How to Apply the National Register Criteria for Evaluation*. *National Register Bulletin 15* (Revised). U.S. Department of the Interior, National Park Service, Washington, D.C.

2018 *Additional Guidance Addendum to the National Register Bulletin How to Complete the National Register Registration Form: Contributing Buildings Outside the Period of Significance for a Listed Property*. U.S. Department of the Interior, National Park Service, Washington, D.C.

National Trust for Historic Preservation

2014 *Older, Smaller, Better: Measuring How the Character of Buildings and Blocks Influences Urban Vitality*. National Trust for Historic Preservation, Washington, D.C.

Pinellas County

2024 Tocobaga Temple Mound. Electronic document, <https://pinellas.gov/tocobaga-temple-mound/>, accessed August 2024.

Pinellas County Enterprise GIS

Var. yrs. Aerials. 1926, 1942, 1943, 1951, 1957, 1965, 1968, 1975.

Pinellas County Planning Department

1995 *Pinellas County Historical Background*. Manuscript on file, Pinellas County Planning Department.

2008 *Pinellas County Historical Background, Third Edition*. Prepared by the Pinellas County Planning Department. Prepared for Pinellas County Board of County Commissioners. Electronic document, http://www.pinellascounty.org/Plan/pdf_files/PCHB.pdf. Accessed, October 6, 2017.



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

Polk, R.L.

Var. Yrs. *Polk's St. Petersburg City Directory*. 1924, 1927. R.L. Polk & Company, Jacksonville, Florida.

Purdum, Elizabeth D., ed.

1994 *Florida County Atlas and Municipal Fact Book*. Florida State University, Tallahassee, Florida.

Reed, Ralph

1926 "The Keys on the Gulf Come Into Their Own." *Tourist News*. January 9. On file, St. Petersburg Museum of History.

Sanders, Michael L.

1980 "The Great Freeze of 1894-95 in Pinellas County." *Tampa Bay History* 1:5-14.

1983 *Clearwater: A Pictorial History*. The Donning Co., Publishers, Norfolk, Virginia.

Smith, Barbara Baker

n.d. "The McPhersons: Pioneers and Visionaries." On file, Gulf Beaches Museum.

St. Petersburg Museum of History

Var.yrs. Archives and Photographic Collection.

St. Petersburg Times (St. Petersburg, Florida)

1906 "Heavy Real Estate Deal: Old Company Goes Out of Business." December 15.

1914 "Plan Proposed by County Board of Trade Will Give County Splendid Road System." November 1.

1925 "Bids on Bridge Are Due Monday." February 19.

1938 "Open Today..." Advertisement. May 8.

1938 "Prefabricated Houses Play Big Part in Bella Vista Beach Building Boom." July 24.

1987a "Letting the Memories Flow." Patti Bridges. October 26.

State Archives of Florida, Florida Memory

[1940] "Aerial Photograph of the Don Cesar Hotel- Saint Petersburg Beach, Florida." Photograph. Available online <https://www.floridamemory.com/items/show/153108>.

Straub, W.L.

1929 *History of Pinellas County Florida*. The Record Company Printers, St. Augustine, Florida.

Sullivan, Patrick, Mary Beth Reed, and Tracy Fedor

2010 *The Ranch House in Georgia: Guidelines for Evaluation*. Prepared for Georgia Transmission Corporation, Tucker. Prepared by New South Associates, Stone Mountain, Georgia.

Tebeau, Charlton W.

1965 *Florida From Indian Trail to Space Age*. Southern Publishing Company, Delray Beach, Florida.

1971 *A History of Florida*. University of Miami Press, Coral Gables.

Town of Bella Vista Beach

1956 "Town of Belle Vista Beach, Florida." On file, Gulf Beaches Museum.

Town of Don Cesar Place

[1950] "Town of Don Cesar Place." On file, Gulf Beaches Museum.



Don Cesar Place and Belle Vista Neighborhoods Historic Survey

University of South Florida

2024 Native Americans—Florida—St. Petersburg—Introduction. Electronic document, <https://lib.stpetersburg.usf.edu/c.php?g=1029907&p=7583417#:~:text=Indigenous%20people%20from%20the%20Late,800%2F1000%20AD%2FCE.,> accessed August 2024.

Weaver, Paul L. III, Historic Property Associates, Inc., and Pappas Associates, Inc.

n.d. "Model Guidelines for Design Review: A Guide for Developing Standards for Historic Rehabilitation in Florida Communities," On file, Florida Division of Historic Resources, Tallahassee.

Whiffen, Marcus

1993 *American Architecture Since 1780*. The MIT Press, Cambridge, MA.

Woman's Club

1917 *A History of Clearwater, Florida*. Manuscript on file, Clearwater Public Library.

