



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

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, November 19, 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 19, 2024 agenda.

2. Audience Comments -

Comments shall be limited to 3 minutes for general and agenda items. Public comment on agenda items will be allowed when that item is called. Please complete and submit a comment card to the Clerk.

3. Action Items -

a. Local Historic Designation Case No. 24084: 110 3rd Avenue

Lynda Walker requests local historic designation of the 1955 frame vernacular four-unit structure at 110 3rd Ave, that sits on the site of the former Thomas Watson House.

b. Local Historic Designation Case No. 24067: 107 22nd Avenue

Richard and Rebecca Lorenzen request local historic designation of the two-story single-family residence at 107 22nd Ave.

c. Local Historic Designation Case No. 24070: 102 22nd Avenue

Cheryl and Daniel Mountcastle request local historic designation of the two-story duplex residence at 102 22nd Ave, and the one-story residential cottage to the west on the same parcel (formerly 104 22nd Ave).

d. Local Historic Designation Case No. 24071: 107 8th Avenue

Cheryl and Daniel Mountcastle request local historic designation of the two-story masonry commercial building at 107 8th Ave.

e. Local Historic Designation Case No. 24072: 107 17th Avenue

Neal and Sandy Blackburn request local historic designation of a residence with garage apartment located at 107 17th Avenue.

f. Local Historic Designation Case No. 24073: 102 20th Avenue

Dr. Mickey Parsons and Michael Prince request local historic designation of the two-unit residence at 102 20th Ave.

g. Local Historic Designation Case No. 24074: 3606 Casablanca Avenue

Daniel Elliot Nixon requests local historic designation of the single-family residence at 3606 Casablanca Ave.

h. Local Historic Designation Case No. 24075: 3514 Casablanca Avenue

Vincent and Rosaria Tormenia request local historic designation of the single-family residence at 3514 Casablanca Ave.

i. Certificate of Appropriateness for Restoration No. 24089: 800 Pass A Grille Way (Seahorse Restaurant)

Carl and Jacqueline Hollenback are requesting a Certificate of Appropriateness to restore the Seahorse Restaurant, a locally-designated historic resource, to pre-damage condition, to include replacement of breakaway frontage walls, roof lattice, and repairs to an exterior patio seating area.

j. Certificate of Appropriateness for Demolition No. 24076: 1307 Pass A Grille Way

Ben Freeman of Freeman Design and Build for Judith H Preston Trust is requesting a Certificate of Appropriateness to demolish the contributing residential structure.

4. Next Meeting: December 5, 2024

5. 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.

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

Agenda Report

Agenda Title Name: Local Historic Designation Case No. 24084: 110 3rd Avenue

Action Request: Motion to approve Case Number 24084 for local historic designation of the two-story four-plex lodging building at 110 3rd Avenue.

Strategic Objective:

Date: November 19, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: Applicant requests local historic designation of the subject structure. The structure was found to be contributing to the Pass A Grille Overlay District at the time of the 2003 National Register Historic District Boundary Increase, and found in the City's local survey in 2015 to remain contributing, with minimal changes to the building since at least 1999. It is unclear if the structure as it exists today retains any of the original structure in place at the time of the Watsons' occupancy, but is found to be significant in the areas of architecture and community planning & development in its own right. The exterior of the structure is in fair condition, and staff recommends minor restoration as a component of any forthcoming interior repair permit.

Funding: N/A

Attachments:

1. Staff Report
2. Application and Supporting Documents
3. 2015 Florida Master Site File
4. November 2024 Photos



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

Local Historic Designation Case No. 24084: Lynda K. Walker

Meeting Date: November 19, 2024

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting local historic designation of the four-unit apartment lodging structure at 110 3 rd Ave, which was constructed in 1955 and is on the site of the former Thomas Watson House.
SUBJECT PROPERTY	110 3 rd Ave; MOREY BEACH BLK 10, BEG AT NE COR OF LOT 10 RUN S TO SE COR OF LOT 11 TH W 49FT TH NW'LY TO PT 60FT W OF POB TH E TO POB; Parcel ID #19-32-16-58932-010-0101.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1955
HISTORIC STATUS	Constructed in 1955, the two-story structure with rear one-story extension and ell was listed as a contributing resource in the 2003 National Register Historic District Boundary Increase of Pass A Grille and as a contributing resource in the 2015 local re-survey of Pass A Grille.
SURROUNDING AREA	North – 3 rd Avenue & Single-family residence South – Duplex Residence East – Alleyway & Single-family Residence West – Single-family Residences

BACKGROUND and ANALYSIS

The subject parcel contains a portion of two lots (10 and 11) of Block 10 of the Morey Beach subdivision, originally platted in 1895 when the area was part of Hillsborough County. It is known in the City's Register records as the Thomas Watson House Site, named after the manufacturer of the first telephone who lived in Pass A Grille as his winter home from 1918 until his death in 1934 (The Associated Press, 1934). He was survived by his wife, Elizabeth, who is claimed by the structure's owner to have been associated with the early advent of the Easter sunrise service in Pass A Grille.

It is unclear if any portions of the structure that existed at the time of Watson's life remain. The City's consultant surveyor for the 2015 re-survey of Pass A Grille noted that the two-story apartment building is not the same form as those found on 1923 Sanborn maps. The 1948 map that is still in the City's possession shows a similar footprint to the front two-story structure, but the rear one-story element lacks the perpendicular ell at the rear. Records are generally in agreement that the structure

was constructed in 1955, and appears to be minimally altered when reviewed to photos taken for a private appraisal in 1999, with only partial removal of the awing-style windows along the alleyway side of the structure to support window AC units.

Right: The lodging structure as shown in a private appraisal performed in 1999, viewed from 3rd Avenue looking toward the interior courtyard of the structure (top) and down the alleyway side of the structure (bottom). The structure appears to have been minimally altered in the years since, with only a permit for reshingling of the roof on file. The structure was designated a contributing resource to the Pass A Grille National Register Historic District in 2003, after these photos were taken.



Right: The lodging structure shown in similar orientation to the 1999 photos, taken in 2015, reflecting minimal changes. The aforementioned AC units were installed at some point between 1999 and 2015.





Above, left: The 1948 Sanborn map of the property, showing a building of similar footprint, but without the rear ell of the single-story structure.
Above, center: A 1972 aerial of the property.
Above, right: The current footprint of the structure.

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 structure is constructed in a frame vernacular, containing asbestos shingles, a flat roof, and overhanging eaves and breezeblock-style pierced concrete as distinguishing features. The structure appears to be in fair condition with some discoloration on the exterior of the structure, and missing vertical window ornamentation around the two awning windows on the northern face of the building.

- 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.

The structure is noted in its 2015 Florida Master Site File as contributing in the areas of architecture and community planning and development. It is one of the few extant historic standalone multifamily buildings in the Morey Beach segment of Pass A Grille listed on the National Register listing, having been constructed in the tail end of Pass A Grille's third growth period, shortly preceding the area's integration into St. Pete Beach. Other nearby multifamily structures were generally mixed use and found along Eighth Avenue, or utilized as lodging. The subject structure has been used as lodging in recent years.

The structure is also contributing architecturally, and a good example of the frame vernacular style. It does not contain the signature rough-hewn siding of some of the more standout examples of the district, opting instead for largely unadorned features. The pierced concrete element adjacent the stairs to the second level is the structure's sole major unique distinguishing element visible from the frontage.

The site has recognition as the original home site of the Watson family, but it is unknown how much if any of the original structure remains. The City does not possess a property card from its 1936 assessment of the Pass A Grille neighborhood, and the 1948 Sanborn map shows a different layout to the structure, without the rear ell. Therefore, staff does not find that the building itself possesses direct historical ties with the life of an individual who made a significant contribution to the local history.

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.

As noted previously, current condition appears fair. The ornamentation around the two lower windows appears to have been either lost to the recent storms or voluntarily removed. There is also some general discoloration noted on the exterior of the structure. The applicant has expressed that recent storm damage was interior to the structure, but staff recommends these exterior elements be restored during any forthcoming repair work undertaken.

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

The applicant has expressed they plan to renovate the interior of the structures. There are no new adaptive uses planned. The structure was recently recognized by the city as a temporary lodging use, as the applicant has maintained that use prior to the implementation of limiting regulations. That recognition of use did not alter the look of the structure.

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

110 3rd Avenue is zoned RLM-2 Residential District within the PAG Pass A Grille Overlay District and has a future land use category of RLM, a moderate-intensity residential district that allows for multifamily structures on larger lots. The subject property is undersized for the four units it possesses based on the RLM-2 standards, but is permitted to preserve that density under certain standards outlined in the PAG Overlay 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 four-unit structure at 110 3rd Avenue for designation as a local historic resource on the basis of architecture and community planning and development, as was found in the City's 2015 Historic Resources Survey. The structure is a good example of the frame vernacular style and one of the few remaining in the originally-platted portion of Pass A Grille that continues to function as a single-use multi-family residence, now a lodging. The structure is in need of minor exterior restoration, which Staff would like to see performed as part of any forthcoming repair of the structure, to ensure it continues to be maintained into the future.

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 the structure at 110 3rd Avenue as a local historic resource. Staff finds that the building is significant in the following areas:

- a. It embodies the distinctive visible characteristics of an architectural style (frame vernacular) and period (mid-century).

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the residence at 110 3rd Ave (Case No. 24084), provided that the applicant restores the exterior window surrounds on the front lower level and any other significant exterior damage during a forthcoming renovation.

Bibliography

The Associated Press. (1934, December 15). T.A. Watson dead; Made first phone. *The New York Times*. Retrieved from <https://archive.nytimes.com/www.nytimes.com/learning/general/onthisday/bday/0118.html>.

TRC Environmental Corporation. (2015, April). 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=>.

Smith, R.D. & Shiver, C. (2003). Pass-a-Grille Historic District (Boundary Increase) Registration Form. Retrieved from https://s3.amazonaws.com/NARApodstorage/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

Lynda K. Walker
209 Gulf Way
St Pete Beach, FL 33706

Phone **202/256-1050**

Phone

Email Address **mckaywalker@aol.com**

Email Address

TheLazzyFlamingo@aol.com
Property Address, Legal Description, Parcel ID

110 3rd Ave, St. Pete Beach, FL 33706

Parcel ID # 19-32-16-58932-010-0101

Morey Beach Blk 10, Beg at NE cor of lot 10 run S to SE cor of lot 11 th W 49 ft th NW ly to pt 10 ft W of POB th E to POB

Historic Name of Property (if applicable): **Thomas A. Watson House Site**

Florida Master Site File Number (if applicable): **P112633 - Contributing (1957)**

Florida Master Site File Recorder:

(Name and Title, if applicable):

I (the undersigned) am the legal owner/legal representative of **the Thomas A. Watson House site** located at **110 3rd Ave, St Pete Beach** 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:

Lynda K. Walker

Date: **10/31/24**

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.

Morey Beach Bldg 10, Beg at NE corner lot 10

Run S to SE corner lot 11

TH W 44th

Land Dimensions = 55' x 84'

(see attachments -
appraisals & city d)

FUNCTION OR USE

Historic Functions ^{~ 1912-1948}

Residence pre 1948 - original

Apartments - post 1950
Addition tied into
original structure

Current Functions

Apartments - 4-plex

DESCRIPTION

Architectural Classification

Early 1900s Gulf Coast Beach Cottage

Mid-century Art Deco 2 story duplex

Materials

Frame vernacular / wood. Sane

Frame vernacular / concrete
boulders

(see attached photos)

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

- (a) Early 1940's
(b) Mid-century Art Deco

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

- (a) sometime between 1911-1920
(b) " " 1950-1955
- varying accounts from books, Wiki & govt.

3. Significant Persons

- Thomas A. Watson* & Elizabeth K. Watson**
11/18/184 - 12/13/34 (died 1948)
both died in Tass-a-grille while living at 110 3rd Ave
(see attachments)

4. Cultural Affiliation/Historic Period

Early to mid 1900's

5. Architect

unknown

- ** Mrs Watson resided in her home at 110 3rd Ave during WWII and ministered to the military families - she was the instigator (I was told by Mr. Hurley) of the Long-Standing Easter Sunrise Service held here at 110 3rd Ave - the decorated cross was her original project at the local church
- * Assistant to Alexander Graham Bell
Included in the National Inventor's Hall of Fame
Founded Ship & Engine building company that built WWII destroyers

6. Builder

Unknown

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs. Please see attached
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.
Recent photo attached - exterior in sound condition
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
Hurricane remediation / rehab of 3 apts on ground floor
5. Provide a location map, showing relevant zoning and land use information.
(see attached)

Major Bibliographic References

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

County / City Records & Property Appraisers from 2/18/72 & 6/2/99
 Frank Hurley, Jr. Conversations & books
 ↓ see attached excerpt from his "Surf, Sand & Postcard Sunsets"
 P.A.G. resident, businessman, copyright 1977, pgs 154-155
 historical society BOD, author
 Wikipedia & Google search of Thomas A. Watson
 (see attached references)

APPRAISAL OF

A DETACHED MULTI-FAMILY DWELLING

LOCATED AT:

110 3rd Avenue
St. Pete Beach, FL 33706

FOR:

Zenith Financial
2916 1st Avenue North
St. Petersburg, FL 33713

AS OF:

June 15, 1999

BY:

Robert Guthrie
State-Registered Assistant Real Estate Appraiser #0001629

110 3rd Ave PA 6

**A Summary Appraisal Report
SMALL RESIDENTIAL INCOME PROPERTY APPRAISAL REPORT R9906082**

General description		Exterior description (Materials/condition)		Foundation		Insulation (R-value if known)	
Units/bldgs.	4 / 1	Foundation	Concrete/Avg.	Slab	Yes	☐ Roof	
Stories	Two	Exterior walls	AsbestosFrame/Avg	Crawl space	No	☒ Ceiling	Concealed
Type (det./att.)	Detached	Roof surface	Blt-upShingle/Avg	Sump Pump	No	☒ Walls	Concealed
Design (style)	4-plex	Gutters & downsp.	None	Dampness	None noted	☐ Floor	
Existing/proposed	Existing	Window type	Awning/Avg.	Settlement	None noted	☐ None	
Under construction	N/A	Storm sash/Screens	No/Yes/Avg.	Infestation	None noted	Adequacy Unknown	
Year Built	1920	Manufactured housing*	☐ Yes ☒ No	Basement	N/A % of 1st floor area	Energy efficient items:	
Effective age(yrs.)	30	*(Complies with the HUD Manufactured Housing Construction and Safety Standards.)		Basement finish			

Units	Level(s)	Foyer	Living	Dining	Kitchen	Den	Family rm.	Bedrooms	# Baths	Laundry	Other	Sq. ft./unit	Total sq. ft.
1	1		1	Area	1			2	2	Area		1,009	1,009
1	1		1	Area	1				1			250	250
1	1		1	Area	1				1			321	321
1	1		1	Area	1			2	1			914	914

Improvements contain: 12 Rooms; 4 Bedroom(s); 5 Bath(s); 2,494 Square feet of GROSS BUILDING AREA
 GROSS BUILDING AREA (GBA) IS DEFINED AS THE TOTAL FINISHED AREA (INCLUDING COMMON AREAS) OF THE IMPROVEMENTS BASED UPON EXTERIOR MEASUREMENTS.

Surfaces (Materials/condition)		Heating		Kitchen equip. (#/unit-cond.)		Attic		Car Storage No. Cars	
Floors	Carpet, vinyl	Type	Radiant	Refrigerator	4/Average	☐ None		Garage	☐
Walls	Drywall, Plaster	Fuel	Electric	Range/oven	4/Average	☐ Stairs		Carport	☒
Trim/finish	Wood	Condition	Average	Disposal		☐ Drop stair		Attached	☐
Bath floor	Vinyl			Dishwasher		☒ Scuttle		Detached	☐
Bath wainscot	Tile, marlite	Cooling		Fan/hood		☐ Floor		Adequate	☐
Doors	Wood	Central	No	Compactor		☐ Heated		Inadequate	☒
All surfaces are in	average condition.	Other	Wall units	Washer/dryer		☐ Finished		Offstreet	☐
Fireplace(s)	None #	Condition	Average	Microwave		☐ Unfinished		None	☐
				Intercom					

Condition of the improvements, repairs needed, quality of construction, additional features, modernization, etc.: On the first level, the subject has a 2 BR, 2 bath unit and two efficiencies. On the second level, there is a 2 BR, 1 bath unit. All four units are in average condition. Features include ceiling fans.

Depreciation (physical, functional, and external inadequacies, etc.): The floorplans are typical of small income properties in the area. The subject's physical depreciation was calculated using the effective age/economic life method. No major items of deferred maintenance were noted. No significant functional or external obsolescence has been noted.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or the immediate vicinity of the subject property: See Attached Addendum.

VALUATION ANALYSIS			
ESTIMATED SITE VALUE		= \$	175,000
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:			
GBA	2494	Sq. Ft. @ \$	58.00 = \$ 144,652
		Sq. Ft. @ \$	= \$
Condo	220	Sq. Ft. @ \$	8.00 = \$ 2,560
Comments on Cost Approach (such as, source of cost estimate, site value square foot calculation and, for HUD and VA, the estimated remaining economic life of the property): Replacement costs were derived from the Marshall & Swift Residential Cost Handbook along with local building			

110 3rd Ave PA 6

SMALL RESIDENTIAL INCOME PRO

A Summary Appraisal

General description		Exterior description (Materials/condition)	
Units/bldgs.	4 / 1	Foundation	Concrete/Avg.
Stories	Two	Exterior walls	AsbestosFrame/A
Type (det./att.)	Detached	Roof surface	Bit-upShingle/A
Design (style)	4-plex	Gutters & downsp.	None
Existing/proposed	Existing	Window type	Awning/Avg.
Under construction	N/A	Storm sash/Screens	No/Yes/Avg.
Year Built	1920	Manufactured housing*	☐ Yes ☒ No
Effective age(yrs.)	30	*(Complies with the HUD Manufactured Housing Construction and Safety Standards.)	

Units	Level(s)	Foyer	Living	Dining	Kitchen	Den	Family rm.
1	1		1	Area	1		
1	1		1	Area	1		
1	1		1	Area	1		
1	1		1	Area	1		

Improvements contain: 12 Rooms; 4 Bedroom(s);
GROSS BUILDING AREA (GBA) IS DEFINED AS THE TOTAL IMPROVEMENTS BASED UPON EXTERIOR MEASUREMENTS.

Surfaces (Materials/condition)		Heating		Kitchen equ	
Floors	Carpets, vinyl	Type	Radiant	Refrigerator	
Walls	Drywall, Plaster	Fuel	Electric	Range/oven	
Trim/finish	Wood	Condition	Average	Disposal	
Bath floor	Vinyl	Cooling		Dishwasher	
Bath wainscot	Tile, marlite			Fan/hood	
Doors	Wood	Central	No	Compactor	
All surfaces are in average condition.		Other	Wall units	Washer/dryer	
Fireplace(s) None #		Condition	Average	Microwave	
				Intercom	

Condition of the improvements, repairs needed, quality of construction, additional features
 has a 2 BR, 2 bath unit and two efficiencies. On
 All four units are in average condition. Features

Depreciation (physical, functional, and external inadequacies, etc.): The floorp
 the area. The subject's physical depreciation w
 life method. No major items of deferred maintena
 external obsolescence has been noted.

Adverse environmental conditions (such as, but not limited to, hazardous wa
 the immediate vicinity of the subject property: See Attached Addend

ESTIMATED SITE VALUE		= \$	175,000
ESTIMATED REPRODUCTION COST-NEW OF IMPROVEMENTS:			
GBA	2494	Sq. Ft. @ \$	58.00 = \$ 144,652
		Sq. Ft. @ \$	= \$
Convent	220	Sq. Ft. @ \$	8.00 = \$ 2,560

110 3rd Ave
FAG

EXHIBIT "A"

LOT 10, BLOCK 10, MOREY BEACH SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LESS THAT PART OF SAID LOT 10 INCLUDED WITHIN THE FOLLOWING DESCRIBED TRACT:
BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 10 OF SAID BLOCK 10, MOREY BEACH SUBDIVISION, WHICH POINT IS 60 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 10; RUN THENCE EASTERLY ALONG SAID NORTH LINE OF SAID LOT 10 TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTHWARDLY ALONG THE EAST LINE OF LOTS 10 AND 11 OF SAID BLOCK 10 OF SAID MOREY BEACH SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 11 A DISTANCE OF 49 FEET; THENCE IN A GENERAL NORTHERLY DIRECTION TO THE POINT OF BEGINNING, BEING THE PROPERTY HERETOFORE CONVEYED TO FREDERICK C. FITLER, JR., AND BARBARA L. FITLER, HIS WIFE.

KARLEEN F. DE BLAKER, CLERK OF COURT
PINELLAS COUNTY, FLORIDA
8C097178 08-26-1999 15:34:25 WJB
51 DED-WALKER
0000000000
RECORDING 002 PAGES 1 \$10.50
TOTAL: \$10.50
P CHECK AMT. TENDERED: \$10.50
CHANGE: \$.00
BY _____ DEPUTY CLERK



October 31, 2024

APPRAISAL REPORT

Two Story Duplex With
Attached One Story Duplex
Located At
110 Third Avenue
St. Petersburg Beach, Florida

Appraised by:

Bert F. Finch, Jr., S.R.A.

A-4460

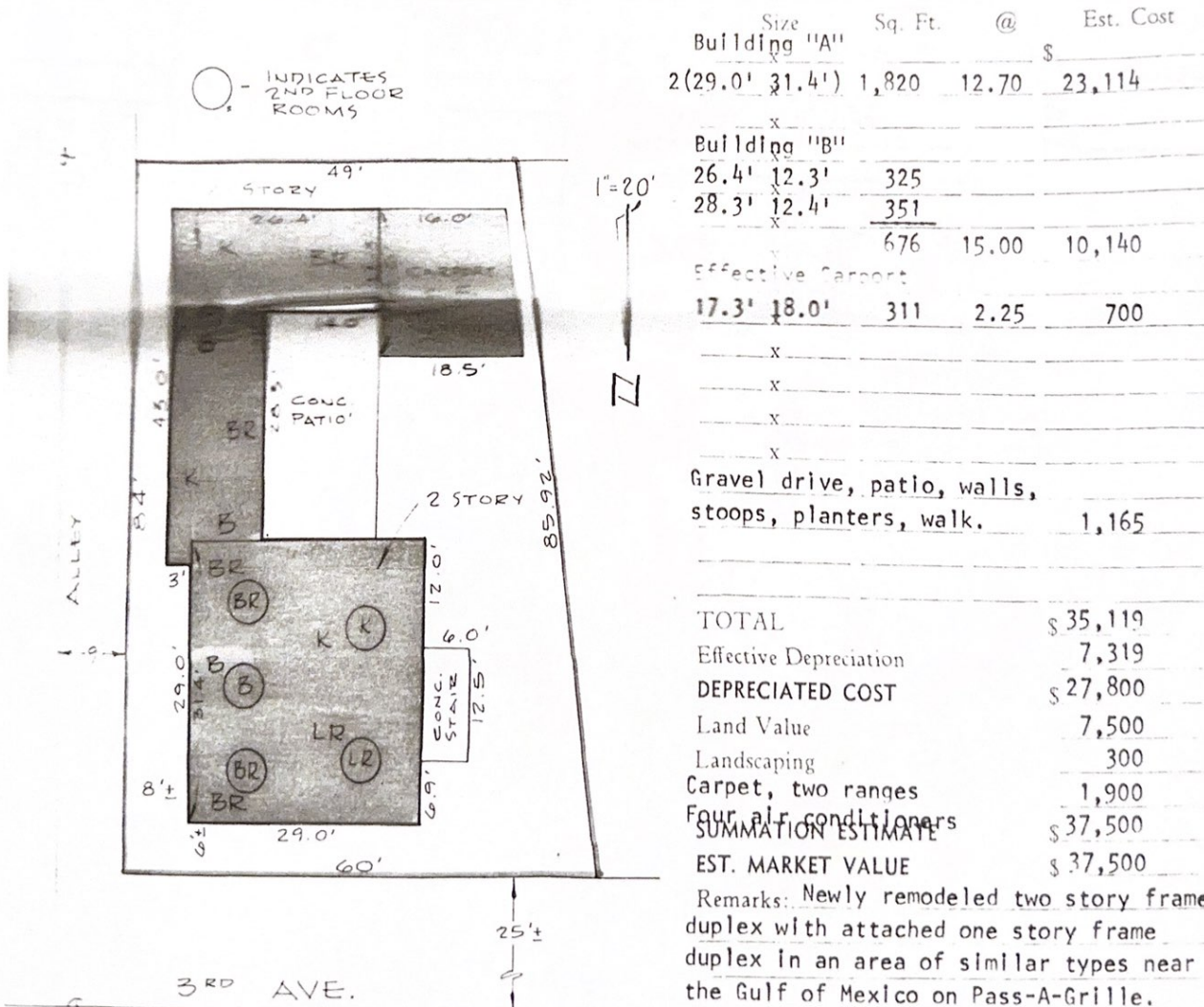
APPRAISER'S REPORT

Appraiser: Edward J. Durkin
 Location: 110 - Third Avenue, St. Petersburg, Beach, Florida
 Legal Description: SEE ATTACHED LEGAL

Lot Data: 60' / 49' 84' / 85.92' Area 4,578 Sq. Ft., Drainage Adequate
 Surface: Asphalt, curb S/walk Concrete, Alley Shell
 Blue Water: x Well: () Elec. (x) Public Gas () San. Sewer (x) Septic Tank ()
 Landscaping: Acceptable
 Remarks: Level plot, lies at about street grade.

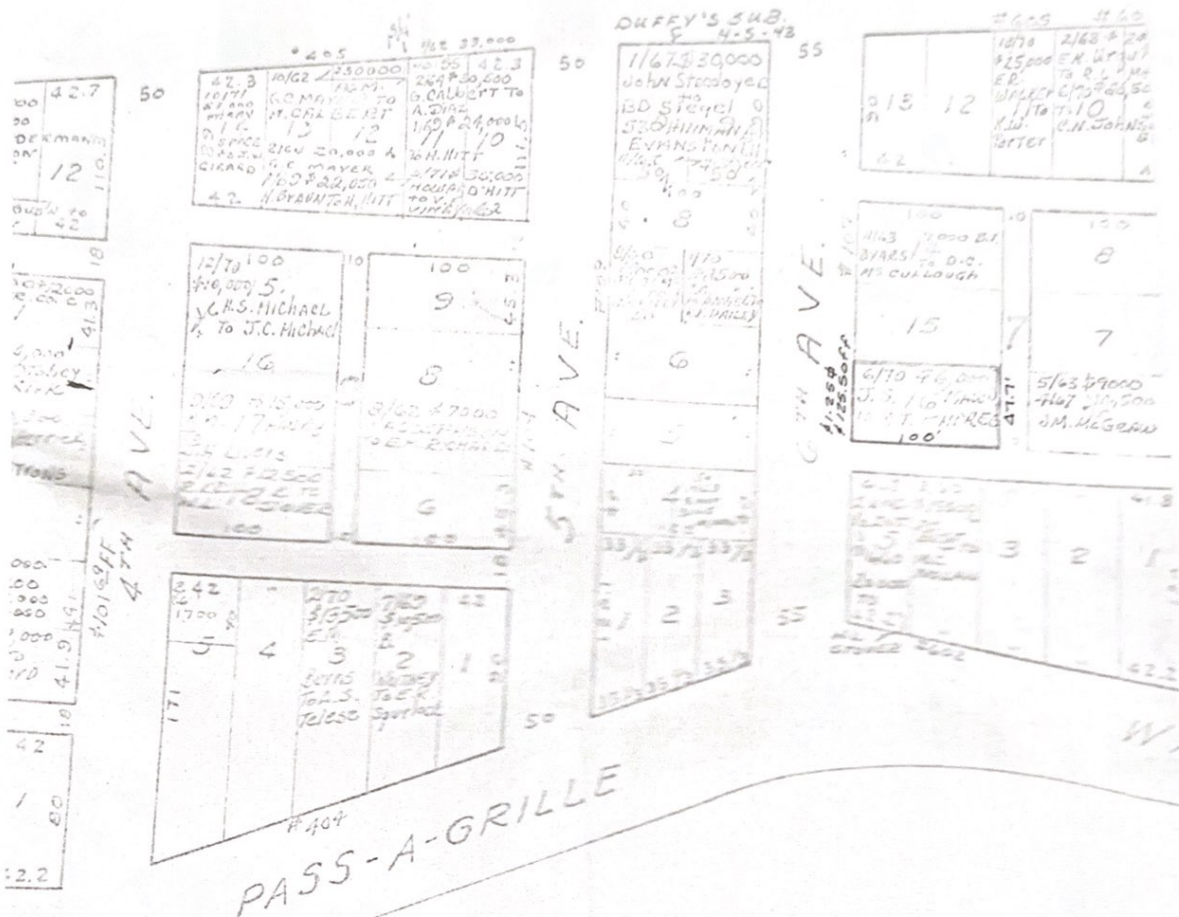
NEIGHBORHOOD

Building: R-3 Multiple Family Trend: Stable Nbr. 95% Built up Blk. 100% Vac. Few
 Streets: Bus Stores Small-Average Bus. Average Church Average
 Remarks: This section of Pass-A-Grille is improved with mostly older frame and masonry homes, garage apartments, and other rental type properties. The Gulf of Mexico and the public beach is located 200 feet to the west.