Yoder, Sally G.

2014 "Bridging the Divides of Pinellas County." *Island Reporter*, May.

Young, June Hurley

1984 *Florida's Pinellas Peninsula*. Sponsored by the Pinellas Historical Society. Byron Kennedy & Co., St. Petersburg.



APPENDIX A: FMSF SURVEY LOG SHEET

Appendix A FMSF Survey Log Sheet



APPENDIX B: LIST OF SURVEYED RESOURCES

Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
Don Cesar Place					
1	PI01272	3401 Casablanca Ave.	1928	Mediterranean Revival	Potentially Eligible/Contributing
2	PI01279/ PI03362	Don Vista Building/3300 Gulf Blvd.	1925	Mediterranean Revival	Determined NRHP Eligible by SHPO/Contributing
3	PI01282	Bew House/3210 Gulf Blvd.	1938	Masonry Vernacular	Ineligible/Contributing
4	PI01284	3606 Gulf Blvd.	1936	Masonry Vernacular	Ineligible/Contributing
5	PI01288	3206 E Maritana Dr	1936	Tudor Revival	Ineligible/Noncontributing
6	PI01289	3215 W Maritana St	1927	Mission	Ineligible/Contributing
7	PI01290	3310 E Maritana St	1925	Bungalow	Ineligible/Noncontributing
8	PI12682	3204 Gulf Boulevard	1936	Minimal Traditional	Ineligible/Noncontributing
9	PI13883	3400 E Maritana Dr	1953	Mid-Century Modern	Ineligible/Noncontributing
10	PI14796	3305 E. De Bazan Ave	1948	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
11	PI16039	3204 E Maritana Dr	1972	Ranch	Ineligible/Contributing
12	PI16040	3208 E Maritana Dr	1960	Mid-Century Modern: Contemporary	Ineligible/Noncontributing
13	PI16041	3210 E Maritana Dr	1955	Mid-Century Modern: Contemporary	Ineligible/Noncontributing
14	PI16042	3214 E Maritana Dr	1956	Mid-Century Modern: Contemporary	Ineligible/Noncontributing
15	PI16043	3304 E Maritana Dr	1949	Masonry Vernacular	Ineligible/Noncontributing
16	PI16044	3306 E Maritana Dr	1955	Masonry Vernacular	Ineligible/Noncontributing
17	PI16045	3312 E Maritana Dr	1951	Ranch	Ineligible/Contributing
18	PI16046	3314 E Maritana Dr	1948	Frame Vernacular	Ineligible/Contributing
19	PI16047	3350 E Maritana Dr	1950	Ranch	Ineligible/Contributing
20	PI16048	3402 E Maritana Dr	1962	Masonry Vernacular	Ineligible/Contributing
21	PI16049	3406 E Maritana Dr	1928	Mediterranean Revival	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
22	PI16050	3408 E Maritana Dr	1952	Ranch	Ineligible/Contributing
23	PI16051	3410 E Maritana Dr	1953	Ranch	Ineligible/Contributing
24	PI16052	3412 E Maritana Dr	1953	Masonry Vernacular	Ineligible/Contributing
25	PI16053	3414 E Maritana Dr	1948	Masonry Vernacular	Ineligible/Noncontributing
26	PI16054	3416 E Maritana Dr	1952	Ranch	Ineligible/Contributing
27	PI16055	3413 E De Bazan Ave	1953	Masonry Vernacular	Ineligible/Ineligible
28	PI16056	3411 E De Bazan Ave	1934	Ranch	Ineligible/Contributing
29	PI16057	3407 E De Bazan Ave	1939	Ranch	Ineligible/Contributing
30	PI16058	3414 E De Bazan Ave	1950	Ranch	Ineligible/Contributing
31	PI16059	3412 E De Bazan Ave	1948	Ranch	Ineligible/Contributing
32	PI16060	3410 E De Bazan Ave	1948	Masonry Vernacular	Ineligible/Noncontributing
33	PI16061	3408 E De Bazan Ave	1959	Ranch	Ineligible/Contributing
34	PI16062	3406 E De Bazan Ave	1959	Masonry Vernacular	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
35	PI16063	3402 E De Bazan Ave	1959	Masonry Vernacular	Ineligible/Noncontributing
36	PI16064	4 Alhambra St	1959	Masonry Vernacular	Ineligible/Noncontributing
37	PI16065	3317 E De Bazan Ave	1959	Mid-Century Modern: Contemporary	Ineligible/Contributing
38	PI16066	3315 E De Bazan Ave	1960	Ranch	Ineligible/Contributing
39	PI16067	3311 E De Bazan Ave	1950	Ranch	Ineligible/Contributing
40	PI16068	3307 E. De Bazan Ave	1951	Ranch	Ineligible/Contributing
41	PI16069	3303 E De Bazan Ave	1960	Ranch	Ineligible/Contributing
42	PI16070	3301 E De Bazan Ave	1957	Ranch	Ineligible/Contributing
43	PI16071	3225 E De Bazan Ave	1949	Ranch	Ineligible/Contributing
44	PI16072	3219 E De Bazan Ave	1949	Ranch	Ineligible/Contributing
45	PI16073	3217 E De Bazan Ave	1949	Ranch	Ineligible/Contributing
46	PI16074	3211 E De Bazan Ave	1949	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
47	PI16075	3207 E De Bazan Ave	1949	Ranch	Ineligible/Contributing
48	PI16076	3211 S De Bazan Ave	1950	Masonry Vernacular	Ineligible/Noncontributing
49	PI16077	3209 S De Bazan Ave	1951	Masonry Vernacular	Ineligible/Contributing
50	PI16078	3207 S De Bazan Ave	1950	Masonry Vernacular	Ineligible/Contributing
51	PI16079	3203 S De Bazan Ave	1960	Ranch	Ineligible/Contributing
52	PI16080	3201 S De Bazan Ave	1960	Ranch	Ineligible/Contributing
53	PI16081	3111 S De Bazan Ave	1952	Ranch	Ineligible/Contributing
54	PI16082	3105 S De Bazan Ave	1955	Mid-Century Modern: Contemporary	Ineligible/Contributing
55	PI16083	3103 S De Bazan Ave	1951	Masonry Vernacular	Ineligible/Noncontributing
56	PI16084	3101 S De Bazan Ave	1956	Mid-Century Modern: Contemporary	Ineligible/Contributing
57	PI16085	3102 W De Bazan Ave	1953	Mid-Century Modern: Contemporary	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
58	PI16086	3104 W De Bazan Ave	1955	Mid-Century Modern: Contemporary	Ineligible/Contributing
59	PI16087	3106 W De Bazan Ave	1955	Mid-Century Modern: Contemporary	Ineligible/Contributing
60	PI16088	3110 W De Bazan Ave	1951	Mid-Century Modern: Contemporary	Ineligible/Contributing
61	PI16089	3112 W De Bazan Ave	1950	Ranch	Ineligible/Contributing
62	PI16090	3114 W De Bazan Ave	1962	Masonry Vernacular	Ineligible/Noncontributing
63	PI16091	3116 W De Bazan Ave	1957	Masonry Vernacular	Ineligible/Noncontributing
64	PI16092	3190 W De Bazan Ave	1947	Masonry Vernacular	Ineligible/Noncontributing
65	PI16093	3200 W De Bazan Ave	1951	Ranch	Ineligible/Contributing
66	PI16094	3204 W De Bazan Ave	1951	Ranch	Ineligible/Noncontributing
67	PI16095	3206 W De Bazan Ave	1957	Masonry Vernacular	Ineligible/ Noncontributing
68	PI16096	3208 W De Bazan Ave	1957	Masonry Vernacular	Ineligible/Noncontributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
69	PI16097	3210 W De Bazan Ave	1955	Ranch	Ineligible/Contributing
70	PI16098	3214 W De Bazan Ave	1938	Ranch	Ineligible/Noncontributing
71	PI16099	3216 W De Bazan Ave	1954	Ranch	Ineligible/Contributing
72	PI16100	3222 W De Bazan Ave	1956	Ranch	Ineligible/Contributing
73	PI16101	1 Alhambra St	1969	Ranch	Ineligible/Contributing
74	PI16102	3211 W Maritana Dr	1961	Masonry Vernacular	Ineligible/ Contributing
75	PI16103	3209 W Maritana Dr	1962	Ranch	Ineligible/Contributing
76	PI16104	3207 W Maritana Dr	1961	Ranch	Ineligible/Contributing
77	PI16105	3203 W Maritana Dr	1954	Ranch	Ineligible/Contributing
78	PI16106	3121 W Maritana Dr	1952	Ranch	Ineligible/Contributing
79	PI16107	3119 W Maritana Dr	1949	Ranch	Ineligible/Contributing
80	PI16108	3115 W Maritana Dr	1948	Masonry Vernacular	Ineligible/Noncontributing
81	PI16109	3111 W Maritana Dr	1960	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
82	PI16110	3109 W Maritana Dr	1960	Ranch	Ineligible/Contributing
83	PI16111	3108 S Maritana Dr	1948	Ranch	Ineligible/Contributing
84	PI16112	3110 S Maritana Dr	1960	Ranch	Ineligible/Contributing
85	PI16113	3114 S Maritana Dr	1950	Masonry Vernacular	Ineligible/Noncontributing
86	PI16114	3118 S Maritana Dr	1956	Mansard	Ineligible/Contributing
87	PI16115	3190 S Maritana Dr	1969	Ranch	Ineligible/Contributing