MOREY BEACH SUB. BLKS. 3-12

GULF WAY



- ☐ PROPERTY APPRAISED
- ☐ LAND SALES

SUBJECT PROPERTY PHOTO ADDENDUM

St. Petersburg, FL 33710
(813) 345-7087, Fax: (813) 345-6155

File No. R9906082



FRONT VIEW OF
SUBJECT PROPERTY AT:

110 3rd Avenue
St. Pete Beach, FL 33706
Appraised: June 15, 1999



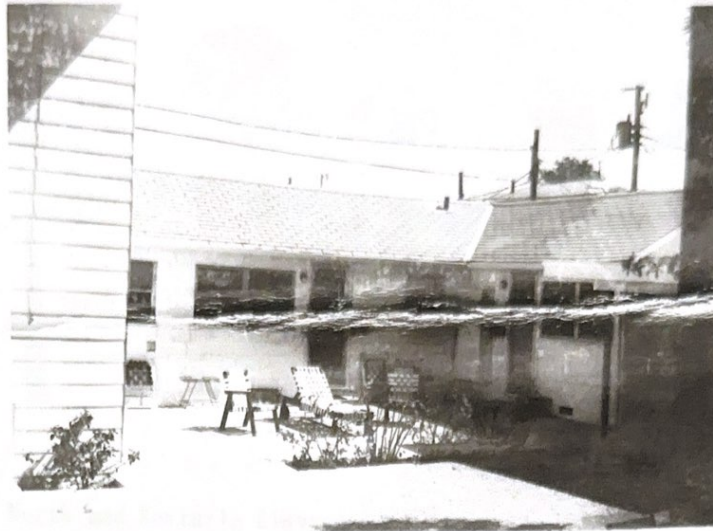
REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Northwesterly Elevation of Building "A"

110 3rd Ave
PAG



Northerly Elevation of Building "B"



North and Easterly Elevation of Buildings "A" and "B"

110 3rd Ave
PAG

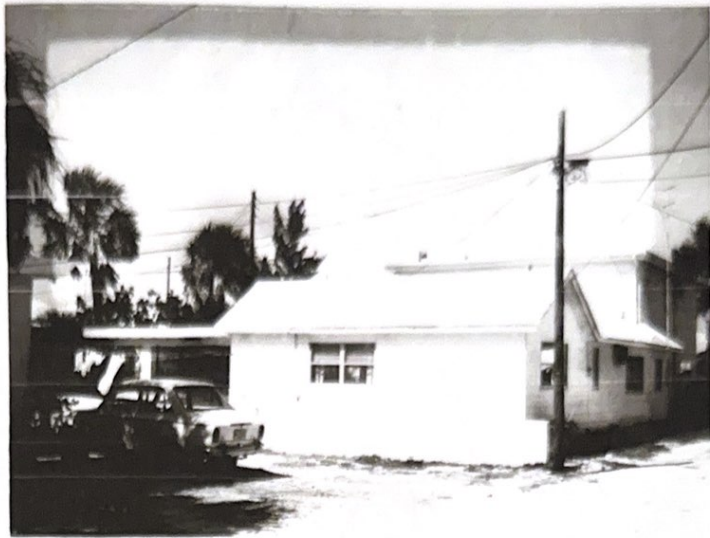


North and Easterly Elevation of Buildings "A" and "B"



Looking Easterly along 3rd Avenue

110 3rd Ave
TAG



Southerly Elevation of Building "B"



Looking Westerly along 3rd Avenue



SURF, SAND, & POST CARD SUNSETS



**A HISTORY OF PASS-A-GRILL
AND THE GULF BEACHES**

FRANK T. HURLEY, Jr.

CHAPTER TWENTY-SIX

SIR CHARLES AND THE MAN WHO MADE THE FIRST PHONE

For all its early 20th century ambience, Pass-a-Grille is no museum piece today; on the contrary, it is a living community with widespread appeal. Artists and writers like it, young people like it, and so do retirees, sportsmen, hippies, executives, and just plain folks.

Even in the old days, something about the town attracted an especially engaging breed of emigre. Two of them were Thomas H. Watson, co-inventor of the telephone, and Sir Charles Ross, also an inventor, a big game hunter, and one of the British Isles' largest land owners—"about 856,000 acres," according to *Who's Who*.

"Mr. Watson, come here, I want you," was the first complete intelligible sentence spoken over the telephone. It was uttered on March 10, 1876 by Alexander Graham Bell to Watson, his 22-year-old assistant. Watson made every part of that first successful telephone instrument, even stringing up the wires over which it was tested.

It was Watson who developed the calling apparatus for the telephone, first inventing a "thumper," then discarding

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it for a buzzer and finally perfecting the ringer that is used today.

When full of years and accolades, Watson spent his winters from 1916 to 1934 at 110 Third Avenue painting Florida landscapes. Neighbors regarded him as "one of the folks."

To a dwindling number of Pass-a-Grille old-timers, the tall, distinguished-looking inventor is remembered as "kind, sympathetic, friendly and (an) always interesting personality."

As for Mrs. Watson, the former Elizabeth Kimball, she is remembered locally for her "sympathetic attitude toward those in distress and (for) her charitable acts."

Sometimes townspeople asked Watson whether he realized the significance of the telephone when he and Bell were tinkering with it. His answer was "no." Any prophetic powers he may have had, he admitted, were "not in operation that day."

Perhaps Watson is best remembered locally for his wry comment after placing a long distance call from an Eighth Avenue telephone booth. As he left the booth, beads of perspiration mottling his noble brow, induced, it was suspected, by frustration with the Paleozoic telephone service, Watson quipped:

"My, my, this service is just like it was back in 1876 when the telephone was first invented."

Interestingly, history buffs say that the telephone booth was Watson's invention. Supposedly, the idea dawned after he found it necessary one day to throw a blanket over his head to tune out surrounding street noises while talking over the telephone.

Watson was 79 when he suffered a fatal heart attack at his Pass-a-Grille home on Dec. 13, 1934. His wife lived in the house until a few days before she died at 90 in a St. Petersburg hospital in 1947.

Unlike Watson, Sir Charles Henry August Fred Lockhart Ross, ninth baronet of Ross-shire, was regarded in Pass-a-Grille as an eccentric who conducted mysterious experiments on Boca Ciega Bay with a forerunner of the

-155-

DEDICATED TO MY MOTHER FOR
HER ENCOURAGEMENT AND HELP

First Edition, 1977

Second Revised Edition, 1989

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SPECIAL NOTE

Present-day street addresses and geographical names are used to identify houses where early residents lived and places where important events occurred. For example, the address of Sea Call, Edwin H. Tomlinson's home, is given as 108 Pass-a-Grille Way even though houses were not numbered when it was built, and Pass-a-Grille Way was known as Florida Avenue then. Another example: the islands that Claude Saunders homesteaded in 1886 are identified as Treasure Island, Isle of Palms, and Isle of Capri. The names, of course, are modern names; the three islands were unnamed in Saunders' time.

ST. PETERSBURG BEACH PUBLIC LIBRARY

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Thomas A. Watson

Thomas Augustus Watson (January 18, 1854 – December 13, 1934) was an assistant to Alexander Graham Bell, notably in the invention of the telephone in 1876.

Life and work

Born in Salem, Massachusetts,^[1] United States Watson was a bookkeeper and a carpenter before he found a job more to his liking in the Charles Williams machine shop in Boston in 1872.^[2] He was then hired by Alexander Graham Bell, who was then a professor at Boston University. They were known for the invention of the telephone.

Watson had the distinction of receiving the first ever telephone call (from Bell in the next room) and hearing his name as the first words ever spoken over the phone. "Mr. Watson – Come here – I want to see you" were Bell's words while using the new invention, according to Bell's laboratory notebook.^[3] The precise phrasing is uncertain, since Watson himself remembered it as "Mr. Watson – Come here – I want you" in a film made for Bell Labs in 1931.^[4]

After the creation of the telephone itself, Watson invented many accessories for it. Most important was the ringer, which would alert someone not standing by the telephone that a call was being placed. The first version involved a hammer, which had to hit the diaphragm;^[5] this was followed by a version employing a buzzer.^[6] After more experimentation, he invented the polarized ringer, in which a small hammer positioned between two bells is electromagnetically drawn back and forth to strike them in rapid alternation;^{[7][8]} this device was manufactured for 60 years.^{[9][10]}

Thomas A. Watson



Watson, c. 1883

Born	Thomas Augustus Watson January 18, 1854 Salem, Massachusetts, US
Died	December 13, 1934 (aged 80) Pass-a-Grille, Florida, US
Spouse	Elizabeth Watson (Until 1934)

Watson resigned from the Bell Telephone Company in 1881 at the age of 27. Using money from his royalties from his participation in the invention of the telephone, Watson first tried his hand at farming. He tried geology as well^[11] and was even nominated for Massachusetts State Treasurer.^[12] In 1883 Watson founded the Fore River Ship and Engine Building Company. He soon began taking bids for building naval destroyers and by 1901 the Fore River Ship and Engine Company was one of the largest shipyards in America. It would later become one of the major shipyards during World War II, after being purchased by Bethlehem Steel Corporation. When Watson sold his share in the shipyard, he decided to "turn boy again" and became an actor.^{[13][14]}



Watson in his later years, holding Bell's original telephone

On January 25, 1915, Watson was at 333 Grant Avenue in San Francisco to receive the first transcontinental telephone call, placed by Bell from the Telephone Building at 15 Dey Street in New York City. President Woodrow Wilson and the mayors of both cities were also involved in the call.^[15]

Thomas Watson was married to Elizabeth Watson. After he died in 1934, she continued to live in Pass-a-Grille during World War II and died in the hospital in St. Petersburg, Florida in 1949.

Watson wrote an autobiography, *Exploring Life: The Autobiography of Thomas A. Watson* (New York: Appleton, 1926). He was portrayed by Henry Fonda in the film *The Story of Alexander Graham Bell*, which was released in 1939.

Late in his life, at the age of 77, upon being impressed with a meeting with Indian spiritual leader Meher Baba in England, Watson was instrumental in helping to arrange for Meher Baba to come to the United States for his first visit there in 1931.^[16] Upon meeting Baba, Watson is reported to have said, "In my seventy-eight years of life, today is the first time I have experienced what divine love is. I have come to realize this with just a touch from Meher Baba".^[17] Later, though, Watson became disenchanted with Baba.^[18]

Watson died of heart disease on December 13, 1934, at his winter home on Pass-a-Grille, Florida. He is buried in the North Weymouth, Massachusetts cemetery. His family gravesite sits by the cemetery road, with a vantage point that looks directly at the former shipyard. He wanted to see his greatest accomplishment in life and death.^[19]

References

1. National Inventors Hall of Fame (2010). "Thomas A. Watson" (https://web.archive.org/web/20120923062106/http://www.invent.org/hall_of_fame/457.html). Archived from the original (http://www.invent.org/hall_of_fame/457.html) on 23 September 2012. Retrieved 14 July 2012.
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12. Watson, Thomas A. (1926). *Exploring Life: The Autobiography of Thomas A. Watson* (<https://archive.org/details/exploringlifeaut0000wats>). New York: D Appleton and company. p. 211.
13. Watson, Thomas A. (1926). *Exploring Life: The Autobiography of Thomas A. Watson* (<https://archive.org/details/exploringlifeaut0000wats>). New York: D Appleton and company. p. 251.
14. Иванов, Александр. "Приключения Томаса Ватсона" (https://telhistory.ru/telephone_history/in_ostrannye-izobretateli/priklyucheniya-tomasa-vatsona/). *telhistory.ru*. Музей Истории Телефона.
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18. Mazur, A. (2004), *A Romance in Natural History*, Syracuse, NY: Garret, ISBN 0-9823808-0-1.
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External links

-
- NPR clip featuring Watson (<https://www.npr.org/programs/lnfsound/stories/990319.stories.html>)
 - PBS.org Watson biography (<https://www.pbs.org/wgbh/amex/telephone/peopleevents/pande04.html>)
 - Short biography of Thomas Watson on the radio program *The Engines of Our Ingenuity* (<http://www.uh.edu/engines/epi1177.htm>)
 - Associated Press obituary (December 15, 1934): "T. A. Watson Dead; Made First Phone" (<https://www.nytimes.com/learning/general/onthisday/bday/0118.html>)
 - Works by Thomas A. Watson (<https://www.gutenberg.org/ebooks/author/3411>) at Project Gutenberg

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12542**
 Field Date 1-5-2015
 Form Date 3-13-2015
 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) Thomas Watson House Site 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 110 Direction _____ Street Name 3rd Street Type Avenue Suffix Direction _____
 Address: _____
 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 # 19-32-16-58932-010-0101 Landgrant _____
 Subdivision Name MOREY BEACH Block 10 Lot 101
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1955 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Apartment From (year): 1955 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 Siding
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Rear wing
 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 Rectangular Number of Stories 2
 Exterior Fabric(s) 1. Shingles-asbestos 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.) 2-light and 3-light vinyl awning windows, 4-light fixed windows
 Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, pierced concrete

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, Generic 2. _____

Main Entrance (stylistic details) The main block has three entrances. Each is a 1-leaf door with jalousie panels set within a slightly recessed surround.

Porch Descriptions (types, locations, roof types, etc.) The building does not have a porch, but has an exterior concrete-block stair with pierced concrete screen.

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

Narrative Description of Resource The 2-story small apartment building is located on the site of the Thomas Watson House. He was credited with the invention of the telephone booth. The 2-story dwelling that appears on the 1923 Sanborn Map is not the same form of the current building.

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.



3rd_110_P112542_03



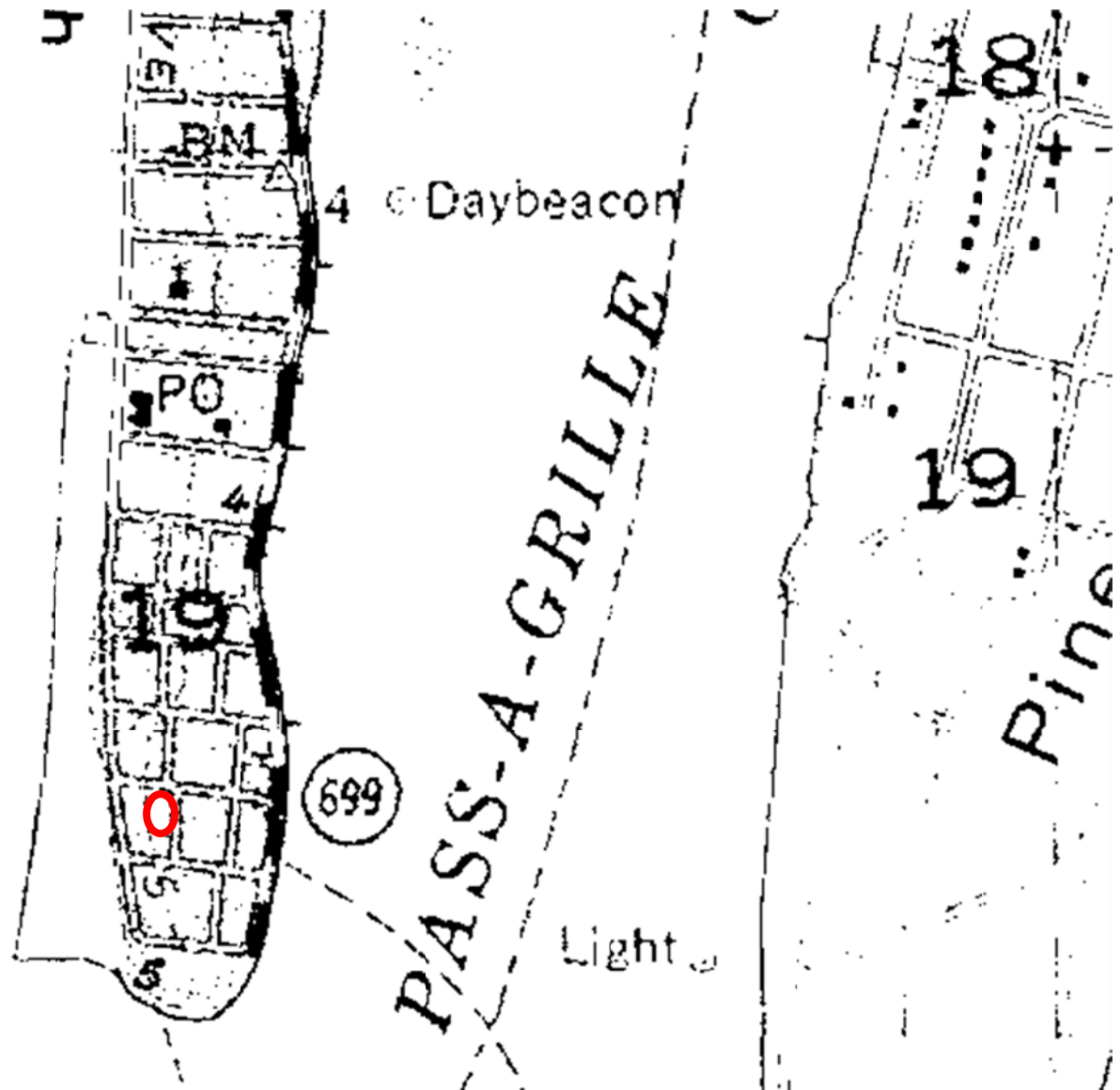
3rd_110_P112542_02



3rd_110_P112542_01

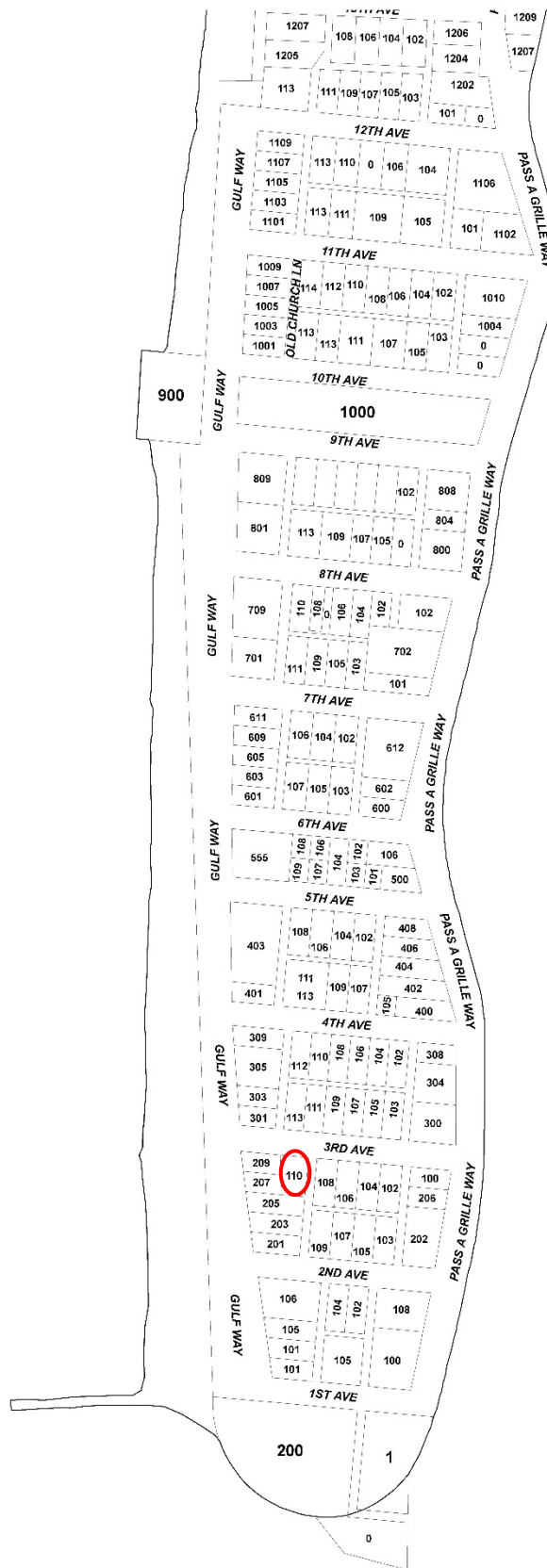


3rd_110_P112542_04



Site #8PI12542

Address: 110 3RD AVENUE



Site #8PI12542

Address: 110 3RD AVENUE













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

Agenda Report

Agenda Title Name: Local Historic Designation Case No. 24067: 107 22nd Avenue

Action Request: Motion to approve Case Number 24067 for local historic designation of the two-story residence at 107 22nd Avenue.

Strategic Objective:

Date: November 19, 2024

Prepared By: Lynn Rosetti, Consultant
Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The structure sits on one of a handful of lots carved out of Block K of the Phillips Subdivision, previously-substandard lots that were made conforming at time of the Pass A Grille Overlay District update in 2017. Its original features are relatively well preserved from 1925, but the current owner undertook a significant courtyard addition in 2007. The structure appears to be in good condition after the two recent hurricanes.

Funding: N/A

Attachments:

1. Staff Report
2. Application and Supporting Documents
3. Florida Master Site Files
4. Photos - November 2024



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

Local Historic Designation Case No. 24067: Richard and Rebecca Lorenzen

Meeting Date: November 19, 2024

Prepared By: Lynn Rosetti, Contract Planner and Brandon Berry, Senior Planner

REQUEST	The property owners are requesting local historic designation of the two-story single-family residence at 107 22 nd Ave.
SUBJECT PROPERTY	107 22 nd Ave; PHILLIPS DIVISION REV MAP BLK K, W 60FT OF E 160FT OF BLK K & S 5FT OF VAC ALLEY ADJ ON N PER O.R. 14313/71, 14376/PG'S 595 & 597; Parcel # 18-32-16-68634-011-0003.
LAND USE / ZONING	RU-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1925 with a major addition in 2007.
HISTORIC STATUS	Constructed in 1925 as a single-story duplex, the residence over time has been converted to a single-family home, with a major courtyard addition taking place in 2007.
SURROUNDING AREA	North – Single-family Residence South – 22 nd Avenue & Three-unit Residence East – Single-family Residence West – Single-family Residence

BACKGROUND and ANALYSIS

The subject parcel is comprised of a small portion of Block K of the original Phillips Division that was platted in the early 20th century, and which appears to have been in this same currently-substandard footprint since at least 1948 according to the City's Sanborn map series. The update to the Pass A Grille Overlay District in 2017 accounted for the eclectic-ness of some of these small parcels, allowing them to be redeveloped if they existed prior to current zoning standards.

Historic records indicate the structure was originally a duplex, and has been converted over time to a single-family rental. A major addition was made to the center of the structure in 2007 which included demolition of the connecting space, added after 1972, and reconstruction of a two-story addition in what was previously an open courtyard. The structure was designated as a contributing resource to the District in 2003 during the National Register (NR) Historic District Boundary Increase, and was reaffirmed by the City's historic consultant as contributing in 2015, after the addition had been

constructed. The only modifications permitted since the date of this survey are re-roofing of the roof shingles, and heat pump changeout.

Right: A photograph included with the structure's 1936 property card, show its original elements.

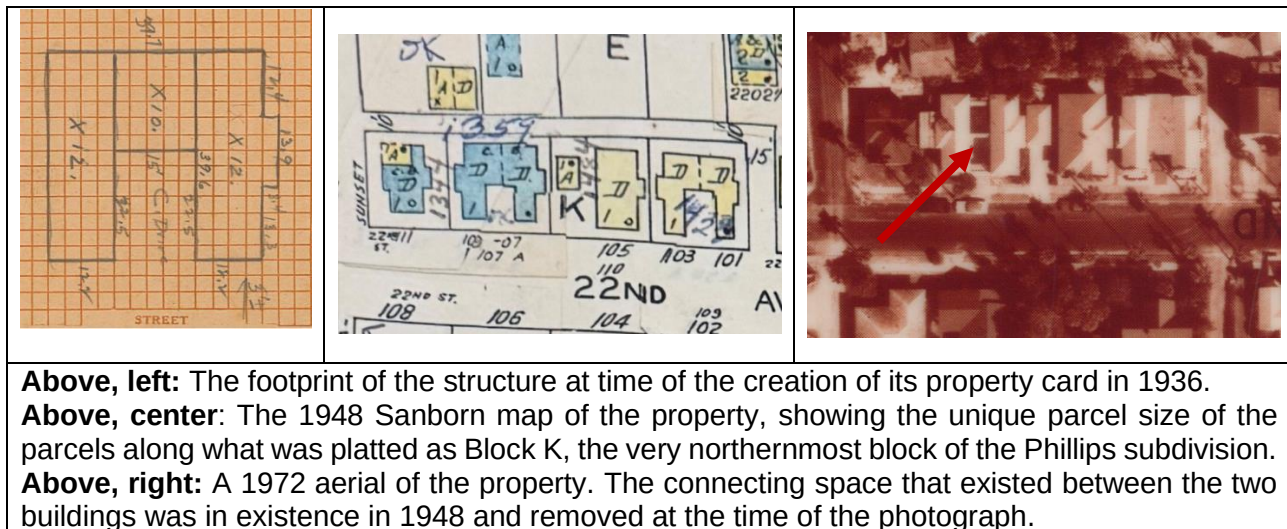


Right: The residence in 2003 when it was deemed contributing to the City's NR Historic District expansion of Pass A Grille from 13th to 32nd Avenue, showing the original one-story structure.



Right: The residence photographed in 2015 for the City's local historic resources survey, showing the addition constructed in 2007.





Above, left: The footprint of the structure at time of the creation of its property card in 1936.
Above, center: The 1948 Sanborn map of the property, showing the unique parcel size of the parcels along what was platted as Block K, the very northernmost block of the Phillips subdivision.
Above, right: A 1972 aerial of the property. The connecting space that existed between the two buildings was in existence in 1948 and removed at the time of the photograph.