88	PI16116	3200 S Maritana Dr	1958	Ranch	Ineligible/Contributing
89	PI16117	3204 S Maritana Dr	1960	Ranch	Ineligible/Contributing
90	PI16118	3516 El Centro St	1947	Ranch	Ineligible/Contributing
91	PI16119	3504 Gulf Blvd	1949	Ranch	Ineligible/Contributing
92	PI16120	3506 Gulf Blvd	1950	Ranch	Ineligible/Contributing
93	PI16121	3508 Gulf Blvd	1950	Minimal Traditional	Ineligible/Contributing
94	PI16122	3510 Gulf Blvd	1949	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
95	PI16123	3512 Gulf Blvd	1950	Ranch	Ineligible/Contributing
96	PI16124	3514 Gulf Blvd	1971	Mansard	Ineligible/Contributing
97	PI16125	3516 Gulf Blvd	1947	Ranch	Ineligible/Contributing
98	PI16126	3522 Gulf Blvd	1940	Masonry Vernacular	Ineligible/Noncontributing
99	PI16127	3600 Gulf Blvd	1949	Ranch	Ineligible/Contributing
100	PI16128	3606½ Gulf Blvd	1971	Mansard	Ineligible/Contributing
101	PI16129	3608 Gulf Blvd	1947	Minimal Traditional	Ineligible/Contributing
102	PI16130	3610 Gulf Blvd	1956	Ranch	Ineligible/Contributing
103	PI16131	3612 Gulf Blvd	1944	Ranch	Ineligible/Contributing
104	PI16132	3616 Gulf Blvd	1949	Mid-Century Modern: Contemporary	Ineligible/Contributing
105	PI16133	3612 El Centro St	1950	Mediterranean Revival	Ineligible/Noncontributing
106	PI16134	3610 El Centro St	1940	Mediterranean Revival	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
107	PI16135	3604 El Centro St	1950	Masonry Vernacular	Ineligible/Noncontributing
108	PI16136	3602 El Centro St	1956	Ranch	Ineligible/Contributing
109	PI16137	3518 El Centro St	1951	Ranch	Ineligible/Contributing
110	PI16138	3503 Gulf Blvd	1954	Masonry Vernacular	Ineligible/Noncontributing
111	PI16139	3505 Gulf Blvd	1946	Masonry Vernacular	Ineligible/Noncontributing
112	PI16140	3507 Gulf Blvd	1967	Ranch	Ineligible/Contributing
113	PI16141	3575 Gulf Blvd	1971	Mansard	Ineligible/Contributing
114	PI16142	3601 Gulf Blvd	1944	Ranch	Ineligible/Contributing
115	PI16143	3613 Gulf Blvd	1947	Masonry Vernacular	Ineligible/Noncontributing
116	PI16144	3675 Gulf Blvd	1966	Mid-Century Modern	Ineligible/Contributing
117	PI16145	3699 Gulf Blvd	1948	Masonry Vernacular	Ineligible/Noncontributing
118	PI16146	3616 Casablanca Ave	1947	Prairie	Ineligible/Contributing
119	PI16147	3610 Casablanca Ave	1949	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
120	PI16148	3606 Casablanca Ave	1948	Ranch	Ineligible/Contributing
121	PI16149	3602 Casablanca Ave	1961	Ranch	Ineligible/Contributing
122	PI16150	3600 Casablanca Ave	1952	Mid-Century Modern: Contemporary	Ineligible/Contributing
123	PI16151	3528 Casablanca Ave	1965	Ranch	Ineligible/Contributing
124	PI16152	3518 Casablanca Ave	1954	Mid-Century Modern: Contemporary	Ineligible/Contributing
125	PI16153	3516 Casablanca Ave	1960	Ranch	Ineligible/Contributing
126	PI16154	3514 Casablanca Ave	1960	Ranch	Ineligible/Contributing
127	PI16155	3512 Casablanca Ave	1952	Minimal Traditional	Ineligible/Contributing
128	PI16156	3510 Casablanca Ave	1954	Ranch	Ineligible/Contributing
129	PI16157	3508 Casablanca Ave	1953	Ranch	Ineligible/Noncontributing
130	PI16158	3506 Casablanca Ave	1953	Ranch	Ineligible/Contributing
131	PI16159	3502 Casablanca Ave	1950	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
132	PI16160	3500 Casablanca Ave	1951	Masonry Vernacular	Ineligible/Noncontributing
133	PI16161	3501 Casablanca Ave	1955	Mid-Century Modern: Contemporary	Ineligible/Contributing
134	PI16162	3503 Casablanca Ave	1954	Ranch	Ineligible/Contributing
135	PI16163	3505 Casablanca Ave	1947	Ranch	Ineligible/Contributing
136	PI16164	3507 Casablanca Ave	1949	Ranch	Ineligible/Contributing
137	PI16165	3509 Casablanca Ave	1951	Masonry Vernacular	Ineligible/Noncontributing
138	PI16166	3511 Casablanca Ave	1950	Masonry Vernacular	Ineligible/Noncontributing
139	PI16167	3513 Casablanca Ave	1965	Mid-Century Modern: Contemporary	Ineligible/Contributing
140	PI16168	3515 Casablanca Ave	1952	Ranch	Ineligible/Contributing
141	PI16169	3517 Casablanca Ave	1961	Ranch	Ineligible/Contributing
142	PI16170	3519 Casablanca Ave	1956	Masonry Vernacular	Ineligible/Contributing
143	PI16171	3521 Casablanca Ave	1964	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
144	PI16172	3601 Casablanca Ave	1951	Ranch	Ineligible/Contributing
145	PI16173	3605 Casablanca Ave	1966	Mid-Century Modern: Contemporary	Ineligible/Contributing
146	PI16174	3607 Casablanca Ave	1954	Ranch	Ineligible/Contributing
147	PI16175	3611 Casablanca Ave	1949	Ranch	Ineligible/Contributing
148	PI16176	3613 Casablanca Ave	1960	Masonry Vernacular	Ineligible/Noncontributing
149	PI16177	3700 E Maritana Dr	1946	Ranch	Ineligible/Contributing
150	PI16178	3606 E Maritana Dr	1949	Ranch	Ineligible/Contributing
151	PI16179	3600 E Maritana Dr	1945	Ranch	Ineligible/Contributing
152	PI16180	3520 E Maritana Dr	1969	Ranch	Ineligible/Contributing
153	PI16181	3516 E Maritana Dr	1948	Ranch	Ineligible/Contributing
154	PI16182	3506 E Maritana Dr	1935	Minimal Traditional	Ineligible/Contributing
155	PI16437	3300 E Maritana Dr	1972	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
156	PI16438	3211 Gulf Blvd	1956	Ranch	Ineligible/Contributing
Belle Vista					
157	PI16183	379 Belle Point Dr	1957	Ranch	Ineligible/Contributing
158	PI16184	369 Belle Point Dr	1956	Ranch	Ineligible/Contributing
159	PI16185	355 Belle Point Dr	1956	Ranch	Ineligible/Contributing
160	PI16186	345 Belle Point Dr	1956	Ranch	Ineligible/Contributing
161	PI16187	337 Belle Point Dr	1957	Ranch	Ineligible/Contributing
162	PI16188	3905 Poinsettia Dr	1958	Ranch	Ineligible/Contributing
163	PI16189	348 39th Ave	1958	Ranch	Ineligible/Contributing
164	PI16190	350 39th Ave	1957	Ranch	Ineligible/Contributing
165	PI16191	356 39th Ave	1956	Ranch	Ineligible/Noncontributing
166	PI16192	366 39th Ave	1960	Masonry Vernacular	Ineligible/Noncontributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
167	PI16193	370 39th Ave	1960	Mid-Century Modern: Contemporary	Ineligible/Contributing
168	PI16194	380 39th Ave	1967	Ranch	Ineligible/Contributing
169	PI16195	4010 Poinsettia Dr	1957	Ranch	Ineligible/Contributing
170	PI16196	340 40th Ave	1956	Ranch	Ineligible/Contributing
171	PI16197	332 40th Ave	1956	Ranch	Ineligible/Contributing
172	PI16198	324 40th Ave	1956	Ranch	Ineligible/Contributing
173	PI16199	316 40th Ave	1958	Ranch	Ineligible/Contributing
174	PI16200	308 40th Ave	1957	Ranch	Ineligible/Contributing
175	PI16201	4001 Moody St	1961	Ranch	Ineligible/Contributing
176	PI16202	260 40th Ave	1950	Minimal Traditional	Ineligible/Contributing
177	PI16203	252 40th Ave	1950	Ranch	Ineligible/Contributing
178	PI16204	244 40th Ave	1950	Minimal Traditional	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
179	PI16205	236 40th Ave	1949	Minimal Traditional	Ineligible/Contributing
180	PI16206	228 40th Ave	1949	Minimal Traditional	Ineligible/Contributing
181	PI16207	220 40th Ave	1949	Minimal Traditional	Ineligible/Contributing
182	PI16208	4009 Belle Vista Dr	1951	Minimal Traditional	Ineligible/Contributing
183	PI16209	4019 Belle Vista Dr	1949	Ranch	Ineligible/Contributing
184	PI16210	4039 Belle Vista Dr	1949	Minimal Traditional	Ineligible/Contributing