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 structure is built in a masonry vernacular according to the property's 2015 Florida Master Site File and features overhanging eaves and molded concrete block walls as standout features. The upper story addition is constructed with a standard smooth concrete wall façade. The addition was made to the original duplex, at the time a triplex, to convert the structure into a single-family residence in 2007. A front porch was added to replace the courtyard that existed prior to the addition. The Florida Master Site file notes windows as the only alteration other than the addition, with another noted addition on the side of the residence.

Pre-addition and renovation, the structure was listed in the City's 2003 NR Historic District Boundary Increase request as a good example of the small-scale multi-family dwellings located through the district, particularly along its northern end. It remains an example of the masonry vernacular style, one of the most common in Pass A Grille, and is an early example of a style that was common between the 1920s and 1950s. These structures tend to have minimal ornamentation, which is evident in the remaining components of the original portion of this structure.

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

The structure is noted in its 2015 Florida Master Site File as a contributing resource on the basis of architecture and community planning and development. The structure is one of many built during the first phase of the Pinellas County land boom, which saw the county's population double

from 1920 to 1930, and was one of the last structures built during the first era of Pass A Grille's history (which is considered to be 1926 according to the NR District Boundary Increase narrative). The tiny lot sizes of the subject property and its neighbors along the northern side of 22nd Avenue are found elsewhere in the district, particularly most of the parcels between 5th and 6th Avenues, many of which were divided in the 1940s to accommodate a second residence per lot.

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.

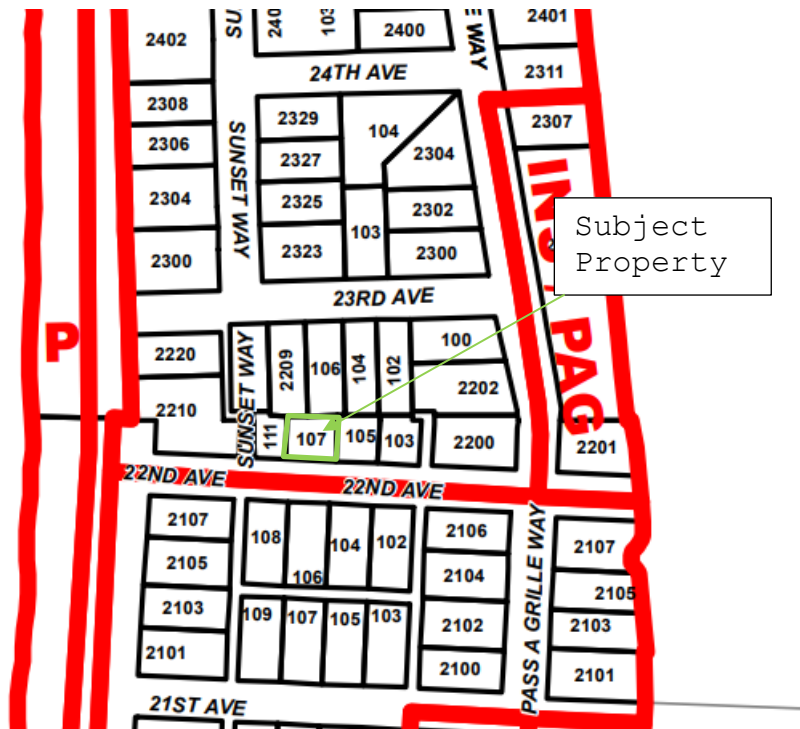
The structure does not appear to have sustained any significant exterior damage from Hurricanes Helene and Milton. It remains in good condition, as it was evaluated to be in 2015 at the time of the City's historic resource reevaluation. The owner does not have any immediate plans for exterior alteration, but would be subject to Historic Preservation Board review for any that exceed routine maintenance and repair work after designation.

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

The applicant is not proposing any exterior rehabilitation or adaptive use of the structure. The structure will remain a single-family residence, as it was converted to in 2007.

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

107 22nd Avenue is zoned RU-2 Residential District within the PAG Pass A Grille Overlay District and has a future land use category of RU, a single-family residential district. The tiny lot size on which it sits (60x55') is not conforming to minimum lot area in the vicinity, having been created in the early 20th Century out of a portion of Block K of Phillips Division, and is considered a



'House-Small' lot under the provisions of the updated 2017 Pass A Grille Overlay District. The lot size is considered conforming on that basis.

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 reiterates the consultant's position from 2015 when the Florida Master Site File was prepared, noting it to be architecturally significant and important in the area of community planning and development. The structure has been modified with the addition of the porch and second story, and is no longer an example of a multifamily structure on a small lot as was noted as a unique local characteristic in the 2003 boundary expansion. However, the structure does still retain the characteristics of the small-lot construction common along the street and in other areas of Pass A Grille, as well as is contextual with the adjacent structures on the block.

If the structure is placed on the local historic registry, staff recommends the overhanging eaves and exposed concrete block be considered elements in need of preservation in future modifications.

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 the residence as historic buildings. Staff finds that the buildings are significant in the following areas:

- a. It embodies the distinctive visible characteristics of an architectural style (masonry vernacular) and period (early 20th century, at the end of the initial Pass A Grille development boom).

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the residence at 107 22nd Ave (Case No. 24067).

Bibliography

TRC Environmental Corporation. (2015, April). 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=>.

Smith, R.D. & Shiver, C. (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 24067

Property Owner Name & Address

Agent or Representative Name & Address

Richard + Rebecca Lorenzen

107 22nd Ave

ST Pete Beach, FL 33706

Phone (727) 418-4132

Phone _____

Email Address H60Rich@yahoo.com

Email Address _____

Property Address, Legal Description, Parcel ID

107 22nd Ave, Single Family Home, Phillips Division REV MAP BLK-K,
W60FT of E 160FT of BLK-K and S 5FT of VAC ALLEY ADS ON N PER O.R.
14313/71, 14374/P6's 595 + 597. PARCEL ID: 18-32-16-68634-011-0003

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

Florida Master Site File Number (if applicable): N/A

Florida Master Site File Recorder:

(Name and Title, if applicable): N/A

I (the undersigned) am the legal owner/legal representative of home located at 107 22nd Ave, SPB, 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.

Owner Signature: [Signature] Date: 23 OCT 24

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

DESCRIPTON**Architectural Classification**

Materials

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

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

3. Significant Persons

4. Cultural Affiliation/Historic Period

5. Architect

6. Builder

Unknown - built in 1925. Will be 100 years old next year ☺

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.

107 22nd Ave Narrative Description to Application

Thanks you to the City Staff and members of the Historical Board in advance. Our home turns 100 years old next year and we are excited to finally have it listed as a historic home here in historic Pass-a-Grille.

Our home was initially constructed in 1925. According to my chats years ago with famous resident and realtor, Frank Hurley, our home was originally brought over in two sections on a barge from Pinellas County in 1925, then set in place on a foundation. When we purchased it in 1992 you could still see the catch water pipes that ran from gutters down into crawl space cisterns for water on each wing of the house. Original owners then would draw up water via hand pumps. We held onto some of the original glass doorknobs. We also have some of the original lead counterweights for the windows stored under the crawl space as well.

Our home had a duplicate building constructed in 1930 and it still stands today as well. It is located two doors east of us at 103 22nd Ave. In addition our next door neighbors on either side of us have homes built in 1939 and 1951. The home across the street from us was built in 1931. If one drives our street you can see that we are one of the few streets left in PAG with almost all original homes from the 1920's to the 1950's.

Thanks for your time and we look forward to having our beautiful and historic gem celebrating its soon to be 100th anniversary.

Respectfully,



Rich and Rebecca Lorenzen

Preservation through Renovation

by
JAY ANDERSON



BEFORE

The Lorenzen's
Rich, Rebecca, Jacqueline, Ben, Sam,
and Gus (Dog)-Bow (Kitty)-Coco (Bird)
107 22nd Ave.



AFTER

Here is a family that found Pass A Grille in the 80's and kept coming back to it. Here is their story...

Rich is in the Coast Guard and in 1990 came to St. Pete as a helicopter pilot and found Rebecca, a traveling nurse, who had been in Pass A Grille since '86. They met in 1991 and married in '92. Rich lived in Indian Rocks and for Rebecca the choice was easy as to where to live...Pass A Grille! They wanted to own a home and through friends found this little 1923, rusticated block triplex on 22nd and made a deal before it even went on the market.

Knowing that with Rich's job, different assignments were forthcoming, having an income producing property would allow them to move away but keep the home. So after closing and getting the renters out they began the first renovation to make it livable for them and to acquire better tenants. They gutted the whole thing (disgusting shag carpeting, 12 layers of linoleum in the kitchen) stripped the wood work all while living in one side. When they finished the middle unit, which was a efficiency, and the east unit, they then worked on their own living quarters. This happened over the 3 years he was assigned to the Coast Guard Station in St. Pete, but alas, as goes with military he was next assigned to Kodiak, Alaska (you know home of the "Deadliest Catch" on Discovery Channel) Yep, that was his job as a helicopter pilot for 3 years. You ought to hear the stories! Daughter Jacqueline was born there in 1996. So 107 22nd, stayed as three rentals for the next 10 years as Rich took assignments in Cape Cod (not to bad a billet), where the boys were born in 2000 and then to Washington D.C., where he was involved with research and design for helicopter systems.

All this time they visited Pass A Grille and began to realize this is where they wanted to be permanently. Rebecca says, "Pass A Grille always felt like home." And wouldn't you know it Rich, as a commander, was assigned to be the COO of the Coast Guard Air Station in St. Pete in 2006. (Yea!) As Rebecca tells it, this was just one of many things that has happened in their life that showed them that getting back to Florida and Pass A Grille "was meant to be". But here they were coming back as a family of 5, to a triplex... I don't think so!!

After 6 months of living in a rental house and planning with Saunders Construction and their architect they began a 2 phase renovation. In Rebecca's mind there was no choice, they were going to renovate. "I love the feeling of an old house." Using the 50% rule they were now going to make this a single family residence. They bulldozed the efficiency in the middle and began the task that involved "down to the studs", upgrading electric and plumbing and dealing with "selective demolition". When 2/3rd's of it was done, they were able to move in while the east 1/3rd was finished. Next was getting a certificate of occupancy, a new appraisal and then pulling a second permit to now complete an upstairs addition adding 560 square feet to have 2100 total. Mind you, all of this while living there, with three active kids, dealing with school schedules, baseball etc...fun, fun, fun! But you know, with the finished product that you see in the "after picture", they should be proud that their ideas and creativity made it look "like it has always been there."

From when the architect's plans really showed them what they could achieve to putting the landscaping in as the final touch, they have created a great family home that has that important quality in Rebecca's mind... "character." Lots of light, plenty of beachy colors, wood floors, great choices in cabinetry and fixtures, family and kid friendly...this house is meant to have fun in! As 11 year old Jacqueline says "I love the small community where everybody knows each other", and that's very important to mom and dad where 20 kids live within 1 block (yes, kids in Pass A Grille - its great)

Go check out what Rebecca and Rich (supreme starfleet commander) have done in and for Pass A Grille. This is a very cool preservation and transformation of a multiple unit to single family through a very complicated renovation process...but what a great outcome!!! Their perseverance and persistence has paid off handsomely. All coming from a love for Pass A Grille!

P.S. Another assignment looms next year and it will become a rental unit again...but they will be back in 3 to 6 years because "Pass A Grille just seems like home!"



Article in local Paper (Grille-Bits) from
2007



Home in most of original state from 1925
except small efficiency added in 1950's (pink door)



Clearing out poorly ☒ built efficiency from 1950's



Aerial from 2006 showing 90% of property still preserved from 1925 build. Same concept as property at 103 22nd





Phase I connected two original wings
with new center (2006)



Phase II adding modest 2 bedrooms ~~to~~
creating 2nd Floor. 2007

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI00969**
 Field Date 1-5-2015
 Form Date 3-18-2015
 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) 107 22nd 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 107 Direction _____ Street Name 22nd Street Type Avenue Suffix Direction _____
 Address: _____
 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 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-68634-011-0003 Landgrant _____
 Subdivision Name PHILLIPS DIVISION REV Block K Lot 3
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1925 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1925 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 2nd Story, side
 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 U-shaped Number of Stories 1
 Exterior Fabric(s) 1. Molded concrete block 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 4/4, 6/6, and 8/8 double-hung vinyl sash with projecting sills

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves

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. 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 sheltered by the incised porch.

Porch Descriptions (types, locations, roof types, etc.) The incised porch, located in the interior courtyard, is part of the 2nd-story addition.

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

Narrative Description of Resource The 1-story, U-shaped rusticated concrete block building features an interior courtyard, overhanging eaves, replacement sash windows, and a 2nd-story 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) 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.



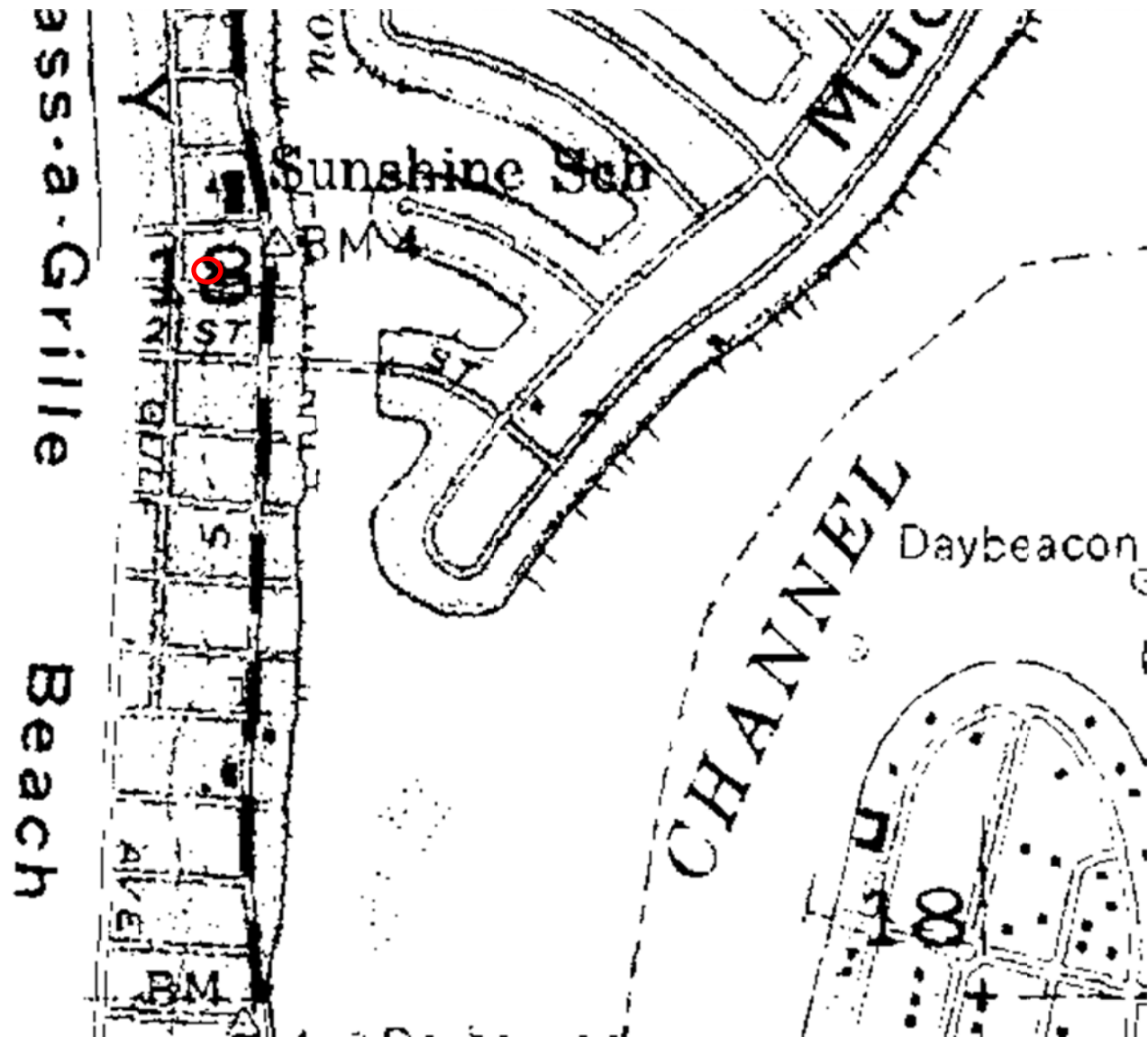
22nd_107_P100969_03



22nd_107_P100969_01



22nd_107_P100969_02



Site #8PI00969

Address: 107 22ND AVENUE





4R PARKING
PERMIT
REQUIRED
8AM - 8PM
VIOLATORS RECEIVE
ADDITIONAL FINE
EVERY 2 HRS
Ord. 82-166

\$90 FINE
EVERY 2 HRS





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

Agenda Report

Agenda Title Name: Local Historic Designation Case No. 24070: 102 22nd Avenue

Action Request: Motion to approve Case Number 24070 for local historic designation of the two-story residence and one-story cottage at 102 22nd Avenue.

Strategic Objective:

Date: November 19, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The primary structure has been modified since its original date of construction, first to add a two-story rear flat-roofed portion that according to the current owners was used by nationally-featured multimedia artist Robert Hodgell to display his sculptures,, and later to add a second story and gable extension at the front along 22nd Avenue. The structures appears to have taken some damage to ancillary elements from the recent storm, first to the deck on the western side of the primary structure, and also to the lattice along the bottom of the cottage. Otherwise, the structures appear to be well maintained.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Florida Master Site File
4. Applicant Photos
5. November 2024 Photos



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

Local Historic Designation Case No. 24070: Cheryl & Daniel Mountcastle

Meeting Date: November 19, 2024

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting local historic designation of the two-story duplex residence at 102 22 nd Ave, and the one-story residential cottage to the west on the same parcel (formerly 104 22 nd Ave).
SUBJECT PROPERTY	102 22 nd Avenue; PHILLIPS DIVISION REV MAP BLK J, LOTS 36 & 69; Parcel # 18-32-16-68634-010-0360.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1936
HISTORIC STATUS	Constructed in 1936, the two-story larger residence and one-story residential cottage were considered contributing to the Pass A Grille National Register (NR) during its boundary increase in 2003, and were determined during the City's 2015 historic resources survey update to remain contributing resources.
SURROUNDING AREA	North – 22 nd Ave & Residential South – Alleyway & Residential East – Alleyway & Residential West – Residential Tri-plex

BACKGROUND and ANALYSIS

The subject parcel was created through lot combination of two lots platted in the early 1900s, with the western lot containing the small residential cottage formerly addressed as 104 22nd Ave. The structures are frame vernacular with asbestos and wood shingle siding, and noted in the Florida Master Site File as having overhanging eaves, exposed rafter tails, and jigsawed bargeboard (a type of ornamental gable fastening). The guest house has exposed rafter tails. The primary structure has been altered, with the front roughly 35 feet in place at the time of the preparation of the structure's first property card in 1938, and the rear portion added later in an unknown year prior to 1972. According to the City's surveyor of the property in 2015, the front gable to the west of the original was also added post-1986, inclusive of an internal second story.

Both subject structures were owned by Robert O. and Joan Hodgell from 1968 to 1976. Robert was a significant multimedia artist who taught at Eckerd College during his residency in Pass A Grille and his wife Joan was director (Basse, 2000). Robert's works have been featured in the Library of Congress and Metropolitan Museum of Art.

Right: The main residence at 102 22nd Ave shown from an undated photo included with the property's 1938 property card, showing the original front portion of the structure.

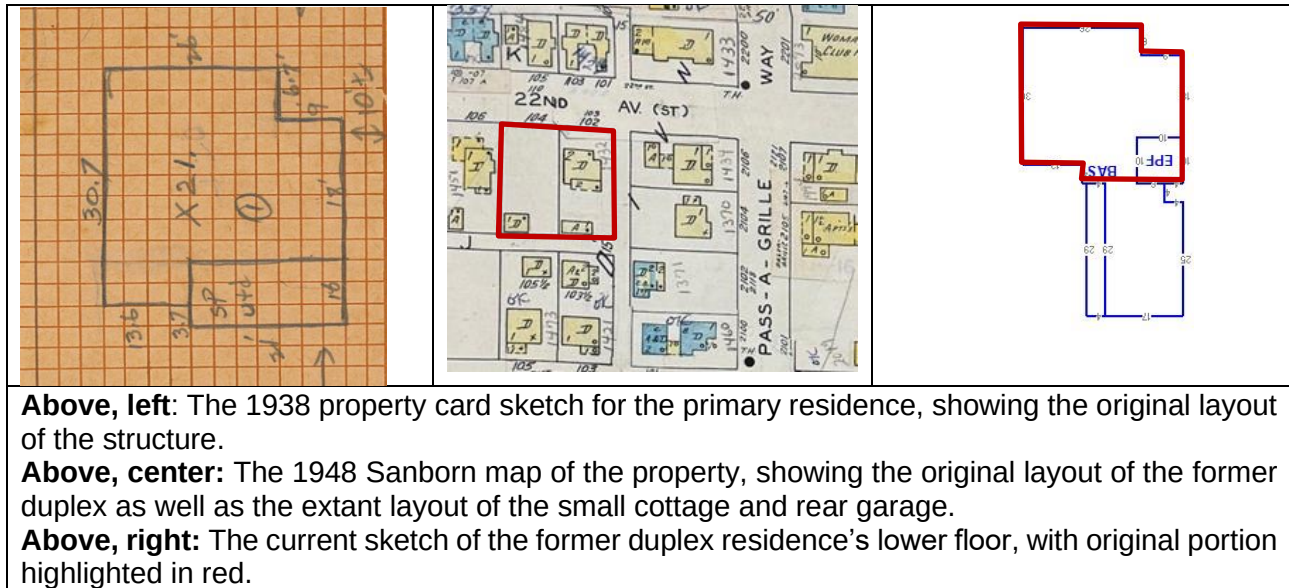


Right: The main residence photographed in 1986 for its Florida Master Site File, showing the original single gable at the front of the structure along 22nd Avenue.



Right: The main residence photographed for the City's 2015 historic resources survey, showing the added front gable.





Above, left: The 1938 property card sketch for the primary residence, showing the original layout of the structure.
Above, center: The 1948 Sanborn map of the property, showing the original layout of the former duplex as well as the extant layout of the small cottage and rear garage.
Above, right: The current sketch of the former duplex residence's lower floor, with original portion highlighted in red.

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.**

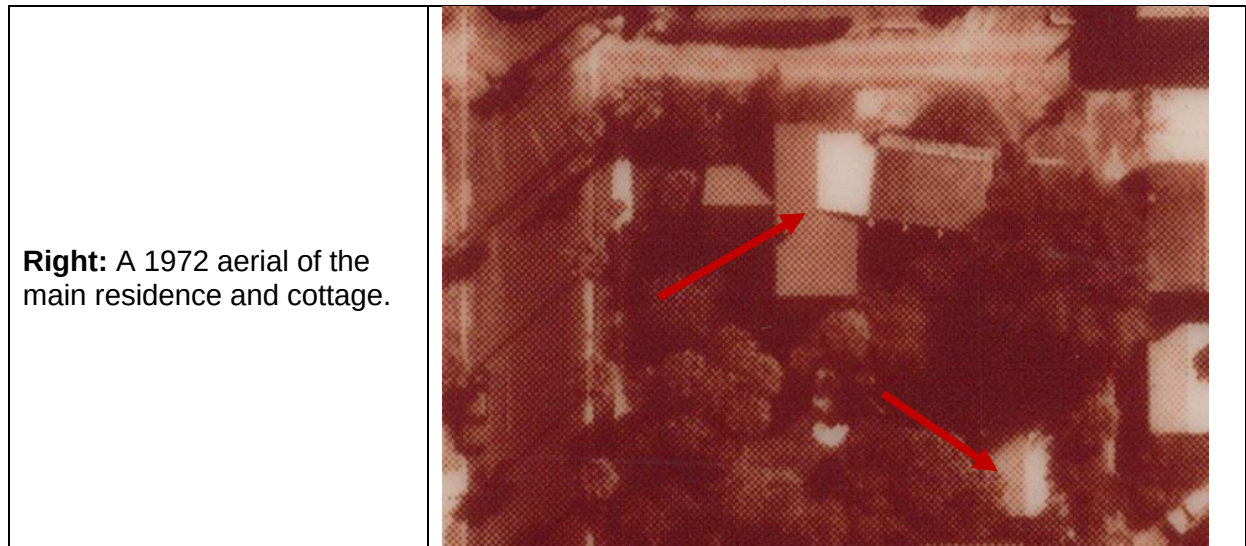
Both structures proposed for designation are typical of the frame vernacular style in Pass A Grille, with asbestos or wood shingle siding, exposed rafter tails on the cottage and knee braces under the main residence's overhanging eaves, and concrete block foundation. Both structures appear to be in good condition on the exterior, although both have sustained apparent water damage within due to recent hurricanes. A small carport, constructed in an unknown year, abuts the former duplex structure at the corner of the western and southern alleyways. The now-elevated addition to the rear of the former duplex structure is complementary to the design of the home and itself is over 50 years in age at the time of this report, although the first story is younger.

- 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.**

Both structures are noted in the 2015 Florida Master Site File (FMSF) prepared for the City as continued contributing resources to the National Register Historic District on the basis of architecture and community planning and development. The current owners purchased the property in 1981 and state it to be since unaltered, with the FMSF noting past alterations to the façade, side porch, and windows which were found to be complementary and not exclude the structures from continued listing as contributing resources. The property record is not showing alterations to the exterior of the structure, except for mechanical work, since a roof replacement

in 2007. The applicant completed an interior renovation in 2017 to merge the then-duplex into a single residence but did not make any apparent exterior adjustments.

The structures are also important for their association with the Hodgells, who owned and resided in the residence and cottage from 1968 to 1976. According to the owners, Robert displayed his completed sculptures in the window of the rear then-single story ell of the main residence and resided in the single-story cottage. Although the City no longer possesses records of the construction date of the addition in which this was performed, the addition existed from review of historic aerials at the time of the Hodgells' ownership, and the slant of the structure's addition appears to orient the sculptures prominently toward the alleyway.



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.

Assessment of the structure in 2015 noted both to be in good condition. There is no noted significant exterior damage from either storm, although water appeared to infiltrate both structures due to recent Hurricanes Helene and Milton and there is need for replacement of drywall and flooring. There is also damage to a deck to the western side of the main structure, and to lattice at the crawlspace of the cottage, which may have preceded the storm but should be restored to prevent future damage and deterioration.

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

The applicant is planning to renovate the interior of both structures due to recent storm damage. Rehabilitation is not proposed for the exterior of either structure, which appear to remain in good condition with the exception of the aforementioned elements.

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

102 22nd Avenue, inclusive of the former cottage addressed 104, is zoned and has a future land use category of RLM-2 Residential District within the PAG Pass A Grille Overlay District. As the City no longer permits detached multi-unit structures on the same zoning lot, the structures are

considered a legally grandfathered arrangement under the provisions of the Pass A Grille Overlay District, which permits continued use of structures that would be considered legal nonconforming in the underlying district provided that additions and conversions remain consistent with the effective historic and design standards.



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 two-story primary residence and single-story cottage at 102 8th Ave for designation as a local historic resource due to both structures' continued maintenance of the frame vernacular architectural style, and due to the association of the structures with the Hodgell family of whom Robert is noted as an artist of significant repute. Frame vernacular is the most common style of architecture in Pass A Grille, although it is generally more common in the original district area south of 13th Avenue, and neither subject structure possesses the locally-flavored rough hewn siding that adorns some examples elsewhere in the district. However, the structures have been well maintained by the current owners and continue to possess the distinct characteristics of the early 20th century frame construction that is prevalent in the area, as well as generally retaining the form, massing, and historic site layout of other properties in Pass A Grille that utilize this style.

Staff recommends restoration of the exterior damaged features, particularly the primary residence's decking and cottage lattice, as a component of any planned post-storm interior renovation. Staff also finds the jigsawn bargeboard, inset window under the soffit of the original roof, and overhanging eaves with kneebraces and rafter tails, as elements worthy of preservation.

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 the primary two-story residence and single-story cottages as historic buildings. Staff finds that the buildings are significant in the following areas:

- a. It embodies the distinctive visible characteristics of an architectural style (frame vernacular) and period (early 20th century).
- b. It is associated with the life of a person who played a significant role in the life of our local and state history, particularly Robert Hodgell, who established the visual arts program at nearby Eckerd College in 1961 and whose works have been featured in the Library of Congress and MoMA. Hodgell is particularly important within the region for his impact on the Tampa Bay art community, of which a faculty member noted his profound influence and where he remained working as a full time artist after retirement from Eckerd (Stark, 2000).

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the two-story primary residence and single-story cottage at 102 (and formerly 104) 22nd Avenue (Case No. 24070).

Bibliography

Basse, C. (2000, March 5). Artist and teacher Hodgell dies at 77. *Tampa Bay Times*. Retrieved from <https://www.tampabay.com/archive/2000/03/05/artist-and-teacher-hodgell-dies-at-77/>.

Stark, B. (2000, December 7). Gaining perspective on a life's work. *Tampa Bay Times*. Retrieved from <https://www.tampabay.com/archive/2000/12/07/gaining-perspective-on-a-life-s-work/>.

TRC Environmental Corporation. (2015, April). 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=>.

Smith, R.D. & Shiver, C. (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 24070

Property Owner Name & Address

Agent or Representative Name & Address

CHERYL & Daniel MOUNTCASTLE

NA (self)

102-22ND Ave

St. Pete Beach, FL 33706

Phone 727-503-8739

Phone same

Email Address CMTCASTLE @
Hotmail.com

Email Address same

Property Address, Legal Description, Parcel ID

102-22ND Ave (Also - structure @ 104-22ND Ave)

St. Pete Beach (Pass-a-grille) 33706

(The house at 102-22ND Ave and the cottage at 104-22nd Ave have been parceled together since 2016)

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): staff will provide

I (the undersigned) am the legal owner/legal representative of house located at 102-22nd 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.

Owner Signature: Cheryl Mountcastle

Date: 10-24-24

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.

Alley on side of house - Alley runs NORTH/SOUTH direction along EAST side of house.

Our home sits on a double lot, and these lots have been parceled together since 2016.

FUNCTION OR USE**Historic Functions**

Built in 1930s. Artist & sculptor
Robert Hodgell lived, painted & sculpted
in our ^{house/cottage} while living on PAG in late 60s
and early-mid 1970s.
He displayed his works along slanted
DESCRIPTION wall on east side of house.

Current Functions

We live in house at 102-22nd Ave
My husband and I raised our
5 children in this house.

Architectural Classification

2 story home with 5 bedrooms,
3 baths.

Small cottage/studio with one
bathroom.

Materials

wooden framed structures

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

Built in 1930s.

- Robert Hodgell (painter & sculptor) resided here Late 1960s through mid/late 1970s. He painted & sculpted works in cottage (104-22nd Ave) and displayed works on slanted wall on east side of house. Our family has lived here 1983-present.
2. Significant Dates (date constructed and altered, if applicable)

Built in 1930s

Nothing was altered concerning structure.

3. Significant Persons

- Robert Hodgell resided, painted & sculpted on this property in Late 1960s - mid 1970s.
- Our family resided here since 1983.

4. Cultural Affiliation/Historic Period

- Robert Hodgell painted & sculpted in cottage at 104-22nd Ave and he displayed his works along slanted east wall of house located at 102-22nd Ave. (late 1960s → mid 1970s)
- Also, PAG Rumor states the steel tape measure was invented in this cottage at 104-22nd Ave. - NO written proof of this but PAG legend has passed this account through past decades.

5. Architect

UNKNOWN

6. Builder

UNKNOWN to owner

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs. *WOODEN STRUCTURES. HOUSE N 3500 sq. feet, Cottage N 180 sq. feet. SLANTED WALLS ON EAST SIDE HOUSE. EXHIBIT PHOTOS SENT TO MR. BRANDON BERRY.*
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. *Built in 1930s with no exterior changes to house or cottage. MAINTAINED SLANTED WALLS ON EAST side of house because sculptor HODGELL displayed his works here.*
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. *Good solid structure, NO exterior improvements. Will replace dry walls and flooring post-Hurricane Helene.*
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable. *NONE*
5. Provide a location map, showing relevant zoning and land use information. *Staff will provide*

Major Bibliographic References

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

sacredartpilgrim.com

IN 1962 Robert Hodgell took up teaching position at Florida Presbyterian College, which later became known as Eckerd College. Artist Hodgell lived in our house in 1960s → mid 1970s

pehodgell.com

scottpone.mone.com

FLORIDA MASTER SITE FILE
Site Inventory Form

SEE SITE FILE STAFF FOR
ORIGINAL PHOTO(S) OR MAP(S)

Site No. 8 PI 966

Site Name _____

Survey Date _____

Address of Site 102 22nd Avenue/

Instruction for locating Pass-a-Grille Beach, City of St. Petersburg Beach, FL

Location Phillips Division Rev. Map

J

36 & 69

Subdivision name

block no.

lot no.

County Pinellas

District name if applicable Pass-a-Grille Beach

Owner of Site: Name Daniel J. Mountcastle

Address 1605 S. Missouri Avenue, Clearwater, FL 33516-1220

Type of Ownership Private

Recording Date June 30, 1986

Recorder: Name & Title Gladys Cook Historic Preservation Consultants, Inc.

Address 410 N. Orange Avenue

Sarasota, FL 33577

Condition of Site:

Integrity of Site:

Original Use Residence

Check One

Check One or More

☐ Excellent

☐ Altered

Present Use Residence

☐ Good

☐ Unaltered

Dates 1923+

☐ Fair

☐ Original Use

Cultural/Phase American

☐ Deteriorated

☐ Restored/Date

Period 19th-20th c.

☐ Moved/Date

NR Classification Category _____

Date listed on NR _____

Threats to Site:

Check One or More

☒ Zoning

☐ Transportation

☒ Development

☐ Fill

☐ Deterioration

☐ Dredge

☐ Borrowing

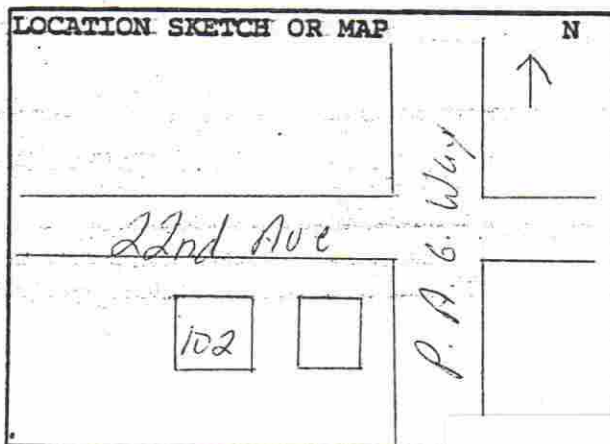
☐ Other (See Remarks Below)

Areas of Significance: Architecture

Significance:

This frame vernacular residence is wood frame resting on a cast stone foundation. The structure is significant for its scale and materials.

Architect _____
 Builder _____
 Style and/or Period Frame vernacular
 Plan Type Rectangular
 Exterior Fabric(s) Wood shingle
 Structural System(s) Wood frame
 Porches None
 Orientation North
 Foundation Cast stone
 Roof Type Gable
 Secondary Roof Structure(s) Cross gable
 Roof Surfacing Asphalt shingle
 Window Type Wood casement multi-light
 Ornament Exterior Shaped barge board
 Chimney Brick
 Chimney Location Center - roof ridge
 No. of Chimneys 1 No. of Stories 2
 No. of Dormers _____ Outbuildings --
 Surroundings Urban; Residential
 Map Reference (incl. scale & date) LGCPA City of St. Petersburg Beach 1" = 400'
9/30/82
 Latitude and Longitude: _____
N/A ° ' " ° ' "
 Site Size (Approx. Acreage of Property) N/A



Township	Range	Section
32	16	18

UTM Coordinates:

N/A

Zone Easting Northing

Photographic Records Number _____
 Please attach Photographic _____



PINELLAS COUNTY HISTORICAL STRUCTURE
FLORIDA MASTER SITE FILE

Site Number 8PI00966

Historic Contexts

Nat. Register Category BLDG Local Designation

Other Names or MSF Nos

County Ownership Type PRIV

Location:

Address 102 22ND AVE

City ST PETERSBURG BCH

Parcel Number 18321668634 10 360

USGS 7.5' Map ST PETERSBURG

HISTORY

Architect:

Builder:

Const Date: 1936 Restoration Dates(s)

Modification Date(s):

Move: Date Orig Location

Original Use(s)

Present Use(s) RESI

DESCRIPTION

Style:

Plan: Exterior

Interior

No.: Stories Outbldgs 0 Porches Dormers

Structural System(s) XXXX

Exterior Fabric(s) XXXX

Foundation: Type Matls

Roof: Type XXXX Surfacing

Secondary Strucs.

Chimney: Mtls Locns

Windows

Exterior Ornament

Condition Surroundings

Narrative(general, interior, landscape, context:)

Archaeological Remains at the site.

Recorders's Evaluation of site

Areas of Significance

Eligible for Nat. Register?

Signif. as part of district?

Signif. at local level?

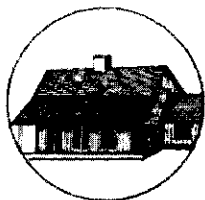
SUMMARY ON SIGNIFICANCE

Recorder Information: Name F PAUL M G

L CLARK

Date: Mo 3 Yr 93 Affiliation P.C. PLANNING DEPT

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI00966**
 Field Date **1-5-2015**
 Form Date **3-18-2015**
 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) 102 22nd Avenue Multiple Listing (DHR only) _____
 Survey Project Name Pass-a-Grille Historic Resources Survey Survey # (DHR only) 21738
 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 102 Direction _____ Street Name 22nd Street Type Avenue Suffix Direction _____
 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 18 1/4 section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-68634-010-0360 Landgrant _____
 Subdivision Name PHILLIPS DIVISION REV Block J Lot 36
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year 1936 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1936 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Windows, side porch
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature 2nd-story facade, rear 2-story
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) _____

Photographic Evidence ☒ yes ☐ no ☐ unknown Describe PAG HD Overlay

DESCRIPTION

Frame Vernacular Rectangular Number of Stories 2
 1. Shingles-asbestos 2. Wood shingles 3. _____
 1. Cross-gabled 2. Other 3. Butterfly Cross-gable
 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 (types, materials, etc.) 6-light and 8-light wood casements, 6/6 double-hung wood sash, vinyl casements and fixed windows
 (exterior or interior ornaments) Overhanging eaves with kneebraces and exposed rafter tails, jigsaw bargeboard

Adjacent/Related Structures (record outbuildings, major landscape features; use continuation sheet if needed.) There is a 1-story garage with drop siding and a 1-story guest house clad with wood shingles. Both have exposed rafter tails.

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

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

HISTORICAL STRUCTURE FORM

Site #8 PI00966

DESCRIPTION (continued)

No. 1 Chimney Material(s): 1. Brick 2. _____
 al System(s): 1. Wood frame 2. _____ 3. _____
 on Type(s): 1. Continuous 2. _____
 on Material(s): 1. Concrete Block 2. _____
 rance (stylistic details) Off-center, 1-leaf door has a square surround.

Descriptions (types, locations, roof types, etc.) The incised porch on the side elevation has been enclosed with vinyl
at windows and T-III siding.

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

Description of Resource A 1986 photo shows this dwelling, a 2-story section (left), and a 1-story ell
symmetrical gable and flared eave. This 1-story ell has been raised to 2-stories and a front gable
added to mimic the original roof to the left.

Biological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

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

Does it meet the criteria for National Register listing individually? ☐yes ☒no ☐insufficient information
 Does it meet the criteria for National Register listing as part of a district? ☒yes ☐no ☐insufficient information
 Opinion of Evaluation (required, whether significant or not; use separate sheet if needed) This building, garage, and guest house are
contributing resources in the National Register-listed and City of St. Pete Beach-designated Pass-A-Grille
Historic District.
 Opinion of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.)
Architecture 3. _____ 5. _____
Community planning & development 4. _____ 6. _____

DOCUMENTATION

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

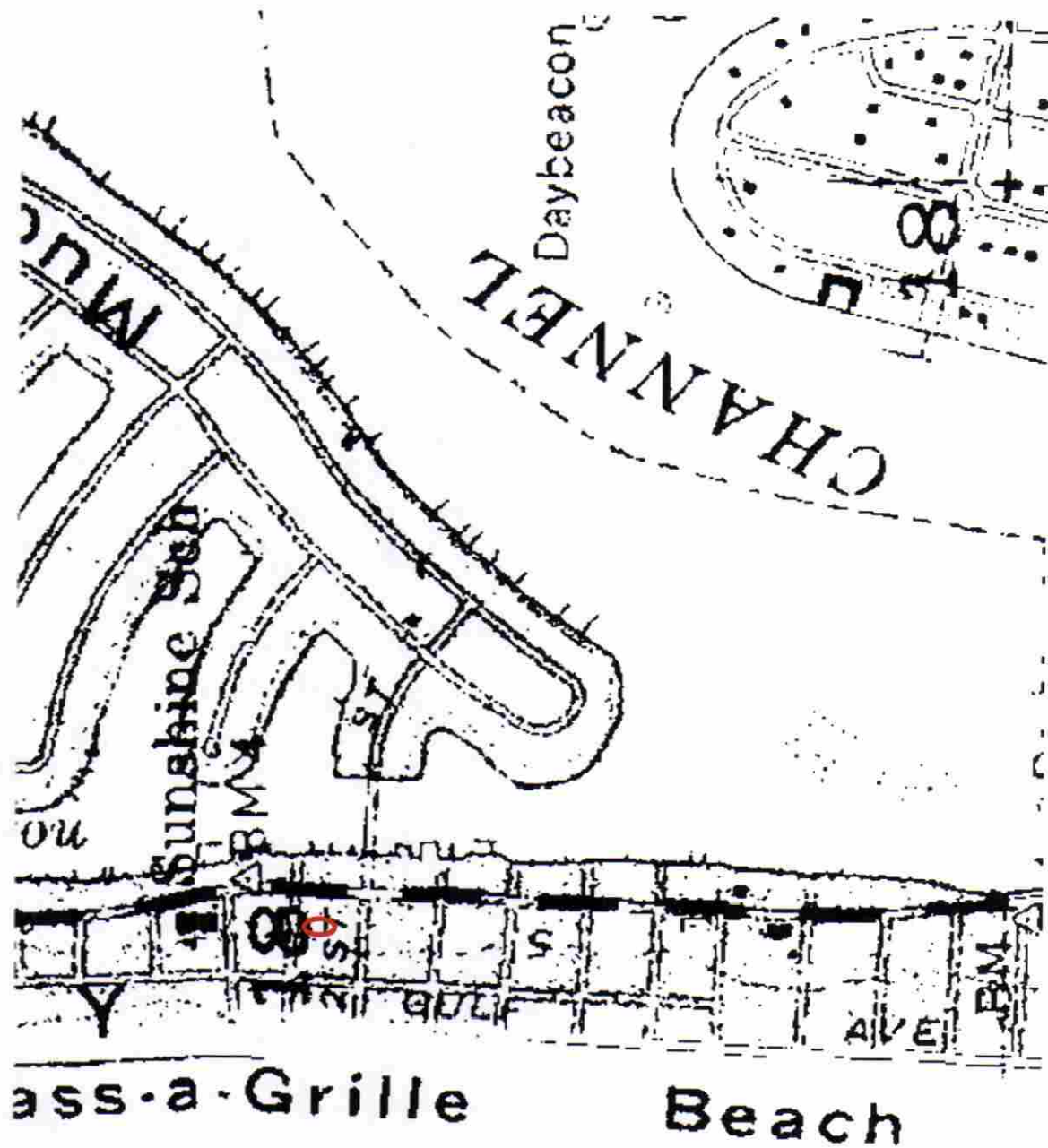
Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____
 Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____

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
cell / phone / fax / e-mail

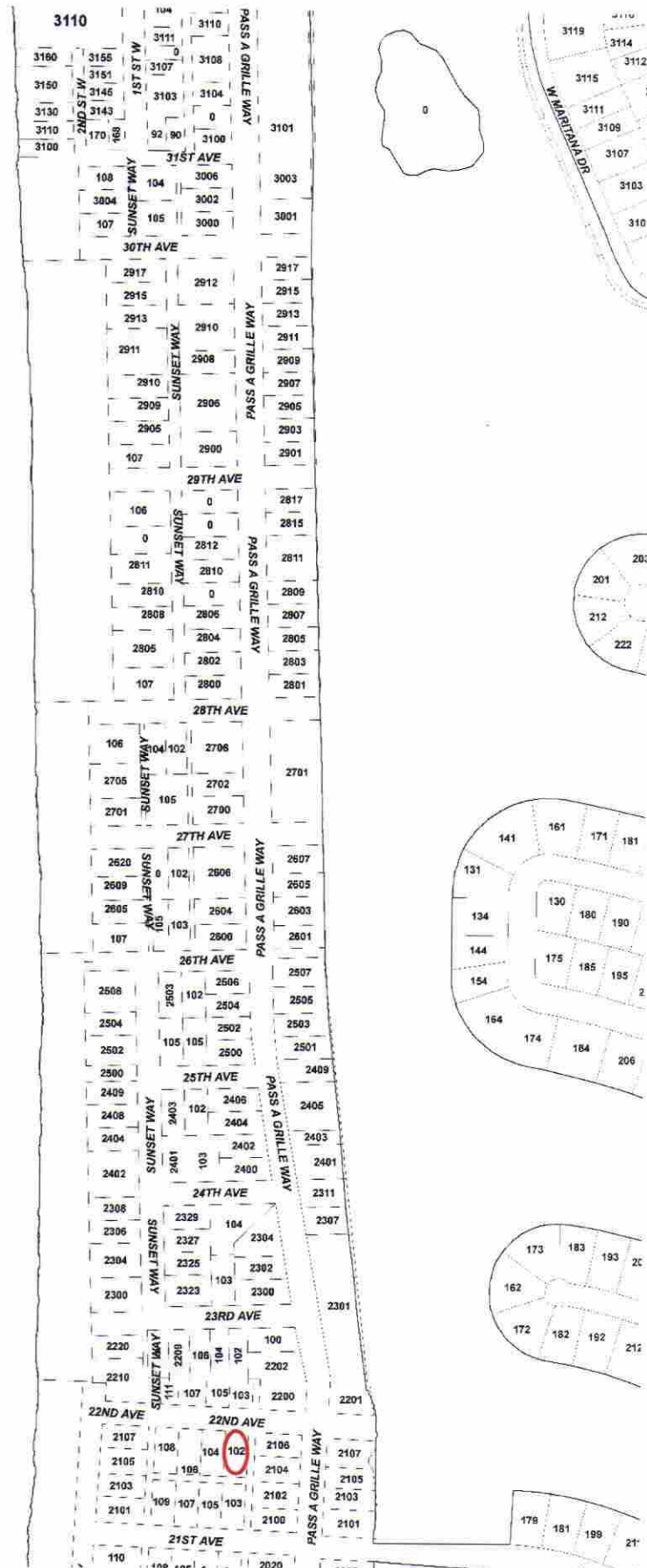
Required Attachments

- ① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
- ② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property owners with plat)
- 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 (see page 6 attachment)
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff



Address: 102 22ND AVENUE

Site #8PI00966











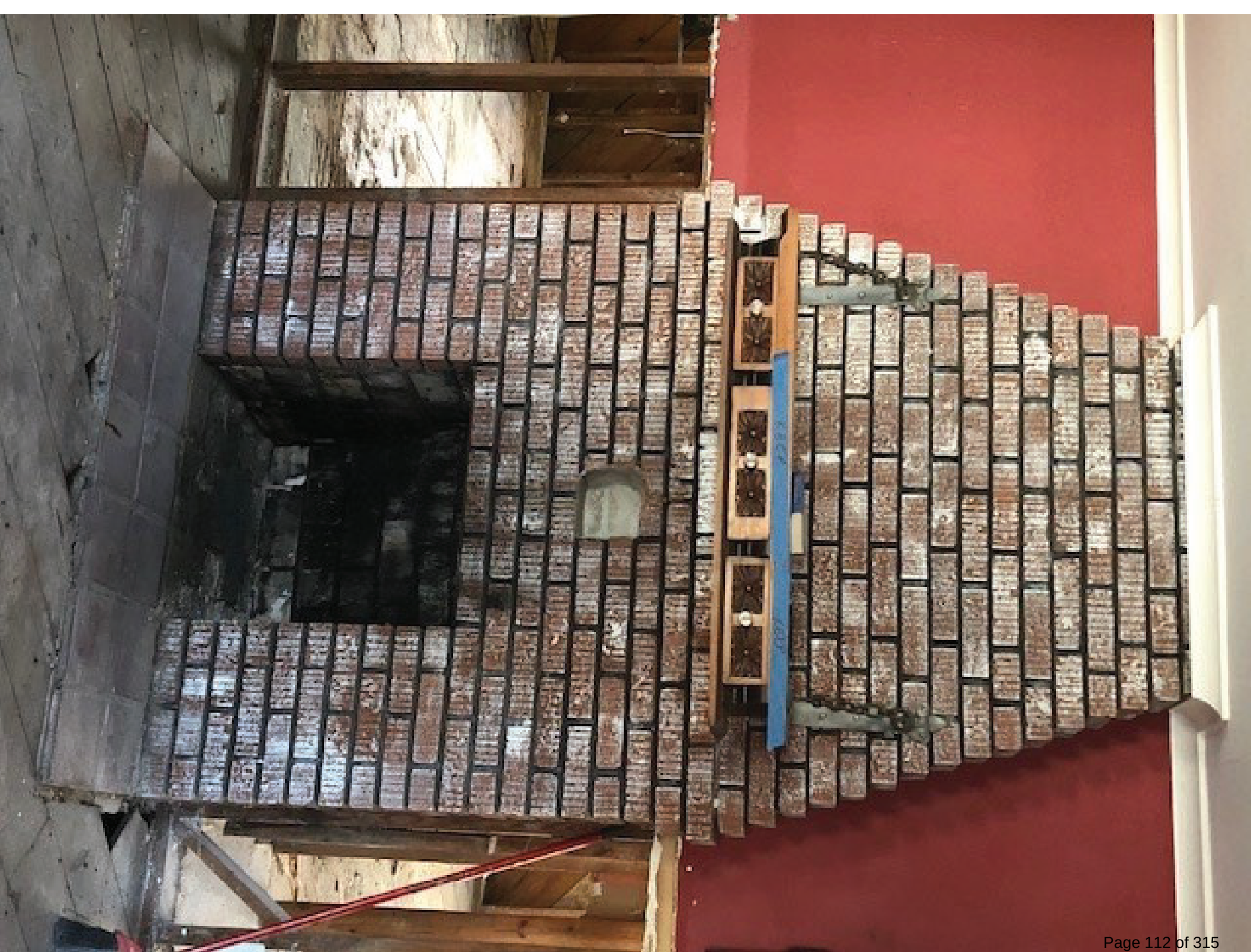


NO
PARKING
IN
ALLEY



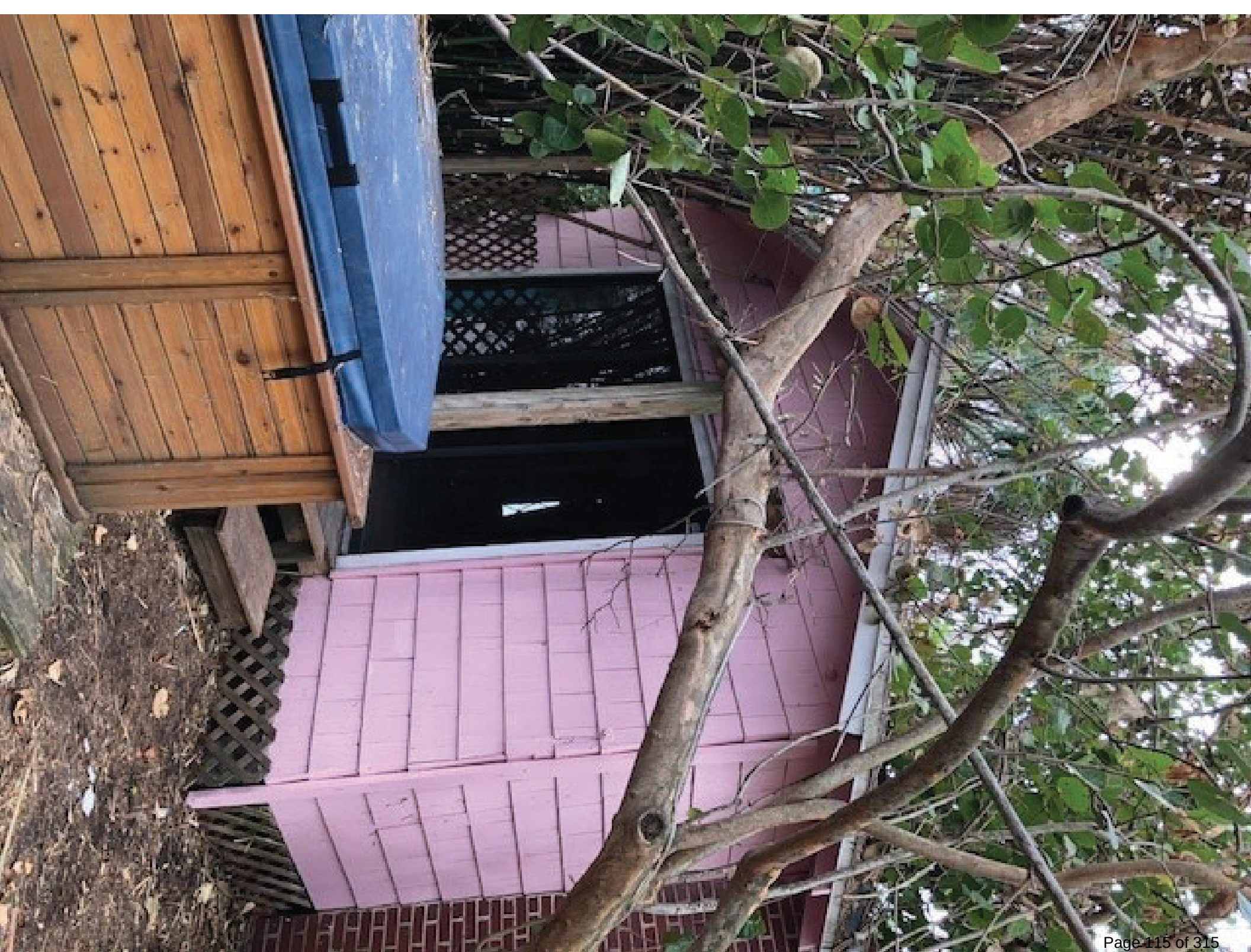






























**HISTORIC PRESERVATION BOARD MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Agenda Title Name: Local Historic Designation Case No. 24071: 107 8th Avenue

Action Request: Motion to approve Case Number 24071 for local historic designation of the two-story mixed-use building at 107 8th Avenue.