185	PI16211	4043 Belle Vista Dr	1949	Masonry Vernacular	Ineligible/Noncontributing
186	PI16212	211 41st Ave	1949	Minimal Traditional	Ineligible/Contributing
187	PI16213	221 41st Ave	1950	Minimal Traditional	Ineligible/Contributing
188	PI16214	229 41st Ave	1949	Minimal Traditional	Ineligible/Contributing
189	PI16215	237 41st Ave	1950	Minimal Traditional	Ineligible/Contributing
190	PI16216	245 41st Ave	1950	Ranch	Ineligible/Contributing
191	PI16217	253 41st Ave	1950	Minimal Traditional	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
192	PI16218	261 41st Ave	1950	Minimal Traditional	Ineligible/Noncontributing
193	PI16219	301 41st Ave	1957	Mid-Century Modern: Contemporary	Ineligible/Contributing
194	PI16220	305 41st Ave	1956	Mid-Century Modern: Contemporary	Ineligible/Contributing
195	PI16221	315 41st Ave	1956	Ranch	Ineligible/Contributing
196	PI16222	321 41st Ave	1956	Ranch	Ineligible/Noncontributing
197	PI16223	329 41st Ave	1958	Ranch	Ineligible/Contributing
198	PI16224	333 41st Ave	1957	Mid-Century Modern: Contemporary	Ineligible/Contributing
199	PI16225	4040 Poinsettia Dr	1957	Ranch	Ineligible/Contributing
200	PI16226	344 41st Ave	1959	Masonry Vernacular	Ineligible/Noncontributing
201	PI16227	330 41st Ave	1957	Ranch	Ineligible/Contributing
202	PI16228	318 41st Ave	1957	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
203	PI16229	312 41st Ave	1959	Ranch	Ineligible/Contributing
204	PI16230	306 41st Ave	1959	Mid-Century Modern: Contemporary	Ineligible/Contributing
205	PI16231	302 41st Ave	1973	Mid-Century Modern: Contemporary	Potentially Individually Eligible/Contributing
206	PI16232	290 41st Ave	1955	Ranch	Ineligible/Contributing
207	PI16233	280 41st Ave	1953	Ranch	Ineligible/Contributing
208	PI16234	270 41st Ave	1953	Ranch	Ineligible/Contributing
209	PI16235	260 41st Ave	1953	Ranch	Ineligible/Contributing
210	PI16236	252 41st Ave	1953	Ranch	Ineligible/Contributing
211	PI16237	244 41st Ave	1959	Ranch	Ineligible/Contributing
212	PI16238	236 41st Ave	1951	Minimal Traditional	Ineligible/Contributing
213	PI16239	228 41st Ave	1954	Masonry Vernacular	Ineligible/Noncontributing
214	PI16240	220 41st Ave	1950	Ranch	Ineligible/Noncontributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
215	PI16241	212 41st Ave	1955	Ranch	Ineligible/Contributing
216	PI16242	204 41st Ave	1947	Ranch	Ineligible/Contributing
217	PI16243	4101 Belle Vista Dr	1936	Masonry Vernacular	Ineligible/Noncontributing
218	PI16244	4151 Belle Vista Dr	1948	Ranch	Ineligible/Contributing
219	PI16245	153 42nd Ave	1946	Ranch	Ineligible/Contributing
220	PI16246	221 42nd Ave	1954	Masonry Vernacular	Ineligible/Noncontributing
221	PI16247	235 42nd Ave	1954	Ranch	Ineligible/Contributing
222	PI16248	237 42nd Ave	1949	Masonry Vernacular	Ineligible/Noncontributing
223	PI16249	245 42nd Ave	1953	Ranch	Ineligible/Contributing
224	PI16250	253 42nd Ave	1953	Ranch	Ineligible/Contributing
225	PI16251	259 42nd Ave	1960	Masonry Vernacular	Ineligible/Contributing
226	PI16252	265 42nd Ave	1953	Masonry Vernacular	Ineligible/Noncontributing
227	PI16253	273 42nd Ave	1953	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
228	PI16254	285 42nd Ave	1955	Ranch	Ineligible/Contributing
229	PI16255	4121 Moody St	1959	Ranch	Ineligible/Contributing
230	PI16256	311 42nd Ave	1965	Ranch	Ineligible/Contributing
231	PI16257	321 42nd Ave	1959	Ranch	Ineligible/Contributing
232	PI16258	327 42nd Ave	1958	Ranch	Ineligible/Contributing
233	PI16259	335 42nd Ave	1960	Ranch	Ineligible/Contributing
234	PI16260	4110 Poinsettia Dr	1960	Ranch	Ineligible/Contributing
235	PI16261	292 42nd Ave	1952	Ranch	Ineligible/Contributing