Strategic Objective:

Date: November 19, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The structure was initially constructed in 1912 according to the City's original designation for National Register listing in 1989, although the structure was removed as contributing in 2003 for an unknown reason and listed in the City's re-survey in 2015 with a construction date of 1960. The structure is an example of commercial vernacular, which is exemplified in its historic abutting neighbors that form a series of mixed-use structures constructed in the early 1900s in the first wave of Pass A Grille's growth, where the neighborhood supported a leisure and fishing economy. It is closely associated with the Merry Family, who have had an important and lasting impact on the social history of Pass A Grille.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Applicant Photos
4. Florida Master Site File
5. November 2024 Photos



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

Local Historic Designation Case No. 24071: Cheryl & Daniel Mountcastle

Meeting Date: November 19, 2024

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting local historic designation of the two-story "Mountcastle International" building at 107 8 th Avenue.
SUBJECT PROPERTY	107 8 th Avenue; PASS-A-GRILLE PLACE CONDO UNITS A, B, C, D, E, & F; Parcel #s 19-32-16-67778-000-0010, 19-32-16-67778-000-0050, and 19-32-16-67778-000-0060
LAND USE / ZONING	CRD-EA: Community Redevelopment District Eighth Avenue
YEAR BUILT	Circa 1912 (per 2015 Florida Master Site File)
HISTORIC STATUS	Constructed in 1911, the two-story structure was listed as a contributing historic resource to the original Pass A Grille National Register Historic District nomination in 1989, but removed from the list during the 2003 boundary expansion for an unknown reason. It was re-surveyed by the City in 2015 and found to be a potential contributing resource.
SURROUNDING AREA	North – Vacant (Parking) Lot South – Mixed-use retail and residence East – Retail West – Mixed-use restaurant and lodging

BACKGROUND and ANALYSIS

The subject parcel contains a two-story mixed-use building containing ground floor commercial and upper-story residence. Originally constructed in 1912, the structure is, along with the other structures on the east side of 8th Avenue excepting the recently-constructed Berkeley Beach Club, examples of the early-century "Commercial Vernacular" that were generally masonry, block, and mixed-use in nature, with arcade projections holding enclosed spaces of the building above.

The structure was considered contributing to the Pass A Grille National Register (NR) Historic District in 1989, the year of the City's initial submittal. It was removed in the 2003 boundary expansion and the year of construction updated to 1960, but named in the narrative as an example of the commercial vernacular style. The City's 2015 survey also found the structure to be contributing, although the survey did not result in amendment of the NR District.

Right: The structure shown at the time of the City's 1989 National Register Historic District nomination.



Right: The structure photographed during a 1996 local historic resource survey, apparently conducted by then-members of the Historic Preservation Board.



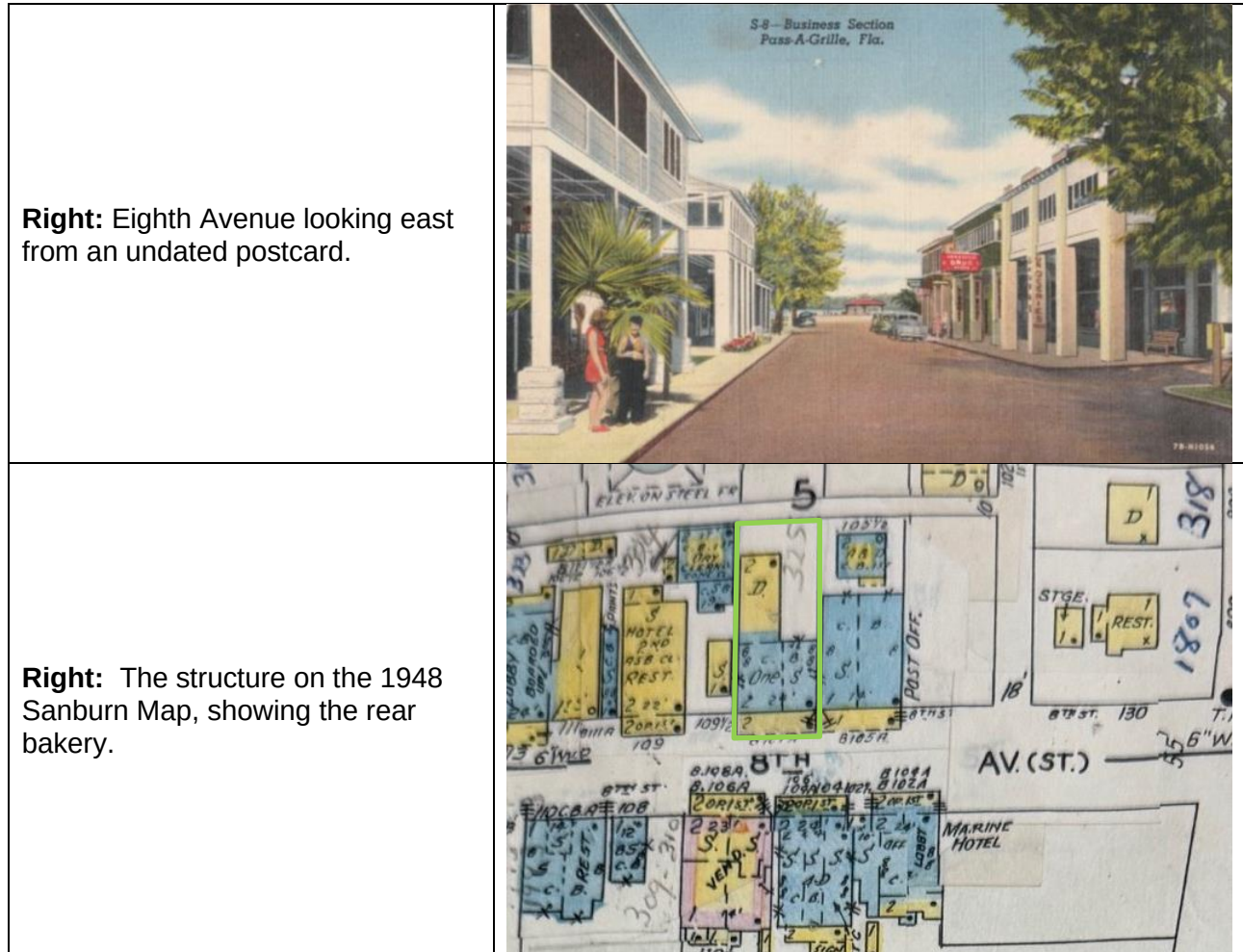
Right: Photograph looking west along 8th Avenue, taken for the 2003 boundary expansion of the NR Historic District.



Right: The structure photographed for the City's local re-survey in 2015, reflecting current color and features.



The structure has a relevant commercial history, being the second site of Joseph Merry's tackle, rental and grocery store business after relocating from Merry Pier. According to the 1948 Sanborne maps, there originally existed a bake house at the rear of the structure. The early 1910s construction date of the structure makes it the oldest of the extant structures on the eastern side of Eighth Avenue, with other "commercial vernacular" structures in the vicinity being constructed in the 1920s and 1930s.



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 structure has exposed rafters, leaded glass transom windows above the entrance, and a stepped parapet as distinguishing architectural features according to the Florida Master Site File

prepared in 2015. The porch is noted to have been altered from its original design but details are not provided as to the alteration, although clear alterations are shown to the stepped parapet when compared with the extant photograph of the structure included with its 1936 property card. The structure was also originally exposed painted concrete, although its initial contributing status designation in 1989 appeared to include the stucco texture exterior to the columns in place today. The porch windows have been changed over time, from awning style three-panel windows in the 1980s to what appear to be single-hung windows today. The applicant states that the structure's wood door is both original and has survived the recent storms.

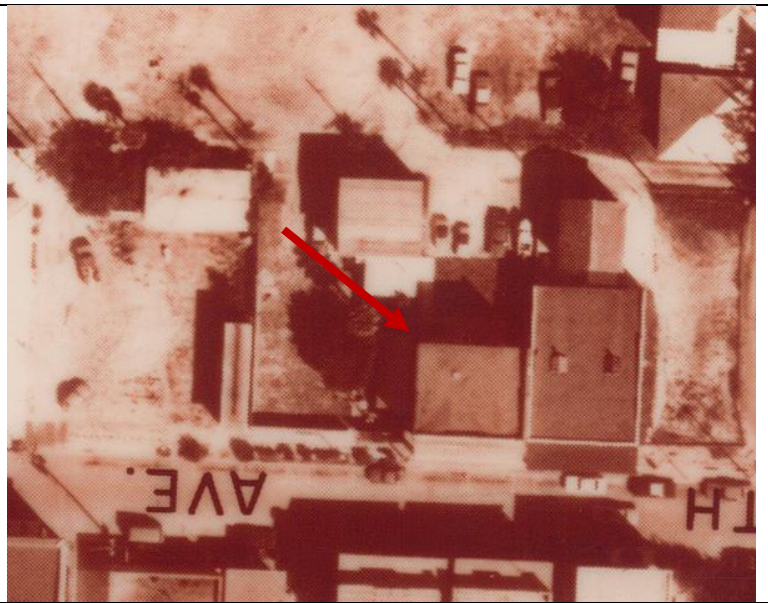
b. A statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by this division.

As noted in the 2003 Boundary Expansion of the Pass A Grille National Register Historic District, the structure is an architectural example of the commercial vernacular of the eastern side of 8th Avenue, and its initial development is part of the early settlement history of the neighborhood. The structure was built the same year as the Lizotte Hotel, and remains on one of the earliest extant mixed-use commercial sites in Pass A Grille. Captain Kenneth Merry operated the store in the 1920s and served as an important figure in the 20th century history of Pass A Grille, living through the community's post-war boom in population and development of the northern portion of the island, with the then-Eighth Avenue Pier named in his honor in 1979 (Hartzell, 2002). The structure continues to function as the neighborhood's few vertically mixed use developments, and is compatible in terms of form and mass with the remaining structures along the eastern side of the Avenue.

Right: A photograph included with the 1938 property card file, showing the original exposed concrete of the structure along the front façade and arcade columns, along with a different variation to the front parapet.



Right: A 1972 aerial of the structure.



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.

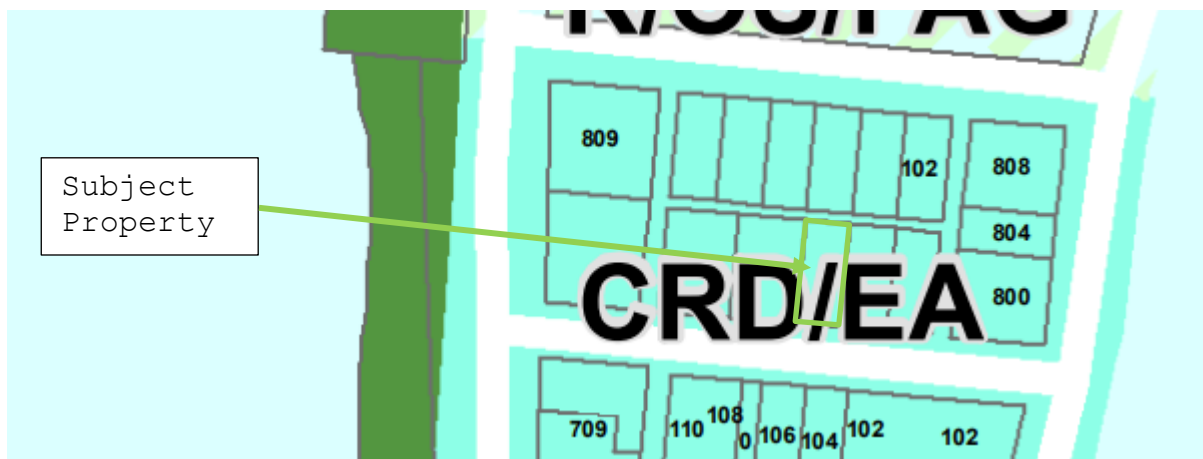
Assessment of the structure in 2015 noted it to be in good condition. The windows, doors, and exterior walls of the structure appear to have persisted through recent hurricanes and are relatively unscathed, although the wood doors appear to potentially benefit from minor restoration. Threats include repairs that would put the structure over its 50% substantial improvement value, although the structure's flood zone, ground floor use, and masonry construction make it a potential candidate for floodproofing rather than elevation. Staff reiterates the finding of the 2015 Master Site File, that maintenance of the transom windows, exposed rafters, and stepped parapet are essential to maintenance of the structure's continued historic architectural value.

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

The structure is in need of interior rehabilitation due to recent impacts from Hurricanes Helene and Milton. Exterior rehabilitation appears to be necessary only for minor restorative work. The applicant has not proposed any adaptive reuse of the structure. As with other developments along the Avenue, the ground floor can support a variety of retail-centered commercial uses.

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

107 8th Avenue 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 uses of the site, with commercial retail at the ground floor and a residence above, is common of the early 20th century developments along 8th Avenue and is permitted to be maintained today.



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 107 8th Ave, “Mountcastle International Trading Co. LTD”, for designation as a local historic resource due to its preservation of the historic “commercial vernacular” mixed-use of historic 8th Avenue, and its exemplification of the broad social history of the City, specifically its relationship with the Merry family and its continued maintenance as one of the earliest mixed-use commercial structures in Pass A Grille. Despite alterations from the original concrete columns at the façade and the roofline, the structure is still recognizable when compared with extant photos from the first part of the 20th century. It maintains the scale and character of the Avenue, and remains one of an unofficial thematic grouping that persists on its eastern side.

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 107 8th Ave as an historic building. Staff finds that the building is significant in the following areas:

- a. It embodies the distinctive visible characteristics of an architectural style (commercial/masonry vernacular) and period (early 20th century).
- b. It reflects the broad social history of Pass-a-Grille and St. Pete Beach, due to its close association with the Merry family, and its provision of supplies that supported the local fishing and leisure economy that formed the early basis for the neighborhood.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the building, inclusive of condo units, at 107 8th Avenue (Case No. 24071).

Bibliography

Hartzell, S.T. (2002, September 25). He called Pass-a-Grille - and the sea - home. *Tampa Bay Times*. Retrieved from <https://www.tampabay.com/archive/2002/09/25/he-called-pass-a-grille-and-the-sea-home/>.

TRC Environmental Corporation. (2015, April). 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=>.

Shiver, C., & Cook, G. (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.

Smith, R.D. & Shiver, C. (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 24071

Property Owner Name & Address

Agent or Representative Name & Address

CHERYL & Daniel MOUNTCASTLE

NA (self)

102-22ND Ave

St. Pete Beach, FLA. 33706

Phone 727-503-8739

Phone same

Email Address CMTCASTLE@HOTMAIL.COM

Email Address same

Property Address, Legal Description, Parcel ID

107-8th Avenue

St Pete Beach, FL 33706

Two story building on historic 8th Ave, Pass-a-grille

Historic Name of Property (if applicable): "MOUNTCASTLE INTERNATIONAL, Since 1985"

Florida Master Site File Number (if applicable): Staff will provide

Florida Master Site File Recorder:
(Name and Title, if applicable): Staff will provide

I (the undersigned) am the legal owner/legal representative of blue building located at 107-8th Ave, St. Pete Beach 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.

Owner Signature: Cheryl Mountcastle

Date: 10-24-24

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.

107- 8th Ave, on historic 8th Ave, Pass-a-grille, 33706

Historic district

Square Footage approx 50' x 30' (building + land)

Lot faces alley, parallel to 8th Ave.

FUNCTION OR USEHistoric Functions

8th Ave historic district
at Pass-a-grille Beach

Current Functions

1st floor - RENTED as RETAIL Shop
2nd floor - 5 bedroom CONDO

DESCRIPTIONArchitectural ClassificationMaterials

CONCRETE

Stucco

dry wall interiors.

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

Built ~ 1934, historic 8th Ave, St. Pete Beach 33706

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

Constructed ~ 1934

Nothing Altered in original structure

3. Significant Persons

4. Cultural Affiliation/Historic Period

Historic district, 8th Ave, St. Pete Beach, 33706

Built in 1930s, ~ 1934

5. Architect

UNKNOWN

6. Builder

UNKNOWN

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs. *TWO STORY building, ON HISTORIC 8th Ave ON ST. PETER BEACH, ORIGINAL DOORS ON 1st floor WITH ORIGINAL BEVELED GLASS WINDOWS, dating to 1930s, Photos sent to Mr. Berry.*
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. *Built in 1930s, Historic 8th Ave "America's Shortest Main Street"*
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. *CONCRETE, Stucco structure - NO EXTERIOR CHANGES - Will Replace drywall + polish concrete floors post-Hurricane Helene*
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable. *NONE*
5. Provide a location map, showing relevant zoning and land use information. *Staff will provide*

Major Bibliographic References

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

visitstpeteclearwater.com/profile/pass-a-grille-historic-district/139741











MOUNTCASTLE
INTERNATIONAL

TRADING CO., LTD.

Est. 1985





F





F



☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI00949**
 Field Date 1-5-2015
 Form Date 3-15-2015
 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) 107 8th 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 107 Direction _____ Street Name 8th Street Type Avenue Suffix Direction _____
 Address: _____
 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 # 19-32-16-67778-000-0060 Landgrant _____
 Subdivision Name MOREY BEACH Block 5 Lot 20
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1912 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Commercial From (year): 1912 To (year): Unkn
 Current Use Apartments & commercial From (year): Unkn To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Porch, windows
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 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 2
 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.) Storefront windows with leaded glass transoms, 1/1 double-hung metal sash
 Distinguishing Architectural Features (exterior or interior ornaments) Exposed rafters, leaded glass, stepped parapet
 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. Concrete block 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____

Main Entrance (stylistic details) The 2 commercial sections have 1-leaf doors & a 1-leaf door provides access to apartments above. All have leaded glass.

Porch Descriptions (types, locations, roof types, etc.) Open arcade on the 1st-story supported by tall brick posts. An enclosed porch is on the 2nd story.

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

Narrative Description of Resource This 2-story commercial structure was built in 1912 by Joseph Merry as a general store. In 1917, the building housed a grocer, baker, and meats with a bakery on site in the 2nd-story rear ell. A post office was in the eastern bay by 1923.

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

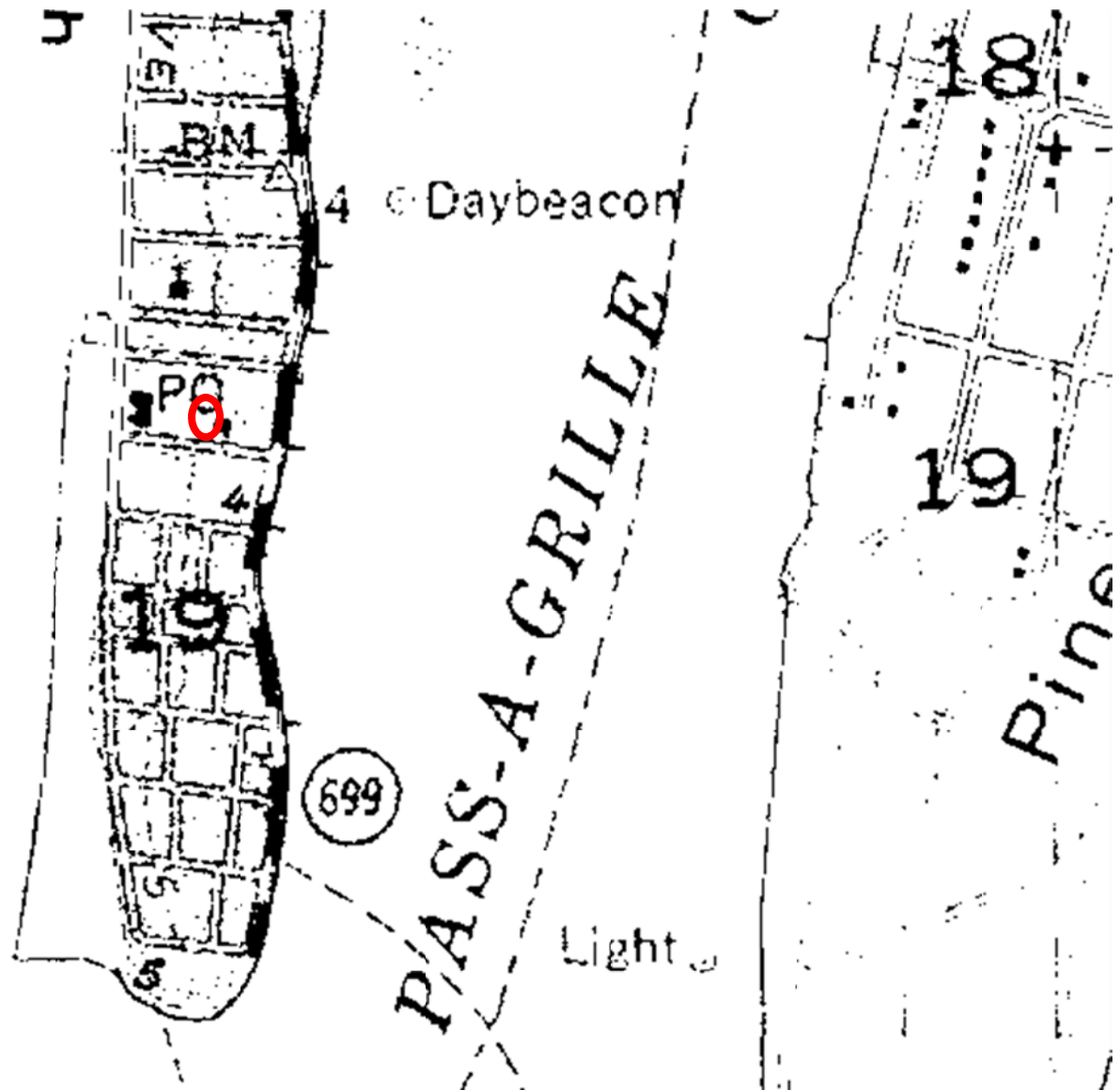
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



8th_107_P100949_02

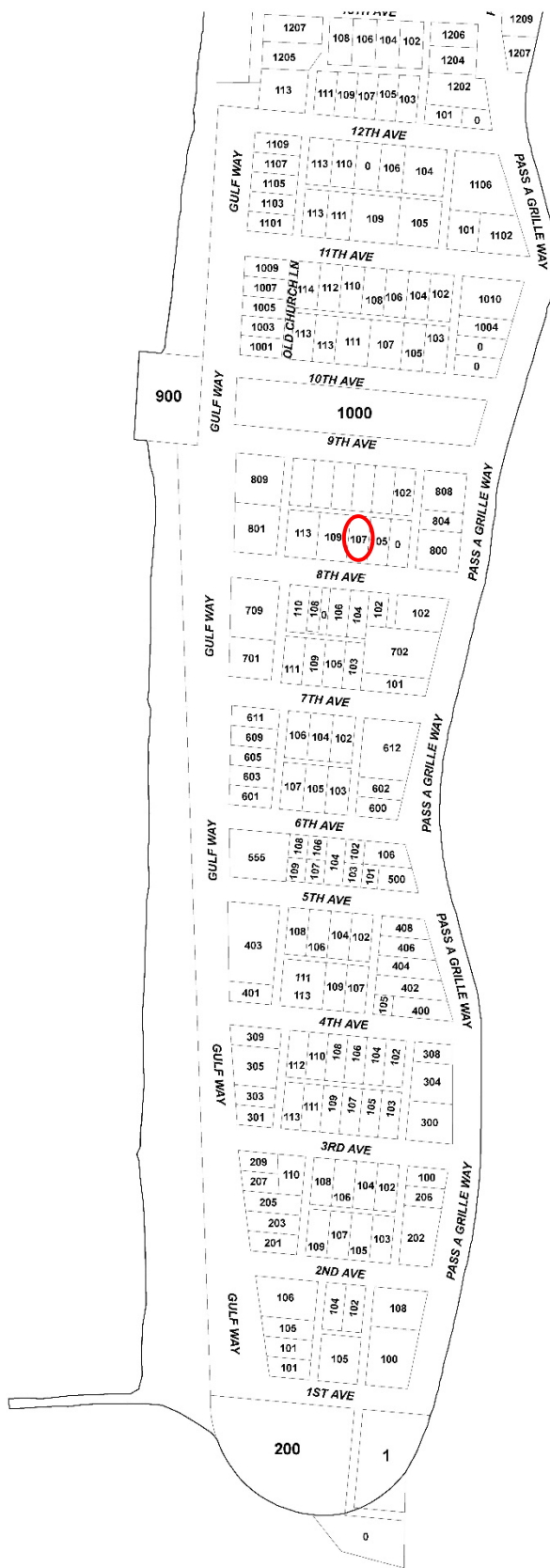


8th_107_P100949_01



Site #8PI00949

Address: 107 8TH AVENUE



Site #8PI00949

Address: 107 8TH AVENUE











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

Agenda Report

Agenda Title Name: Local Historic Designation Case No. 24072: 107 17th Avenue

Action Request: Motion to approve Case Number 24072 for local historic designation of the two-unit residence at 107 17th Avenue.

Strategic Objective:

Date: November 19, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The subject parcel contains one full lot of the Phillips subdivision, which was platted in the early 1900s. According to the City's 2015 Florida Master Site File the structure is relatively unaltered from its construction in 1940, with changes noted only to the one-story portion of the structure's porch. Alterations to the structure in the years since include only limited reshingling of the roof and equipment changeout, although the fabric awnings that once adorned the front of the structure have also since been removed.

The structure is a good example of the frame vernacular style that remains prevalent throughout Pass A Grille. Its distinguishing architectural features are listed as cornerboards and wood louvers under the front and center roof peaks. The structure has asbestos shingle siding, and a bay window under a projecting front gable.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Florida Master Site File
4. Photos
5. November 2024 Photos



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

Local Historic Designation Case No. 24072: Neal & Sandy Blackburn

Meeting Date: November 19, 2024

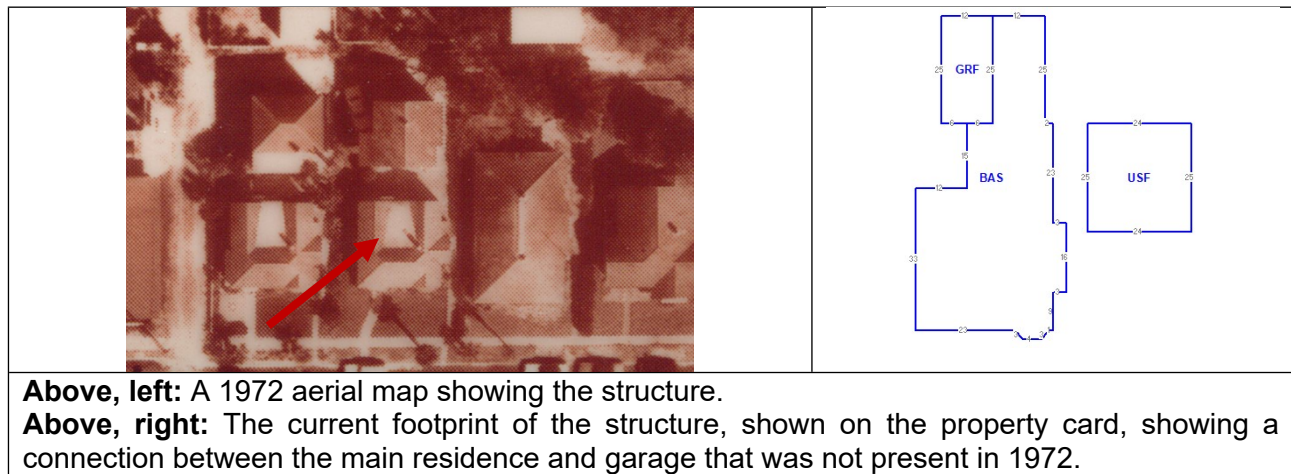
Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting local historic designation of the single-story (front) and two-story (rear) residence with garage apartment located at 107 17 th Avenue.
SUBJECT PROPERTY	107 17 th Avenue; PHILLIPS DIVISION REV MAP BLK F, LOT 79; Parcel # 18-32-16-68634-006-0790.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1940
HISTORIC STATUS	Constructed in 1940, the two-unit residence was considered contributing to the Pass A Grille National Register (NR) Historic District during its boundary increase in 2003, and was determined during the City's 2015 historic resources survey update to remain a contributing resource.
SURROUNDING AREA	North – Alleyway & Vacant Lot (Residential) South – 17 th Avenue & Pass A Grille Community Church East – Vacant Lot (Residential) West – Single-family Residence

BACKGROUND and ANALYSIS

The subject parcel contains one full lot of the Phillips subdivision, which was platted in the early 1900s. According to the City's 2015 Florida Master Site File the structure is relatively unaltered from its construction in 1940, with changes noted only to the one-story portion of the structure's porch. Alterations to the structure in the years since include only limited reshingling of the roof and equipment changeout, although the fabric awnings that once adorned the front of the structure have also since been removed.

The structure is a good example of the frame vernacular style that remains prevalent throughout Pass A Grille. Its distinguishing architectural features are listed as cornerboards and wood louvers under the front and center roof peaks. The structure has asbestos shingle siding, and a bay window under a projecting front gable.



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 structure appears to be a well-preserved example of the frame vernacular style which is the most common historic structure style in Pass A Grille, comprising approximately one-third of the district. This structure's 1940 construction year makes it one of the later examples listed as contributing to the NR Historic District, although even later examples from the late 1940s and even early 1950s are included as contributing in the boundary expansion. This structure is notable for retaining a front porch, bay window with gable above, and other ornamental elements that, according to the boundary expansion narrative, tended to be eschewed among later developments utilizing the style and focused more on function rather than ornamentation. Notable elements included in the 2015 re-survey, including the two-leaf front doors, cornerboards, wood louvers, asbestos shingles, and front bay windows, are unaltered and were not damaged by the recent Hurricanes Helene and Milton.

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.

The structure is noted in the 2015 Florida Master Site File (FMSF) prepared for the City as a continued contributing resource to the National Register Historic District on the basis of architecture and community planning and development. The current owners have owned the home since 1999 and note it to be unaltered during their time. This is verified through the Florida Master Site File, which notes only porch alterations in its 75-year preceding history, and which were not sufficient to prevent its continued contributing status.

The structure is one of many that grew out of the post-depression boom in Pass A Grille, which began earlier in the 1930s than most areas of the country and continued through the post-war era. The owner has stated that the residence is one of the first owned by a black family in the neighborhood, which is currently unsubstantiated.

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 was assessed to be in excellent condition as of the 2015 re-survey, and there is no noted deterioration or damage to the exterior of the structure from Hurricanes Helene or Milton.

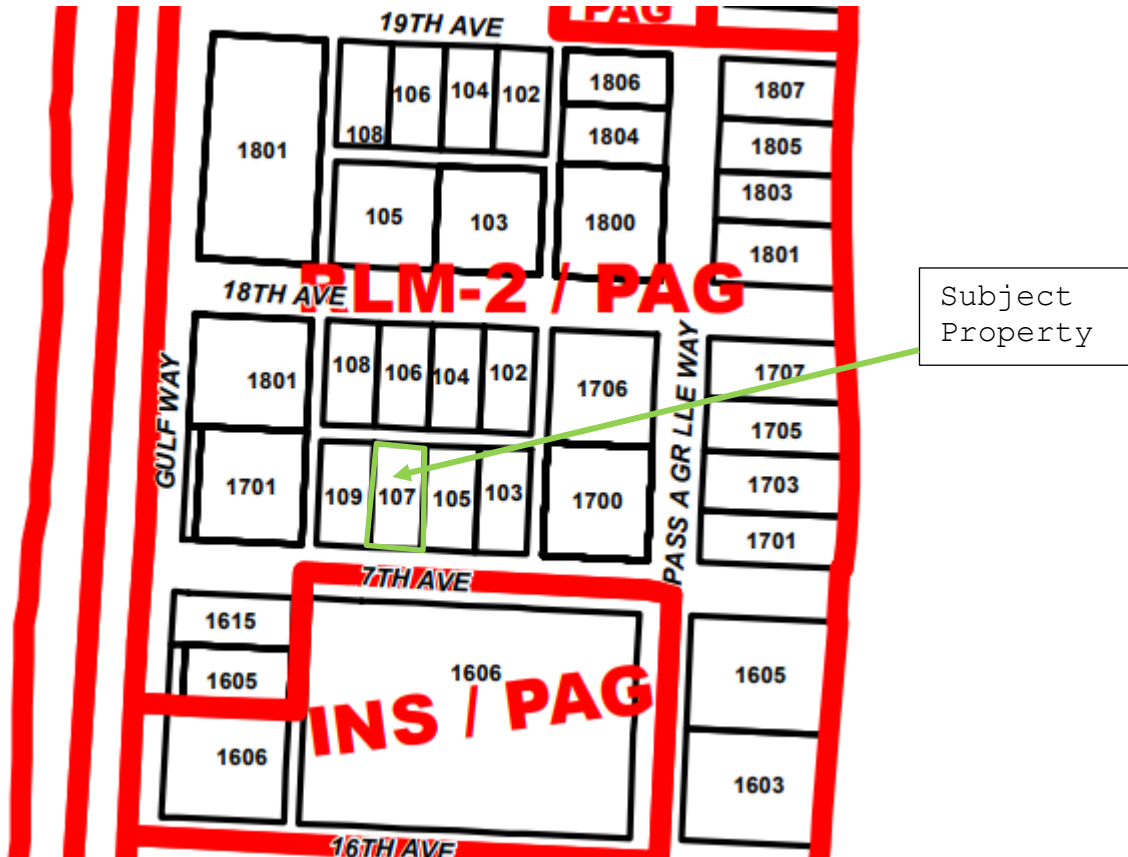
d. A statement of rehabilitation or adaptive use proposals, if applicable.

The exterior of the structure is not in apparent need of rehabilitation, and the applicant is not proposing a new use. The applicant may wish to address if interior repairs are necessary due to the recent storm.

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

107 17th Ave, is zoned and has a future land use category of RLM-2 Residential District within the PAG Pass A Grille Overlay District. Multiple family structures are permitted in the zoning

district, but this lot is not adequately sized for a second unit based on the RLM-2 zoning. However, the Pass a Grille Overlay District allows the retention of density units that would be considered nonconforming based on the underlying zoning district, provided that the applicant meets the design criteria of the district when adding onto or redeveloping the structure.



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 residence at 107 17th Avenue for designation as a local historic resource due to the structure's embodiment of the historic frame vernacular style, and significant maintenance of original features of the structure. The structure has been generally unaltered since its original designation as a contributing historic resource in 2003, and was reevaluated as a contributing resource in the City's 2015 survey. Other than removal of fabric awnings in place prior to the 2020s, the structure has been unaltered.

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 the residence as a historic building. Staff finds that the building is significant in that it embodies the distinctive visible characteristics of an architectural style (frame vernacular) and period (pre-World War II).

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the two-story primary residence and single-story cottage at 107 17th Ave.

Bibliography

TRC Environmental Corporation. (2015, April). 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=>.

Smith, R.D. & Shiver, C. (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 24072

Property Owner Name & Address

Agent or Representative Name & Address

NEAL & SANDY BLACKBURN

107 17TH AVE

ST. PETE. Bch FL 33706

Phone 727-642-6903

Phone _____

Email Address NEAL.H.BLACKBURN@GMAIL Email Address _____

Property Address, Legal Description, Parcel ID

107 17TH AVE ST. PETE Bch. FL 33706

PHILLIPS Division REV MAP BKK F LOT 79

18-32-16-68634-006-0790

Historic Name of Property (if applicable): _____

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 THE PROPERTY located at 107 17TH AVE 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: Neal H Blackburn

Date: Oct 23 '24

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.

STANDARD PASAGRILLE LOT 50' X 100'

FUNCTION OR USEHistoric Functions

107 17TH AVE
HAS BEEN & CONTINUES
TO BE OUR FAMILY HOME
FOR 27 YRS

Current Functions

SINGLE FAMILY HOME

DESCRIPTIONArchitectural Classification

ONE STORY BUNGALO
+ GARAGE APT.

Materials

FRAME CONSTRUCTION
OFF GRADE

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

PRE-WWII

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

CONSTRUCTED IN 1940

ORIGINAL

3. Significant Persons

N/A

4. Cultural Affiliation/Historic Period

WAS TOLD 107 WAS THE FIRST OR ONE OF THE FIRST
OWNED BY FAMILY OF COLOR.

5. Architect

N/A

6. Builder

N/A

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.

107 17TH AVE IS AN ORIGINAL 1940 BUILT BUNGALOW THAT IS WELL MAINTAINED. THIS ALSO IS OUR FAMILY HOME SINCE 1999. THE CHARM OF THESE EARLY WWII BUNGALOWS MAKES PASADAGRILLE ATTRACTIVE NOT ONLY TO RESIDENTS BUT ALSO TO TOURISTS. 107 17TH AVE HAS HAD WATER INSIDE ONLY ONCE IN ITS 80 YR HISTORY. WE PLAN ON KEEPING THE HOME WELL MAINTAINED IN THE FUTURE.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12563**
 Field Date 1-5-2015
 Form Date 3-17-2015
 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) Blackburn House 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 107 Direction _____ Street Name 17th Street Type Avenue Suffix Direction _____
 Address: _____
 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 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-68634-006-0790 Landgrant _____
 Subdivision Name PHILLIPS DIVISION REV Block F Lot 79
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting ☐ ☐ ☐ ☐ ☐ ☐ Northing ☐ ☐ ☐ ☐ ☐ ☐
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1940 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1940 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☐ no ☒ unknown Date: _____ Original address Plaque says 1910 but not on 1923 Sanborn
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Porch
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 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 Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Shingles-asbestos 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. Gable 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 6/6 double-hung vinyl sash windows with square surrounds, bay window on projecting gable
 Distinguishing Architectural Features (exterior or interior ornaments) Cornerboards, wood louver

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A 2-story garage/apartment is clad with asbestos shingles and features wood louvers, cornerboards, and 6/6 sash windows with square surrounds.

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</i> 15, p. 2)	

DESCRIPTION (continued)

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

Main Entrance (stylistic details) A 2-leaf door with molded surround is on the enclosed porch and is flanked by sidelights.

Porch Descriptions (types, locations, roof types, etc.) The incised porch is enclosed and openings are sheltered by canvas awnings.

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

Narrative Description of Resource The 1-story, dwelling is clad with asbestos shingles and cornerboards and features wood louvers, canted bay windows, and 6/6 sash windows with square surrounds. A 2-leaf door with molded surround is on the enclosed porch and is flanked by sidelights.

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 and garage/apartment are contributing resources 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.



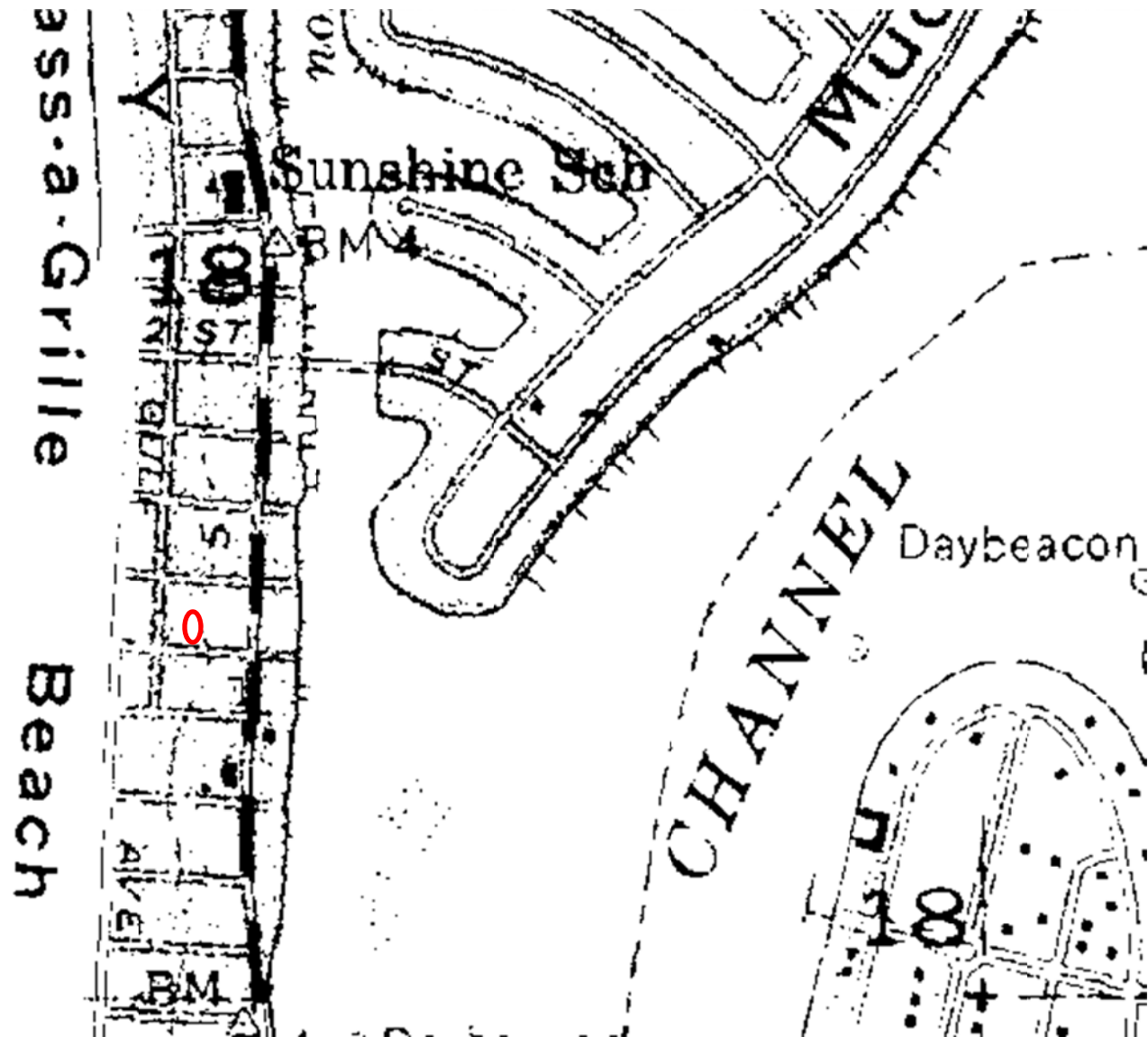
17th_107_P112563_03



17th_107_P112563_01

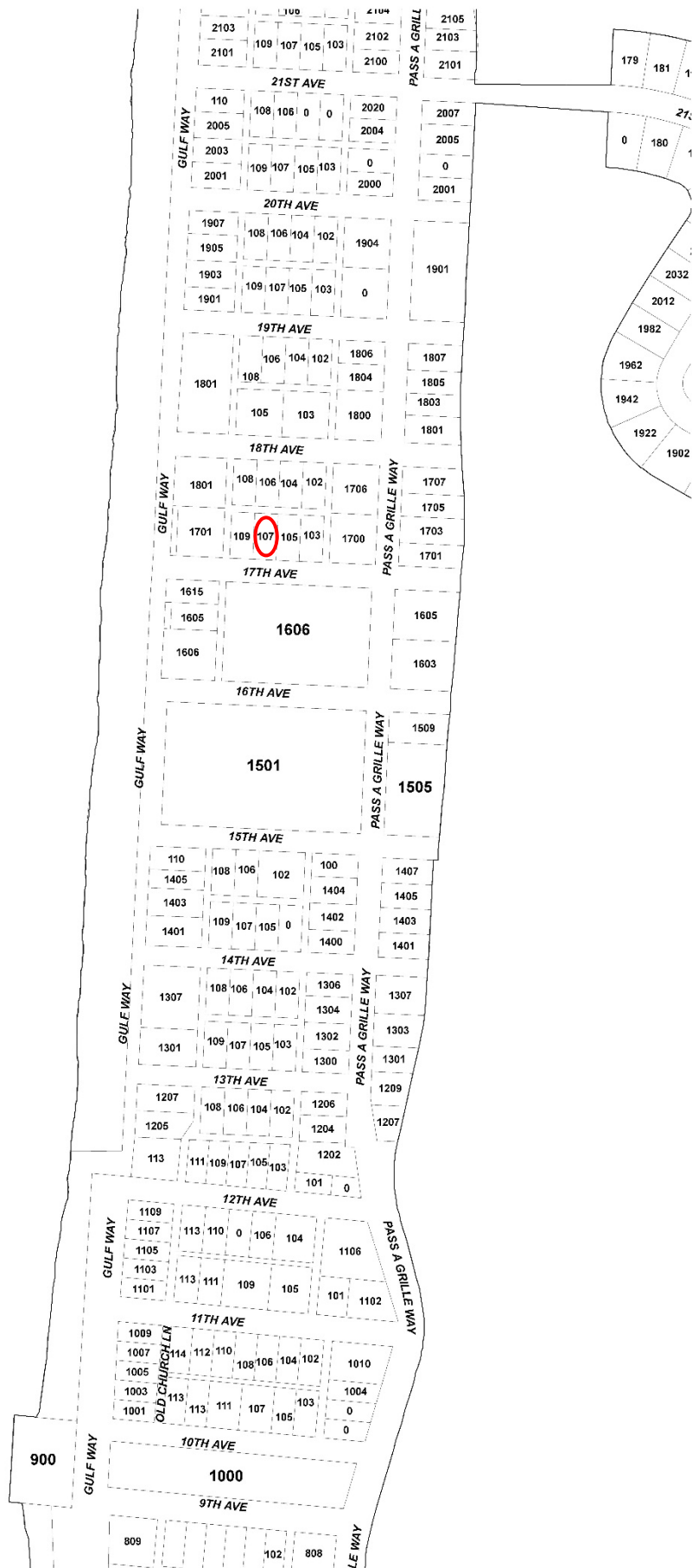


17th_107_P112563_02



Site #8PI12563

Address: 107 17TH AVENUE

















THOSE GUYS PAINTING CO. #1
Painters
Palm Beach
617-222-3337







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

Agenda Report

Agenda Title Name: Local Historic Designation Case No. 24073: 102 20th Avenue

Action Request: Motion to approve Case Number 24073 for local historic designation of the two-unit residence at 102 20th Avenue.

Strategic Objective:

Date: November 19, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The subject parcel contains one lot of the Phillips subdivision of Pass A Grille, originally platted in the early 1900s. There is some disagreement over the construction date of the subject residence, with the Florida Master Site File noting a construction date in the mid-1930s and the structure's contributing boundary increase listing noting 1944. In either case, the structure is over the 50 year minimum necessary for consideration of this listing.

The rear garage apartment, constructed with the main residence in 1944 but elevated in 2007, appears physically attached to the main residence but is a separate space that the owner states was originally constructed as a mother-in-law suite and now utilized for rentals.

Funding: N/A

Attachments:

1. Staff Report
2. Florida Master Site File
3. Application
4. November 2024 Photos



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

Local Historic Designation Case No. 24073: Dr. Mickey Parsons and Michael Prince

Meeting Date: November 19, 2024

Prepared By: Brandon Berry, Senior Planner, Planning Division

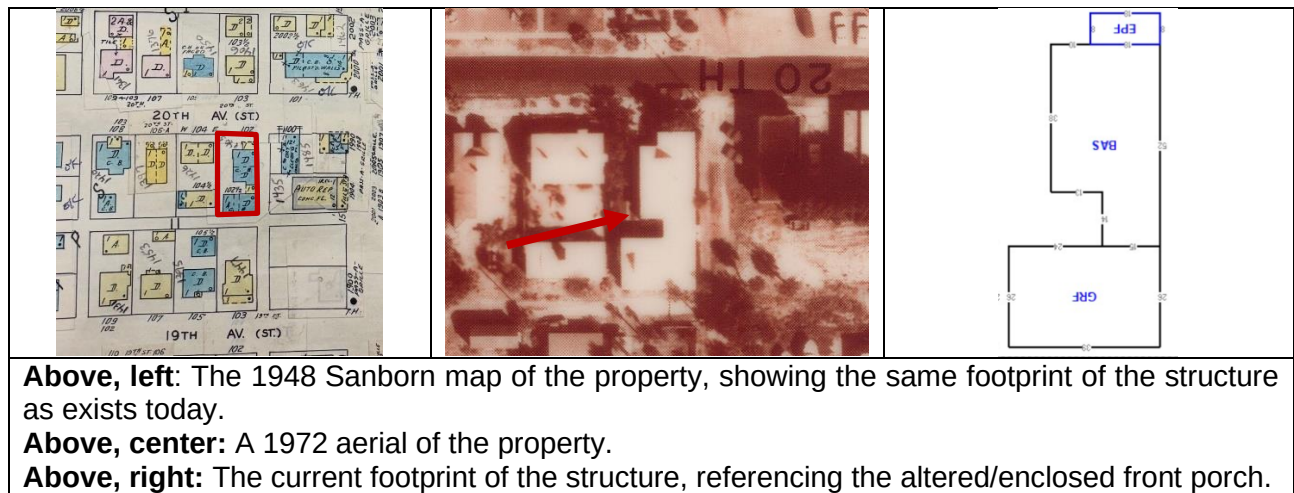
REQUEST	The property owner is requesting local historic designation of the two-unit residence at 102 20 th Ave, which contains an original front portion constructed in 1944 and a rear garage apartment constructed in 1944 that was elevated in 2007.
SUBJECT PROPERTY	102 20 th Avenue; PHILLIPS DIVISION REV MAP BLK H, LOT 41; Parcel # 18-32-16-68634-008-0410.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1944
HISTORIC STATUS	Constructed in 1944 (c1935 from some sources), the front part of the structure is a one-story craftsman home which was listed as a contributing resource in the 2003 National Register (NR) Historic District boundary increase for Pass A Grille, and recertified in 2015 for a local historic survey.
SURROUNDING AREA	North – 20 th Ave & Tri-plex Residence South – Alleyway & Single-family Residence East – Alleyway & Fire Station 22 West – Tri-plex Residence

BACKGROUND and ANALYSIS

The subject parcel contains one lot of the Phillips subdivision of Pass A Grille, originally platted in the early 1900s. There is some disagreement over the construction date of the subject residence, with the Florida Master Site File noting a construction date in the mid-1930s and the structure's contributing boundary increase listing noting 1944. In either case, the structure is over the 50 year minimum necessary for consideration of this listing.

The rear garage apartment, constructed with the main residence in 1944 but elevated in 2007, appears physically attached to the main residence but is a separate space that the owner states was originally constructed as a mother-in-law suite and now utilized for rentals.

The property was owned by C. Gray Dillard and Marjorie Ann Lee Morgan, the former of whom was a World War II veteran, from 1980 to 1998. Prior it was under the ownership of First Caramel Malting Corporation of Paterson, NJ.



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 front portion of the home is in a craftsman architectural style, which is common for the vicinity and third only to frame and masonry vernacular among the most common styles in Pass A Grille. Standout features of the craftsman style reflected in the structure include louvered vents under the soffit and above the secondary roofline, cornice returns at the eave line, and a now-enclosed front porch. The porch still retains its brick columns at its corners, while the rest of the structure is clad in stucco. It also retains the common single- or double-hung windows.

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.

The structure is noted in its 2015 Florida Master Site File as a contributing resource on the basis of architecture and community planning and development. There have been no significant permitted changes to the structure since that determination other than changeout of windows. The structure retains stucco rather than clapboard siding, the latter which is more common among the approximately 30 historic examples in the District.

The structure is one of the newest examples of the historic craftsman/bungalow style in Pass A Grille, most of which were built in the 1910s and 1920s. It is either an example of the pre-War growth that occurred north of the originally-designated district in the early part of the century, or the end-of-war boom, which according to the 2003 boundary expansion application brought back thousands of troops that had been stationed in and around Pinellas County.

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 does not appear to have sustained any significant exterior damage from Hurricanes Helene and Milton. It remains in good condition, as it was evaluated to be in 2015 at the time of the City's historic resource reevaluation. The owner does not have any immediate plans for exterior alteration, but would be subject to Historic Preservation Board review for any that exceed routine maintenance and repair work.

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

The applicant is not planning any immediate exterior rehabilitation or adaptive uses. The structure remains a private residence with rental unit. In the owner's application for designation as a local historic resource it was noted that the structure had previously been utilized as a doctor's office in the 1980s and 1990s, but the use no longer persists.

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

102 20th Avenue is zoned RLM-2 Residential District within the PAG Pass A Grille Overlay District and has a future land use category of RLM, a moderate-intensity residential district that allows for multifamily structures on larger lots. The subject property is sized for only one rental unit but is permitted to remain and expand subject to the design criteria of the Pass A Grille Overlay District, which staff has elected to bring forward for Historic Preservation Board input.



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 two-story primary residence and single-story cottage at 102 20th Ave for designation as a local historic resource due to the structure's extant craftsman/bungalow style, which is recognizable and persists through the enclosure of its front porch and elevation of the attached rear residential unit. The pitch of the roof at the front of the structure combined with the modest elevation of the rear unit helps to mask its impact from the public frontage, and there is identifiable delineation of the rear unit from the remainder of the home when viewed from the alleyway. While the Secretary of the Interior finds that elevation of more than a few feet is almost never a technique that preserves the original integrity of the building, the location of the addition, combined with the significant challenges faced with using fill or other techniques on lots with flood elevations and at the size of those in Pass A Grille, require local considerations to preserve the City's historic building stock. The modesty of the rear elevation and its visual disconnectedness from the significantly less altered portion of the home assists to preserve this structure's historic integrity.

Staff finds that this structure generally retains the minimum criteria needed to remain as a contributing structure to the local historic district, which is sufficient to qualify as a historic structure under the National Flood Insurance Program requirements, as well as having sufficient architectural merit to be recognized as a local historic resource.

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 the residence as a historic building, finding it significant in the following areas:

- a. It embodies the distinctive visible characteristics of an architectural style (craftsman/bungalow) and period (early 20th century).

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the residence at 102 20th Ave (Case No. 24073).

Bibliography

TRC Environmental Corporation. (2015, April). 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=>.

Smith, R.D. & Shiver, C. (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.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12570**
 Field Date 1-5-2015
 Form Date 3-17-2015
 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) 102 20th 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 102 Direction _____ Street Name 20th Street Type Avenue Suffix Direction _____
 Address: _____
 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 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-68634-008-0400 Landgrant _____
 Subdivision Name PHILLIPS DIVISION REV Block H Lot 40
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1935 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): c1935 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 Siding, windows, porch
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Rear
 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 Craftsman Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. Brick 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 double-hung vinyl sash

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves with cornice returns, louvered vents

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A 2-story garage/apartment is attached to the rear and features a gable-on-hip roof and has 1/1 double-hung vinyl sash windows.

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) A 1-leaf door with sidelights is located on the east side of the enclosed porch and does not face the street.

Porch Descriptions (types, locations, roof types, etc.) The 1-story, front-gable porch has been enclosed although the large brick posts remain.

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

Narrative Description of Resource This 1-story dwelling features overhanging eaves with cornice returns, louvered vents, and a front-gable porch has been enclosed although the large brick posts remain.