236	PI16262	262 42nd Ave	1951	Minimal Traditional	Ineligible/Contributing
237	PI16263	260 42nd Ave	1949	Minimal Traditional	Ineligible/Contributing
238	PI16264	222 42nd Ave	1953	Ranch	Ineligible/Contributing
239	PI16265	220 42nd Ave	1953	Ranch	Ineligible/Contributing
240	PI16266	218 42nd Ave	1953	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
241	PI16267	216 42nd Ave	1958	Ranch	Ineligible/Contributing
242	PI16268	214 42nd Ave	1952	Masonry Vernacular	Ineligible/Noncontributing
243	PI16269	212 42nd Ave	1950	Ranch	Ineligible/Contributing
244	PI16270	160 42nd Ave	1952	Ranch	Ineligible/Contributing
245	PI16271	154 42nd Ave	1950	Ranch	Ineligible/Contributing
246	PI16272	4201 Belle Vista Dr	1935	Frame Vernacular	Ineligible/Contributing
247	PI16273	145 43rd Ave	1936	Frame Vernacular	Ineligible/Contributing
248	PI16274	153 43rd Ave	1958	Ranch	Ineligible/Contributing
249	PI16275	161 43rd Ave	1954	Ranch	Ineligible/Contributing
250	PI16276	201 43rd Ave	1954	Ranch	Ineligible/Contributing
251	PI16277	205 43rd Ave	1954	Ranch	Ineligible/Contributing
252	PI16278	215 43rd Ave	1954	Ranch	Ineligible/Contributing
253	PI16279	217 43rd Ave	1959	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
254	PI16280	219 43rd Ave	1953	Ranch	Ineligible/Contributing
255	PI16281	245 43rd Ave	1950	Masonry Vernacular	Ineligible/Noncontributing
256	PI16282	249 43rd Ave	1955	Masonry Vernacular	Ineligible/Noncontributing
257	PI16283	251 43rd Ave	1959	Ranch	Ineligible/Contributing
258	PI16284	255 43rd Ave	1953	Ranch	Ineligible/Contributing
259	PI16285	257 43rd Ave	1954	Ranch	Ineligible/Contributing
260	PI16286	285 43rd Ave	1955	Ranch	Ineligible/Noncontributing
261	PI16287	320 43rd Ave	1952	Mid-Century Modern: Contemporary	Ineligible/Contributing
262	PI16288	310 43rd Ave	1955	Ranch	Ineligible/Contributing
263	PI16289	316 43rd Ave	1954	Masonry Vernacular	Ineligible/Noncontributing
264	PI16290	260 43rd Ave	1957	Ranch	Ineligible/Contributing
265	PI16291	252 43rd Ave	1951	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
266	PI16292	240 43rd Ave	1959	Masonry Vernacular	Ineligible/Noncontributing
267	PI16293	228 43rd Ave	1952	Mid-Century Modern: Contemporary	Ineligible/Contributing
268	PI16294	220 43rd Ave	1950	Minimal Traditional	Ineligible/Contributing
269	PI16295	212 43rd Ave	1967	Ranch	Ineligible/Contributing
270	PI16296	204 43rd Ave	1950	Minimal Traditional	Ineligible/Contributing
271	PI16297	160 43rd Ave	1955	Ranch	Ineligible/Contributing
272	PI16298	150 43rd Ave	1956	Mid-Century Modern	Ineligible/Contributing
273	PI16299	140 43 rd Ave	1945	Frame Vernacular	Ineligible/Contributing
274	PI16300	4301 Belle Vista Dr	1926	Mediterranean Revival	Ineligible/Contributing
275	PI16301	135 44th Ave	1940	Frame Vernacular	Ineligible/Noncontributing
276	PI16302	145 44th Ave	1952	Ranch	Ineligible/Contributing
277	PI16303	155 44th Ave	1945	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
278	PI16304	157 44th Ave	1939	Minimal Traditional	Ineligible/Contributing
279	PI16305	161 44th Ave	1939	Minimal Traditional	Ineligible/Contributing
280	PI16306	163 44th Ave	1945	Ranch	Ineligible/Contributing
281	PI16307	165 44th Ave	1945	Minimal Traditional	Ineligible/Contributing
282	PI16308	167 44th Ave	1945	Ranch	Ineligible/Contributing
283	PI16309	229 44th Ave	1950	Ranch	Ineligible/Contributing
284	PI16310	237 44th Ave	1951	Minimal Traditional	Ineligible/Contributing
285	PI16311	245 44th Ave	1950	Minimal Traditional	Ineligible/Contributing
286	PI16312	253 44th Ave	1951	Ranch	Ineligible/Contributing