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

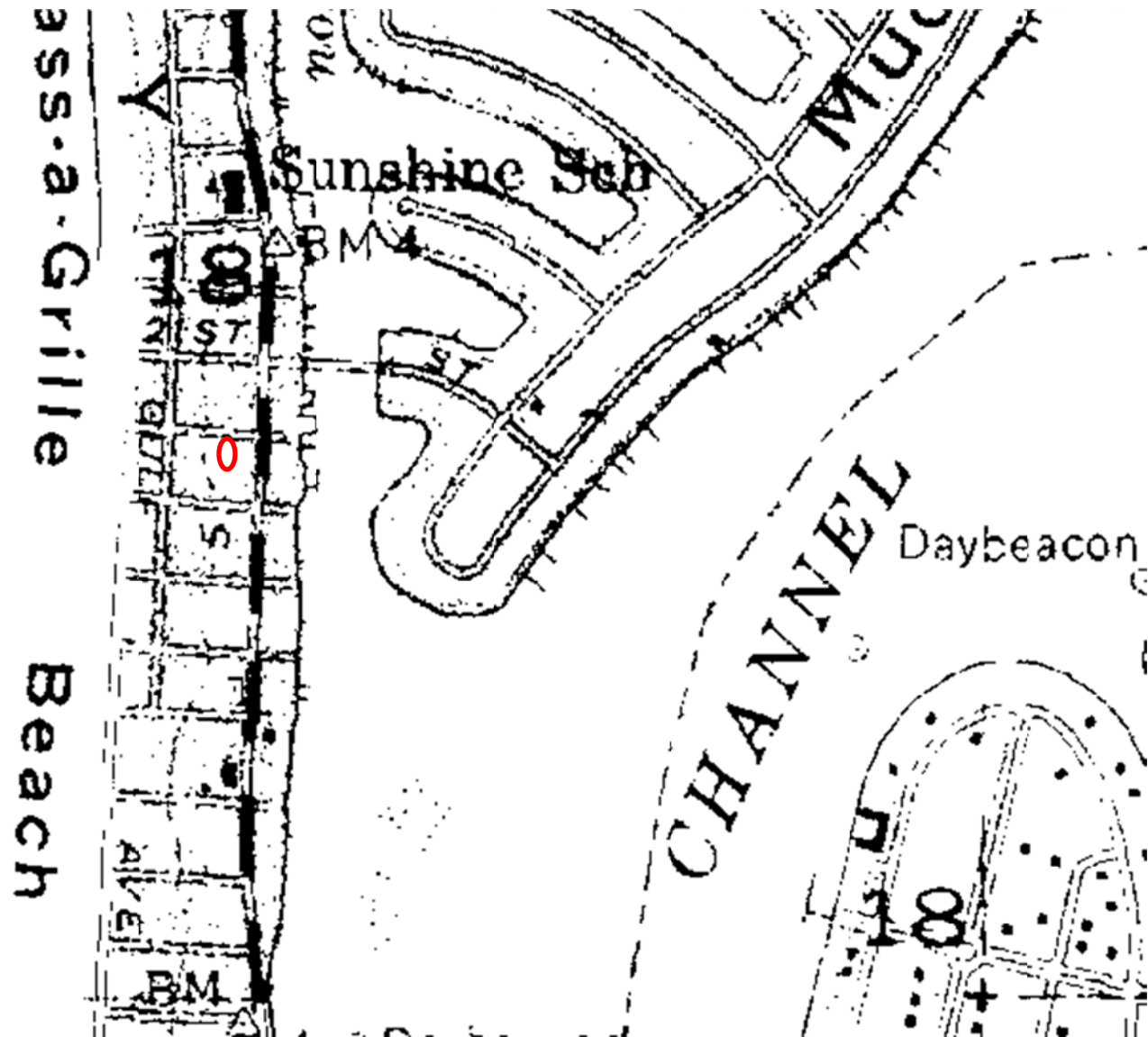
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



20th_102_P112570_01

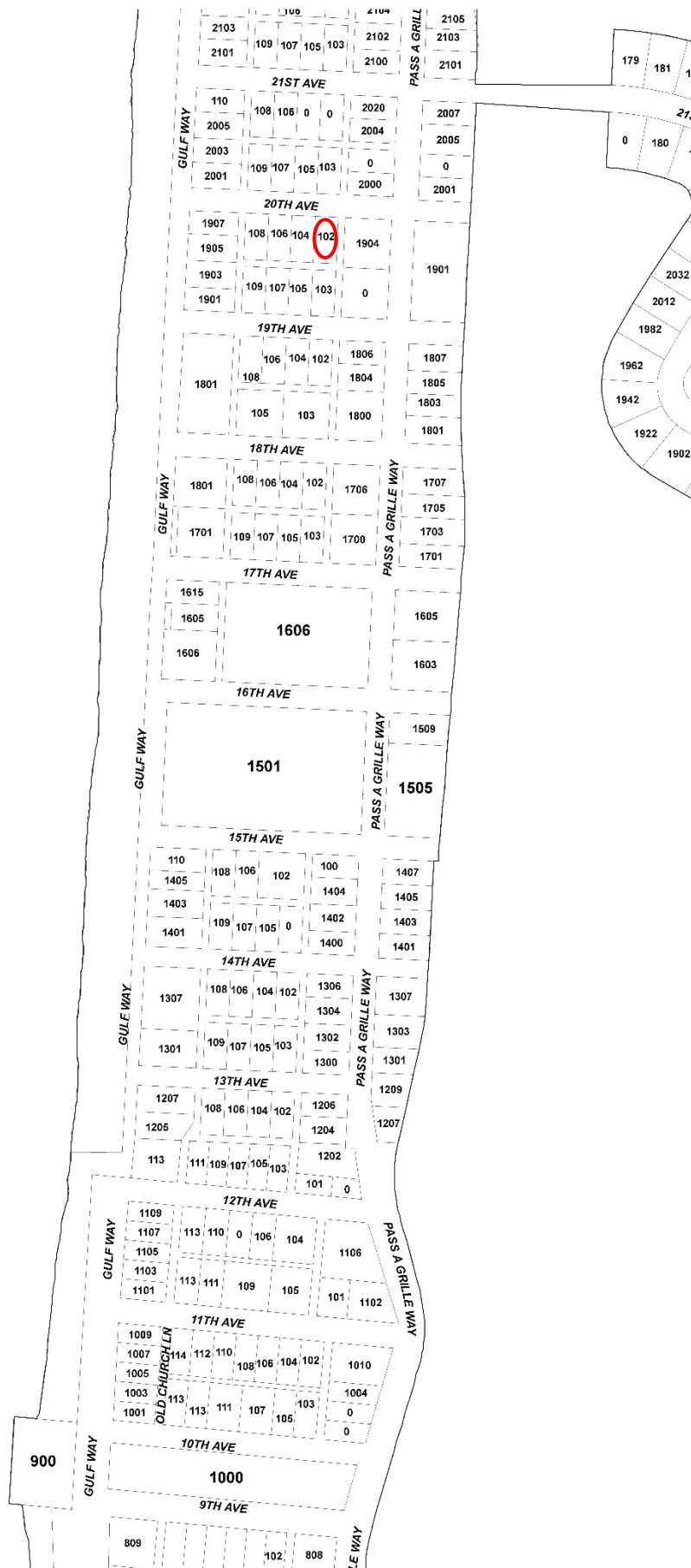


20th_102_P112570_02



Site #8PI12570

Address: 102 20TH AVENUE





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24073

Property Owner Name & Address

Mickey Parsons & Michael Prince102 20th AveSt Pete Beach, FL 33706Phone 727-222-0514Email Address mickey@mickeyparsons.com

Agent or Representative Name & Address

Phone _____

Email Address _____

Property Address, Legal Description, Parcel ID

102 20th Ave St Pete Beach, FL 33706PHILLIPS DIVISION REV MAP BLK H, LOT 4018-32-16-68634-008-0400

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): _____

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

Mickey Parsons

I (the undersigned) am the legal owner/legal representative of Mickey Parsons located at 102 20th 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.

Owner Signature: Dr. Mickey ParsonsDate: 10/25/24

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.

Property is 50x100 feet (0.11 acres) and is comprised of a main house and a garage apartment. Both home and apartment were built in 1944.

(See Map Attached and narrative description)

FUNCTION OR USE**Historic Functions**

Built for Military Officer and family 1944

Served as a doctor's office and apartment living quarters (approx. 1980-1998)

Main house served as primary residence with 2-3 rentals from 1998 - 2020

Current Functions

Secondary home (future retirement home) with rental apartment over garage

DESCRIPTON**Architectural Classification**

Florida Bungalow

Materials

Foundation: continuous footing poured

Floor system: Wood; Walls: Cb Stucco and Reclad

Gable or Hip Roof with Shingle Composition; drywall - plaster interior

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

1944-Present

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

Constructed 1943, First Occupied January 1944; apartment lifted 2008

3. Significant Persons

N/A

4. Cultural Affiliation/Historic Period

N/A

5. Architect

Florida Bungalow

6. Builder

N/A

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.

Application for Local Historic Designation
102 20th Ave St Pete Beach, FL 33706
18-32-16-68634-008-0400

Narrative Description.

1-2. This historic Florida bungalow, located on Pass-A-Grille Island, was originally built in 1944 by the United States government for an army officer during the height of World War II. The charming structure later transitioned into a doctor's office before becoming a private residence. The property includes an adjoining mother-in-law apartment, also built in 1944, which has served as a versatile space—welcoming long-term local renters as well as prominent artists, authors, professors, and business leaders seeking a vacation retreat. Its storied past and prime location make it a cherished piece of the island's history.

3. Property and structures are in above average condition but have water and wind threats during hurricane season.

4. N/A

5. Map



102 20th Ave St Pete Beach, FL 33706
18-32-16-68634-008-0400

Bungalow Images







Apartment Images















STREET
PARKING
8AM - 6PM
NO PARKING
VIOLATORS
WILL BE TOWED

102

RESIDENT
PARKING
ONLY
VIOLATORS
WILL BE TOWED

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

Agenda Report

Agenda Title Name: Local Historic Designation Case No. 24074: 3606 Casablanca Avenue

Action Request: Motion to approve Local Historic Designation Case No. 24074 for the designation of the single-family residence at 3606 Casablanca Ave.

Strategic Objective:

Date: November 19, 2024

Prepared By: Lynn Rosetti, Consultant

Through: Denise Sanderson, Community Development Director

Summary of Issue: This single-family residential structure located in the Don Cesar Place neighborhood is a contributing masonry ranch style building. It has a gable roof that is covered with composition shingles. The building's exterior is stucco with 2-light sliding vinyl windows, wide eaves, and fixed wooden shutters. This house was included earlier this year during an historic survey of the Don CeSar Place and Belle Vista neighborhoods. Evaluation of this property during the survey determined 3606 Casablanca Avenue to be a contributing structure to the Don CeSar historic neighborhood because it supports the existing character of the overall Don CeSar neighborhood through its architectural style and integrity.

Funding: N/A

Attachments:

1. Staff Report
2. Application and Supporting Documentation



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

Local Historic Designation Case No. 24074: David Elliot Nixon

Date: November 19, 2024

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

REQUEST	The property owner of this single-family residential property located in Don CeSar Place is requesting Local Landmark Designation for this property.
SUBJECT PROPERTY	3606 Casablanca Avenue – Don CeSar Place. Blk 10, Lot 40 Parcel I.D. #07-32-16-21852-010-0040
LAND USE / ZONING	RU-2, Residential District
YEAR BUILT	Circa 1948 (per attached Florida Master Site File (PI16148))
HISTORIC STATUS	Constructed in 1948, this ranch styled structure was determined to be contributory to the Don CeSar Place neighborhood during the 2024 historic survey of Don CeSar Place. Originally built as a duplex in 1948, it was converted to single-family in 2000 according to the property appraiser's website.
SURROUNDING AREA	North – Duplex residential circa 1960 South – Single-family residential circa 1952 East – Single-family residential plus Casablanca Avenue circa 1952 West – Multifamily (10) units circa 1971

BACKGROUND and ANALYSIS

This single-family residential structure located in the Don Cesar Place neighborhood is a contributing masonry ranch style building. It has a gable roof that is covered with composition shingles. The building's exterior is stucco with 2-light sliding vinyl windows, wide eaves, and fixed wooden shutters. This house was included earlier this year during an historic survey of the Don CeSar Place and Belle Vista neighborhoods. Evaluation of this property during the survey determined 3606 Casablanca Avenue to be a contributing structure to the Don CeSar historic neighborhood because it supports the existing character of the overall Don CeSar neighborhood through its architectural style and integrity.

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 is a contributing masonry ranch style building within the Don CeSar Place neighborhood. It has a gable roof that is covered with composition shingles. The building's exterior is stucco with 2-light sliding vinyl windows, wide eaves, and fixed wooden shutters. Evaluation of this property during the survey determined it to be a contributing structure to the Don CeSar historic neighborhood because it supports the existing character of the overall Don CeSar neighborhood through its architectural style and integrity.

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 1948 as a duplex and converted to a single-family residential structure in 2000. This single-family residential structure located at 3606 Casablanca Avenue meets this requirement in the category of community planning and development and it supports the overall character of the neighborhood. According to the FMSF form, it does not appear to be associated with significant people or events. However, it is supportive of the overall character of the neighborhood.

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.

Originally a duplex from 1948 to 2000, This single-family residential structure has been a well-maintained residential structure in the Don CeSar neighborhood.

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

Not applicable.

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

3606 Casablanca Avenue is zoned RU-2 Residential Urban. 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 3606 Casablanca 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 Don CeSar Place and it has been

determined through a recent historic survey to be a contributing property within this neighborhood.

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 photographs 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.

Staff analysis: Staff supports this application to locally designate 3606 Casablanca 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 the Don CeSar neighborhood and that of St. Pete Beach.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this residential property located at 3606 Casablanca Avenue because it:

- a. It reflects the broad cultural, economic, and social history of the Don CeSar neighborhood and that of St. Pete Beach.
- b. It has been designated as a contributing property in the Don CeSar historic neighborhood.

ZONING MAP



SUBJECT PROPERTY:
3606 Casablanca Avenue

ZONING RU-2
Residential Urban

AERIAL PHOTOGRAPH



Residence at
3606 Casablanca
Avenue

FLORIDA MASTER SITE FILE PHOTOGRAPH (2024)



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 **PI16148**
 Field Date **6-24-2024**
 Form Date **9-8-2024**
 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) **3606 CASABLANCA AVE** Multiple Listing (DHR only) _____
 Survey Project Name **Don Cesar and Belle Vista Historic Structure 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

Address: Street Number **3606** Direction ☒ Street Name **CASABLANCA** Street Type **Avenue** Suffix Direction ☒
 Cross Streets (nearest / between) **Between Gulf Blvd and Casablanca Ave**
 USGS 7.5 Map Name **PASS-A-GRIFF BEACH** USGS Date **1994** Plat or Other Map **13/15**
 City / Town (within 3 miles) **SAINT PETE BEACH** In City Limits? ☒ yes ☐ no ☐ unknown County **Pinellas**
 Township **32S** Range **16E** Section **07** ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # **073216218520100040** Landgrant _____
 Subdivision Name **DON CE-SAR PLACE** Block **10** Lot **40**
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting **3 2 8 7 4 9** Northing **3 0 6 6 5 5 0**
 Other Coordinates: X: **27.71238935** Y: **-82.73698351** Coordinate System & Datum **WGS 1984**
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: **1948** ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Duplex** From (year): **1948** To (year): **2000**
 Current Use **Private Residence (House/Cottage/Cabin)** From (year): **2000** To (year): **2024**
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: **1-1-2014** Nature **roof, windows**
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): **Unknown** Builder (last name first): **Unknown**
 Ownership History (especially original owner, dates, profession, etc.)
NIXON, DAVID E (current)

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

DESCRIPTION

Style **Ranch** Exterior Plan **Irregular** Number of Stories **1**
 Exterior Fabric(s) 1. **Stucco** 2. **Vinyl** 3. _____
 Roof Type(s) 1. **Gable** 2. _____ 3. _____
 Roof Material(s) 1. **Composition shingles** 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)

2-light sliding vinyl ind

Distinguishing Architectural Features (exterior or interior ornaments)

wide eaves, fixed wooden shutters

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

Date _____ Init. _____

KEEPER – Determined eligible:

☐ yes ☐ no

Date _____

☐ Owner Objection

NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin* 15, p. 2)

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Concrete 2. Concrete 3. Concrete
 Structural System(s): 1. Concrete 2. Concrete 3. Concrete
 Foundation Type(s): 1. Slab 2. Slab 3. Slab
 Foundation Material(s): 1. Concrete, Generic 2. Concrete 3. Concrete

Main Entrance (stylistic details)

single door

Porch Descriptions (types, locations, roof types, etc.)

carved wooden columns, extension of main roof

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

Narrative Description of Resource

This is a Ranch style building with sliding vinyl windows, fixed shutters and gable roof. The owner reports that it was originally a duplex occupied by two brothers, but he converted it to a single-family residence when he bought it.

Archaeological Remains None observed☐ Check if Archaeological Form Completed

RESEARCH METHODS (select 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) _____ | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed)

Pinellas County Property Appraiser records; US Department of Agriculture aerials 1942, 1951, 1957, 1984; Pinellas County GIS Historic Aerials 1926, 1965, 1975; National Environmental Title Research historic aerials 1969, 1971, 1984

OPINION OF RESOURCE SIGNIFICANCE

Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears 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 would contribute to a district in Don Cesar Place.

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

1. Community planning & development 3. _____ 5. _____
 2. _____ 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 All materials at one location Maintaining organization Stantec, Inc.
 Document description Photos and field notes File or accession #s 172608547
 2) Document type _____ Maintaining organization _____
 Document description _____ File or accession #s _____

RECORDER INFORMATION

Recorder Name Kimberly Hinder Affiliation Stantec, Inc.
 Recorder Contact Information 813-367-0969 / kimberly.hinder@stantec.com
 (address / phone / fax / e-mail)

Required Attachments

① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

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

③ PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE

When submitting an image, it must be included in digital AND hard copy format (plain paper grayscale acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



3606 Casablanca Ave



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24074

Property Owner Name & Address

Agent or Representative Name & Address

DAVID ELLIOTT NIXON
3606 CASABLANCA AVE
ST PETE BCH. FL.

N/A

Phone 7277428269

Phone _____

Email Address N/A

Email Address _____

Property Address, Legal Description, Parcel ID

3606 CASABLANCA AVE ST PETE BCH 33706
TAX PARCEL # 073216218520100040

Historic Name of Property (if applicable): Don Cesar Place

Florida Master Site File Number (if applicable): P116148

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of _____ located at 3606 CASABLANCA AVE S.P.B 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: David E Nixon Date: OCT 28, 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.

FUNCTION OR USE**Historic Functions**

Duplex 1948 till 2000

Current Functions

2000 Single family home

DESCRIPTION**Architectural Classification**

Ranch

Materials

Block / Stucco
GABLE Roof Composition single

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

early building period on ST PETE BEACH

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

built 1948 ~~No~~ outside alterations have been done, except sealing in one (1) entry door

3. Significant Persons

UNKNOWN

4. Cultural Affiliation/Historic Period

5. Architect

Two brothers built house (duplex) in 1948 using a large pump for water for bathing & drinking. They also built a (2) carport with driveway that ran from street to north side of property into back yard. That had (has) a hard roof, block storage area & pump with two windows & one (1) door. Wide front porch for shade.

6. Builder

Two (2) brothers, service members
built the house in 1948 after WWII as a duplex
each brother living on each side

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.

Landscape Beautification award from C. Ty of ST PETE BEACH
Govt

Major Bibliographic References

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

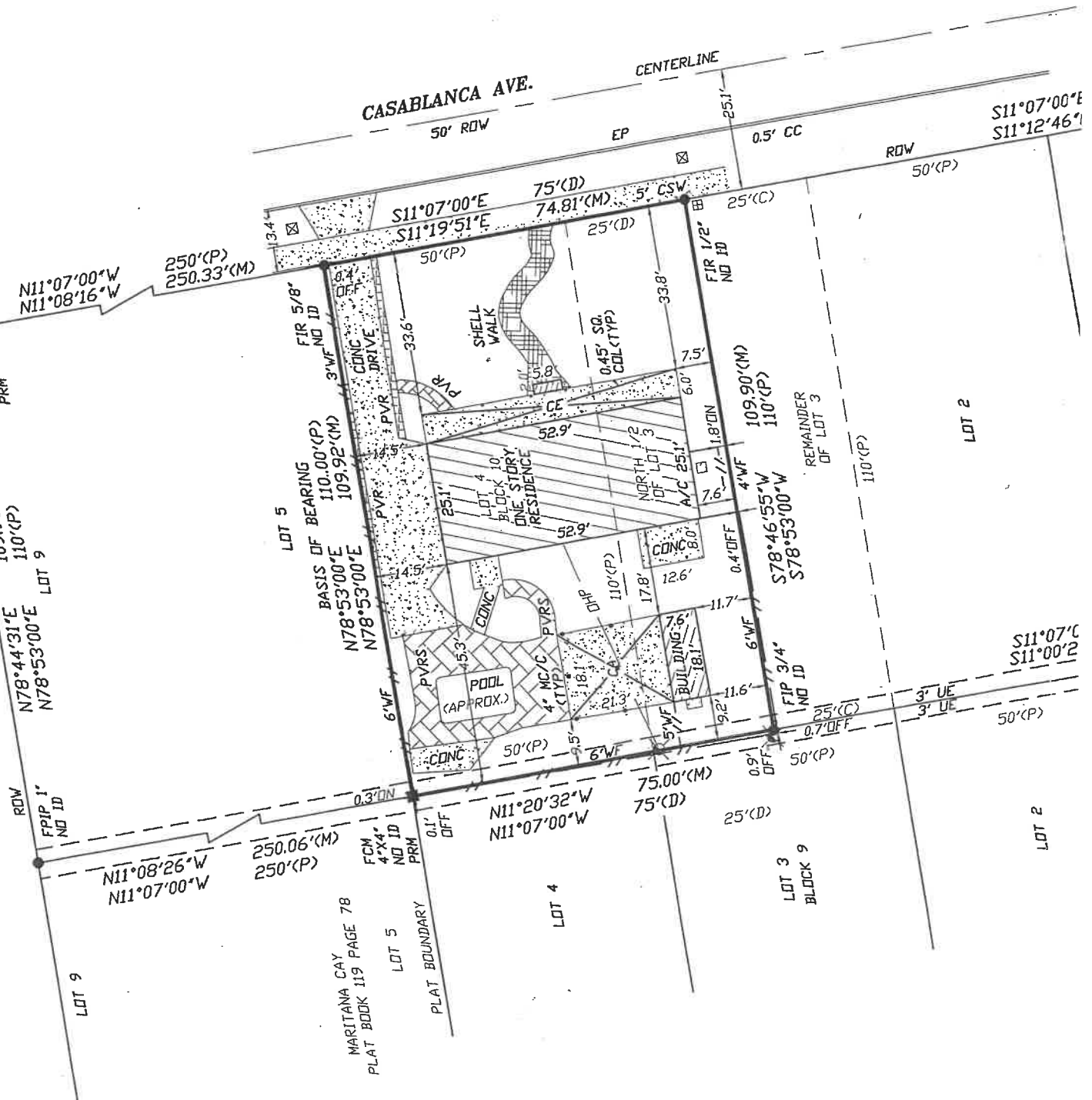
- MRS. Wooly ^{(?) (late 80's)} whose husband built house 3610
just north of my property & house across street
- a picture (photograph) I had (pre flood) of
the Two brothers who built the house
- MR RAGANO RAGANO ^(?) The man in his
late, 80's/90, who also talked about the history
of the house whom I bought house from.
- several middle age people who have stopped by
over the years to talk about staying in duplex
for when their parents would rent during
summers from owner (?) apparently died
OR sold

SECTION 7, TOWNSHIP 32 SOUTH, RANGE 16 EAST

STREET ADDRESS:
3606 CASABLANCA AVENUE
ST. PETE BEACH, FLORIDA



SCALE 1" = 30'





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

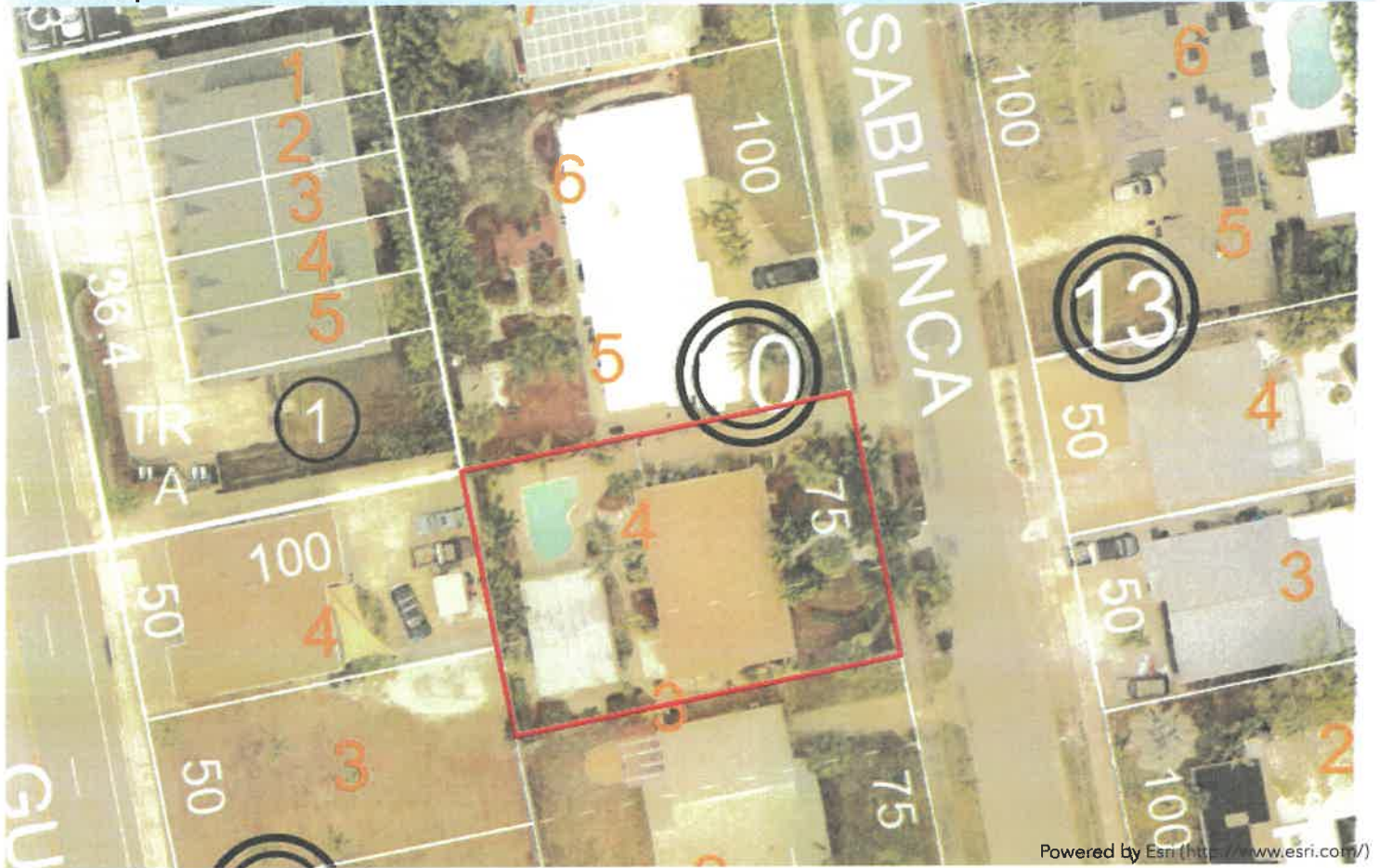
Parcel Summary
(as of 08-Nov-2024)