287	PI16313	261 44th Ave	1951	Minimal Traditional	Ineligible/Noncontributing
288	PI16314	271 44th Ave	1954	Ranch	Ineligible/Contributing
289	PI16315	281 44th Ave	1955	Mid-Century Modern	Ineligible/Contributing
290	PI16316	313 44th Ave	1974	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
291	PI16317	4367 Moody St	1957	Ranch	Ineligible/Contributing
292	PI16318	4353 Moody St	1953	Ranch	Ineligible/Contributing
293	PI16319	4307 Moody St	1957	Ranch	Ineligible/Contributing
294	PI16320	4235 Moody St	1958	Ranch	Ineligible/Contributing
295	PI16321	4219 Moody St	1960	Ranch	Ineligible/Contributing
296	PI16322	304 42nd Ave	1960	Ranch	Ineligible/Contributing
297	PI16323	4206 Poinsettia Dr	1962	Ranch	Ineligible/Contributing
298	PI16324	4212 Poinsettia Dr	1957	Ranch	Ineligible/Contributing
299	PI16325	4220 Poinsettia Dr	1957	Ranch	Ineligible/Contributing
300	PI16326	4300 Poinsettia Dr	1957	Ranch	Ineligible/Contributing
301	PI16327	4308 Poinsettia Dr	1957	Ranch	Ineligible/Contributing
302	PI16328	4310 Poinsettia Dr	1966	Ranch	Ineligible/Contributing
303	PI16329	38 44th Ave	1950	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
304	PI16330	40 44th Ave	1947	Ranch	Ineligible/Contributing
305	PI16331	56 44th Ave	1947	Ranch	Ineligible/Contributing
306	PI16332	60 44th Ave	1952	Ranch	Ineligible/ Noncontributing
307	PI16333	100 44th Ave	1933	Mediterranean Revival	Ineligible/Contributing
308	PI16334	108 44th Ave	1942	Ranch	Ineligible/Contributing
309	PI16335	116 44th Ave	1948	Ranch	Ineligible/Contributing
310	PI16336	124 44th Ave	1950	Ranch	Ineligible/Contributing
311	PI16337	148 44th Ave	1950	Ranch	Ineligible/Contributing
312	PI16338	152 44th Ave	1945	Ranch	Ineligible/Contributing
313	PI16339	156 44th Ave	1946	Ranch	Ineligible/Contributing
314	PI16340	200 44th Ave	1940	Masonry Vernacular	Ineligible/Noncontributing
315	PI16341	204 44th Ave	1947	Masonry Vernacular	Ineligible/Noncontributing
316	PI16342	216 44th Ave	1951	Minimal Traditional	Ineligible/Noncontributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
317	PI16343	230 44th Ave	1956	Ranch	Ineligible/Contributing
318	PI16344	232 44th Ave	1956	Ranch	Ineligible/Contributing
319	PI16345	238 44th Ave	1955	Ranch	Ineligible/Contributing
320	PI16346	250 44th Ave	1950	Minimal Traditional	Ineligible/Contributing
321	PI16347	256 44th Ave	1951	Minimal Traditional	Ineligible/Contributing
322	PI16348	266 44th Ave	1953	Ranch	Ineligible/Contributing
323	PI16349	270 44th Ave	1952	Ranch	Ineligible/Contributing
324	PI16350	280 44th Ave	1952	Ranch	Ineligible/Noncontributing
325	PI16351	284 44th Ave	1957	Ranch	Ineligible/Noncontributing
326	PI16352	318 44th Ave	1958	Ranch	Ineligible/Noncontributing
327	PI16353	358 44th Ave	1957	Ranch	Ineligible/Contributing
328	PI16354	354 44th Ave	1957	Ranch	Ineligible/Contributing
329	PI16355	362 44th Ave	1960	Ranch	Ineligible/Contributing



Don Cesar Place and Belle Vista Neighborhoods Historic Survey
Appendix B: List of Surveyed Resources*

Survey Number	FMSF	Name/Address	Year Built	Style	NRHP Eligibility Individually/District
330	PI16356	4381 Poinsettia Dr	1957	Ranch	Ineligible/Contributing
331	PI16357	4375 Poinsettia Dr	1958	Masonry Vernacular	Ineligible/Noncontributing
332	PI16358	4361 Poinsettia Dr	1958	Masonry Vernacular	Ineligible/Noncontributing
333	PI16359	4347 Poinsettia Dr	1957	Ranch	Ineligible/Contributing
334	PI16360	4233 Poinsettia Dr	1958	Ranch	Ineligible/Noncontributing
335	PI16361	338 42nd Ave	1962	Ranch	Ineligible/Contributing
336	PI16362	340 42nd Ave	1969	Ranch	Ineligible/Contributing

***Shaded entries denote local landmarks.**