Parcel Number
07-32-16-21852-010-0040

- Owner Name
NIXON, DAVID E
- Property Use
0110 Single Family Home
- Site Address
3606 CASABLANCA AVE
ST PETE BEACH, FL 33706
- Mailing Address
3606 CASABLANCA AVE
ST PETE BEACH, FL 33706-3904
- Legal Description
DON CE-SAR PLACE BLK 10, LOT 4 & N 1/2 OF LOT 3
- Current Tax District
ST PETE BEACH ([SPB](#))
- Year Built
1948

Living SF	Gross SF	Living Units	Buildings
1,325	2,183	1	1

Parcel Map



Powered by Esri (<https://www.esri.com/>)

Exemptions

Year	Homestead	Use %	Status
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.
2024	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc...) will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17979/0681	\$936,100	280.02	A	Current FEMA Maps	Check for EC	Zoning Map	13/15

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$797,015	\$264,403	\$214,403	\$239,403	\$214,403

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$700,649	\$256,702	\$206,702	\$231,702	\$206,702
2022	Y	\$730,790	\$249,225	\$199,225	\$224,225	\$199,225
2021	Y	\$502,235	\$241,966	\$191,966	\$216,966	\$191,966
2020	Y	\$480,182	\$238,625	\$188,625	\$213,625	\$188,625
2019	Y	\$507,380	\$233,260	\$183,260	\$208,260	\$183,260

2024 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	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.4202	(SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
23-Apr-2013	\$100	U	I	RAMBEAU MICHELE A	NIXON DAVID E	17979/0681
03-Mar-2004	\$88,700	U	I	NIXON DAVID E	NIXON, DAVID E	13409/1755
09-Aug-2000	\$150,000	U	I	ROGALA EDWARD J	NIXON, DAVID E	11008/2471
31-Dec-1972	\$37,500	Q				03938/0905

2024 Land Information

Land Area: $\cong$ 8,250 sf | $\cong$ 0.18 acres

Frontage and/or View: None

Seawall: No

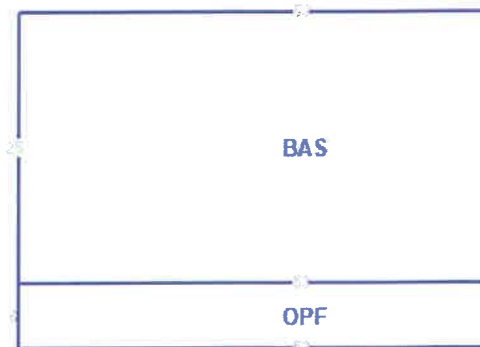
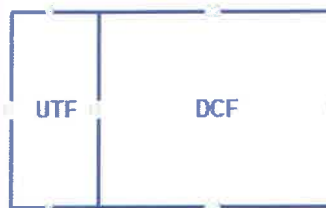
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	75x110	\$9,450	75.00	FF	1.0296	\$729,729

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Base (BAS):	1,325	1,325
Floor System:	Slab On Grade	Detached Carport (DCF):	0	396
Exterior Walls:	Cb Stucco/Cb Reclad	Open Porch (OPF):	0	318
Unit Stories:	1	Utility (UTF):	0	144
Living Units:	1	Total Area SF:	1,325	2,183
Roof Frame:	Gable Or Hip			
Roof Cover:	Shingle Composition			
Year Built:	1948			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			

Structural Elements

Interior Finish: Upgrade
Heating: Central Duct
Cooling: Cooling (Central)
Fixtures: 6
Effective Age: 36

**2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$14.00	100.0	\$1,400	\$672	2004
POOL	\$55,000.00	1	\$55,000	\$26,400	2004

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
2200328	ROOF	02/08/2022	\$9,150
BLD17-00399	MISCELLANEOUS	06/06/2017	\$1,319
20160625	ROOF	05/10/2016	\$3,500
20150422	FENCE	03/16/2015	\$1,921
20140590	HEAT/AIR	05/19/2014	\$5,575
20140493	WINDOWS/DOORS	04/29/2014	\$5,481
20110633	ROOF	05/31/2011	\$6,000
20110468	MISCELLANEOUS	05/05/2011	\$1,328
20040430	POOL	05/04/2004	\$17,500

Permit Number	Description	Issue Date	Estimated Value
022282	DEMOLITION	06/21/2001	\$7,411

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

Agenda Report

Agenda Title Name: Local Historic Designation Case No. 24075: 3514 Casablanca Avenue

Action Request: Motion to approve local historic designation case 24075 for the single-family residence at 3514 Casablanca Avenue.

Strategic Objective:

Date: November 19, 2024

Prepared By: Lynn Rosetti, Consultant

Through: Denise Sanderson, Community Development Director

Summary of Issue: Vincent and Rosaria Tormenia request local historic designation of the single-family residence at 3514 Casablanca Ave.

Funding: N/A

Attachments:

1. 3514 Casablanca Ave Staff Report
2. Application and Supporting Documentation



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

Local Historic Designation Case No. 24075: Vincent and Rosaria Tormenia

Date: November 19, 2024

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

REQUEST	The property owners of this single-family residential property located in Don CeSar Place are requesting Local Landmark Designation for this property.
SUBJECT PROPERTY	3514 Casablanca Avenue – Don CeSar Place. Blk 11, Lot 8 Parcel I.D. #07-32-16-21852-011-0080
LAND USE / ZONING	RU-2, Residential District
YEAR BUILT	Circa 1960 (per attached Florida Master Site File (PI6154)
HISTORIC STATUS	Constructed in 1960, this ranch styled structure was determined to be contributory to the Don CeSar Place neighborhood during the 2024 historic survey of Don CeSar Place.
SURROUNDING AREA	North – Single-family residential circa 1960 South – Single-family residential circa 1952 East – Single-family residential plus Casablanca Avenue circa 1952 West – Multifamily (10) units circa 1971

BACKGROUND and ANALYSIS

This single-family residential structure located in the Don Cesar Place neighborhood is a contributing masonry ranch style building. It has a gable roof and an attached garage. The building's exterior is stucco and its roof is multi-gabled and covered with terracotta color barrel tiles. This house was included earlier this year during an historic survey of the Don CeSar Place and Belle Vista neighborhoods. Evaluation of this property during the survey determined 3514 Casablanca Avenue to be a contributing structure to the Don CeSar historic neighborhood because it supports the existing intact character of the overall Don CeSar neighborhood through its architectural style and integrity.

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 is a contributing masonry ranch style building within the Don CeSar Place neighborhood. It has a multi-gabled roof and an attached garage. The building's exterior is stucco, and the roof is covered with terracotta color barrel tiles. Evaluation of this property during the survey determined it to be a contributing structure to the Don CeSar historic neighborhood because it supports the existing intact character of the overall Don CeSar neighborhood through its architectural style and integrity.

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 1960, this single-family residential structure located at 3514 Casablanca Avenue meets this requirement in the category of community planning and development as it supports the overall character of the neighborhood. According to the FMSF form, it is not associated with significant people or events. However, it is supportive of the overall character of the neighborhood.

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 the Don CeSar neighborhood.

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

Not applicable.

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

3514 Casablanca Avenue is zoned RU-2 Residential Urban. 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 3514 Casablanca 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 Don CeSar Place and it has been determined through a recent historic survey to be a contributing individual property within this neighborhood.

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 photographs 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

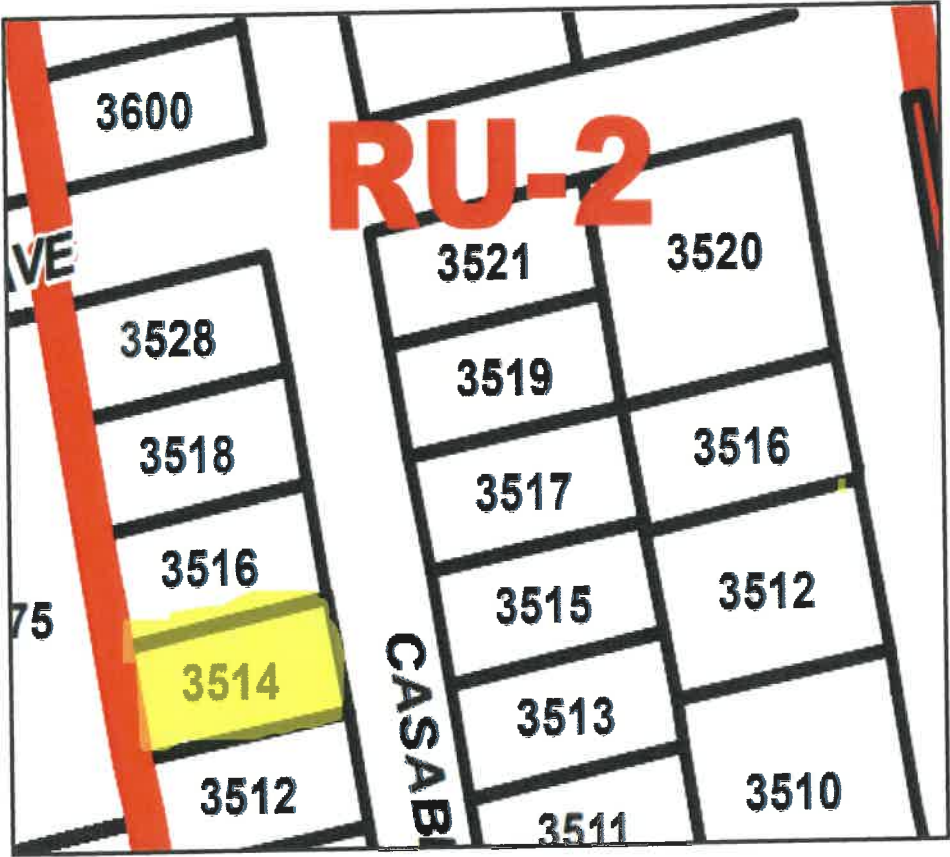
Staff analysis: Staff supports this application to locally designate 3514 Casablanca Avenue as an historic property. Staff finds that the building is significant in the following areas:

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

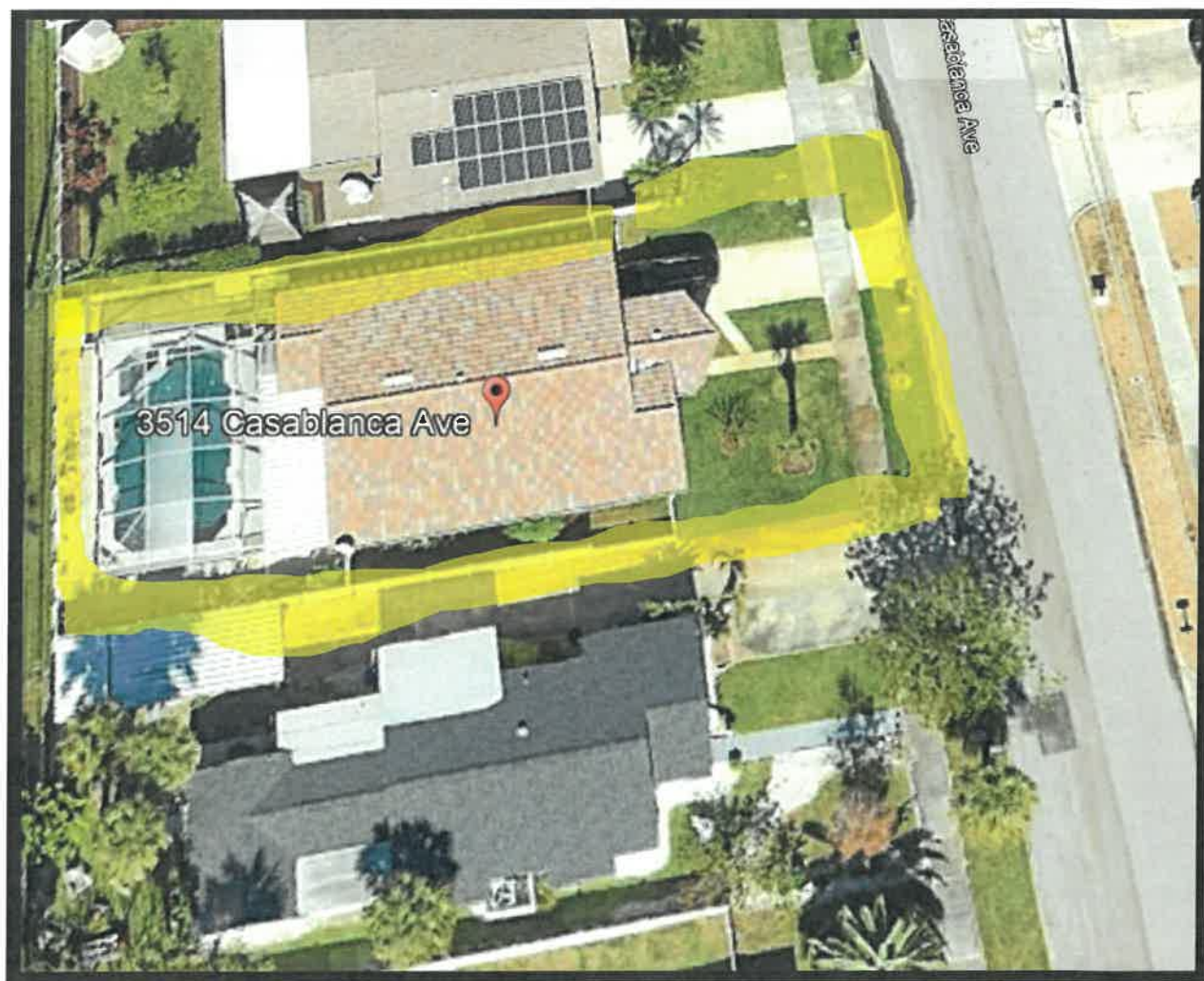
Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this residential property located at 3514 Casablanca Avenue because it:

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

ZONING MAP



AERIAL PHOTOGRAP



FLORIDA MASTER SITE FILE PHOTOGRAPHS (2015)





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

Local Historic Designation Case No. 24075: Vincent and Rosaria Tormenia

Date: November 19, 2024

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

REQUEST	The property owners of this single-family residential property located in Don CeSar Place are requesting Local Landmark Designation for this property.
SUBJECT PROPERTY	3514 Casablanca Avenue – Don CeSar Place. Blk 11, Lot 8 Parcel I.D. #07-32-16-21852-011-0080
LAND USE / ZONING	RU-2, Residential District
YEAR BUILT	Circa 1960 (per attached Florida Master Site File (PI6154)
HISTORIC STATUS	Constructed in 1960, this ranch styled structure was determined to be contributory to the Don CeSar Place neighborhood during the 2024 historic survey of Don CeSar Place.
SURROUNDING AREA	North – Single-family residential circa 1960 South – Single-family residential circa 1952 East – Single-family residential plus Casablanca Avenue circa 1952 West – Multifamily (10) units circa 1971

BACKGROUND and ANALYSIS

This single-family residential structure located in the Don Cesar Place neighborhood is a contributing masonry ranch style building. It has a gable roof and an attached garage. The building's exterior is stucco and its roof is multi-gabled and covered with terracotta color barrel tiles. This house was included earlier this year during an historic survey of the Don CeSar Place and Belle Vista neighborhoods. Evaluation of this property during the survey determined 3514 Casablanca Avenue to be a contributing structure to the Don CeSar historic neighborhood because it supports the existing intact character of the overall Don CeSar neighborhood through its architectural style and integrity.

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 is a contributing masonry ranch style building within the Don CeSar Place neighborhood. It has a multi-gabled roof and an attached garage. The building's exterior is stucco, and the roof is covered with terracotta color barrel tiles. Evaluation of this property during the survey determined it to be a contributing structure to the Don CeSar historic neighborhood because it supports the existing intact character of the overall Don CeSar neighborhood through its architectural style and integrity.

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 1960, this single-family residential structure located at 3514 Casablanca Avenue meets this requirement in the category of community planning and development as it supports the overall character of the neighborhood. According to the FMSF form, it is not associated with significant people or events. However, it is supportive of the overall character of the neighborhood.

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 the Don CeSar neighborhood.

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

Not applicable.

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

3514 Casablanca Avenue is zoned RU-2 Residential Urban. 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 3514 Casablanca 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 Don CeSar Place and it has been determined through a recent historic survey to be a contributing individual property within this neighborhood.

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 photographs 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

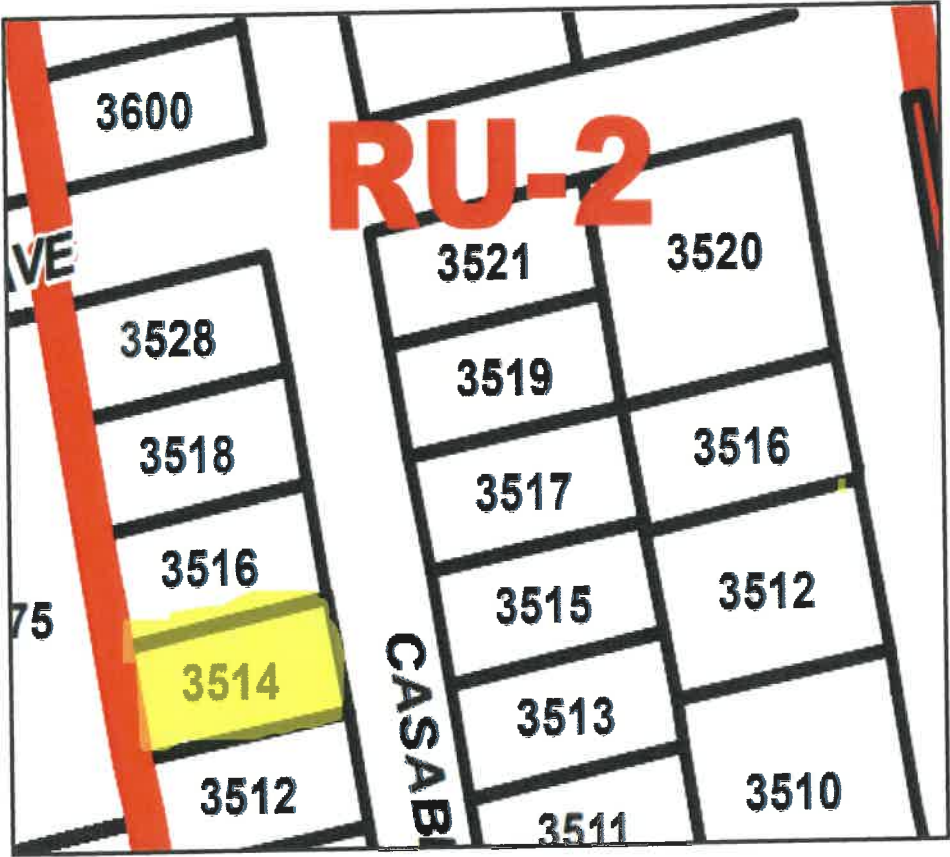
Staff analysis: Staff supports this application to locally designate 3514 Casablanca Avenue as an historic property. Staff finds that the building is significant in the following areas:

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

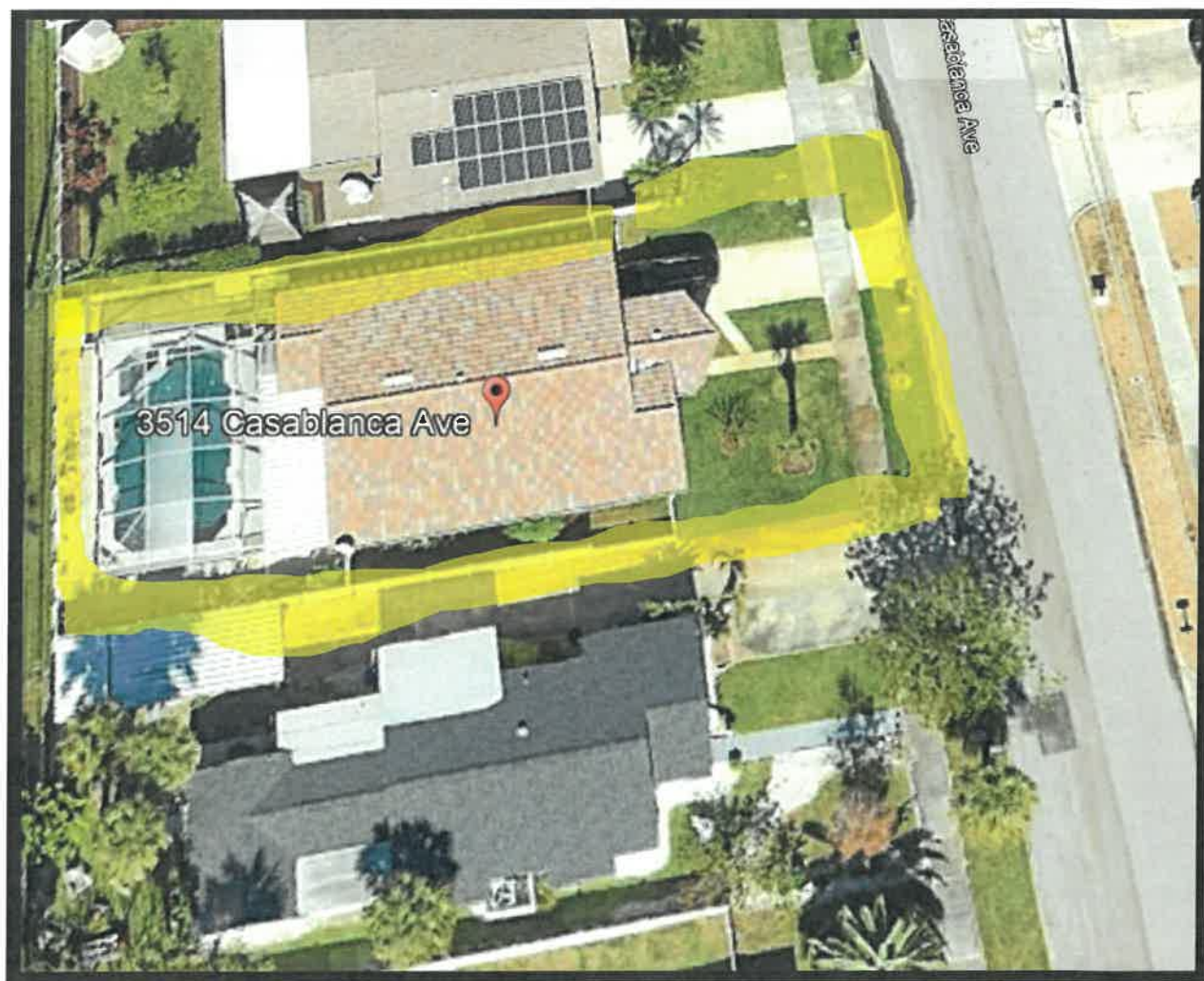
Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this residential property located at 3514 Casablanca Avenue because it:

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

ZONING MAP



AERIAL PHOTOGRAP



FLORIDA MASTER SITE FILE PHOTOGRAPHS (2015)



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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Restoration No. 24089: 800 Pass A Grille Way (Seahorse Restaurant)

Action Request: Motion to approve Certificate of Appropriateness Case No. 24089 subject to the two recommended staff conditions.

Strategic Objective:

Date: November 19, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The applicant has applied for the subject certificate of appropriateness to restore the Seahorse Restaurant, a locally-designated historic resource, to its condition prior to the impact of Hurricanes Helene and Milton. The structure has sustained significant exterior damage, including the loss of multiple breakaway frontage walls that previously acted as walls for its seating areas, damage to the roof lattice, and damage to a seating area roof on the northern side, based on staff observations. The applicant has also indicated that interior wooden walls had been damaged and were removed.

The structure is built in a frame vernacular* and the City's consulting historic resource surveyors in 2015 found the building to be significant in the areas of architecture and community planning and development, despite modifications through the years that included addition of a kitchen area, northern roofed open patio, and the extension of the roofline toward the property frontage with eventual enclosure with breakaway walls. The structure had been removed from the City's list of contributing resources during the 2003 National Register Historic District Boundary Increase, but was reaffirmed as a contributing resource during the 2015 re-survey. The structure's local historic designation report notes the structure as important to

the broad social history of the City, with it being a walk-up dining spot for the troops and early second wave of Pass A Grille settlers that saw the neighborhood grow north of 13th Avenue, as well as its association with events that have made broad contribution to the local history, particularly the local stationing of troops who visited the restaurant and the fledgling commercial area of Eighth Avenue during the War.

* This structure's architecture was incorrectly stated as masonry vernacular in the local historic designation report. The correct style is frame vernacular, as reflected on Florida Master Site File PI12597.

Funding:

N/A

Attachments:

1. Staff Report
2. Application
3. 1992 Kitchen Addition Plans
4. Photos
5. Property Appraiser Data
6. Survey & Floor Plan



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

Certificate of Appropriateness for Restoration Case Number 24089

Property Owner: Carl and Jacqueline Hollenback

Meeting Date: November 19, 2024

Prepared By: Brandon Berry, Planner

REQUEST	The property owner is requesting a Certificate of Appropriateness to restore the Seahorse Restaurant, a locally-designated historic resource, to pre-damage condition, to include replacement of breakaway frontage walls, roof lattice, and repairs to an exterior patio seating area.
SUBJECT PROPERTY	800 Pass A Grille Way; MOREY BEACH BLK 5, LOTS 4 AND 5; Property ID # 19-32-16-58932-005-0040.
LAND USE / ZONING	CRD-EA Community Redevelopment District – Eighth Avenue
YEAR BUILT	Circa 1937
HISTORIC STATUS	The existing restaurant building was placed on the local historic registry at the Historic Preservation Board meeting on 11/7/24, having been found significant in the areas of its reflection of the broad social history of the City, and association with events that have made a broad contribution to the local history. The structure was also found by the City's historic survey consultant in 2015 to be contributing to the Pass A Grille Historic District.
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 applicant has applied for the subject certificate of appropriateness to restore the Seahorse Restaurant, a locally-designated historic resource, to its condition prior to the impact of Hurricanes Helene and Milton. The structure has sustained significant exterior damage, including the loss of multiple breakaway frontage walls that previously acted as walls for its seating areas, damage to the roof lattice, and damage to a seating area roof on the northern side, based on staff observations. The applicant has also indicated that interior wooden walls had been damaged and were removed.

The structure is built in a frame vernacular* and the City's consulting historic resource surveyors in 2015 found the building to be significant in the areas of architecture and community planning and development, despite modifications through the years that included addition of a kitchen area, northern roofed open patio, and the extension of the roofline toward the property frontage with eventual enclosure with breakaway walls. The structure had been removed from the City's list of contributing resources during the 2003 National Register Historic District Boundary Increase, but was reaffirmed as a contributing resource during the 2015 re-survey. The structure's local historic designation report notes the structure as important to the broad social history of the City, with it being a walk-up dining spot for the troops and early second wave of Pass A Grille settlers that saw the neighborhood grow north of 13th Avenue, as well as its association with events that have made broad contribution to the local history, particularly the local stationing of troops who visited the restaurant and the fledgling commercial area of Eighth Avenue during the War.

* This structure's architecture was incorrectly stated as masonry vernacular in the local historic designation report. The correct style is frame vernacular, as reflected on Florida Master Site File PI12597.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

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

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

The applicant is seeking only one-to-one restoration of the exterior features of the structure, to include replacement of damaged and destroyed components. The applicant submitted as support their 1992 plans for the kitchen addition, which included at the time wood siding along the west and south sides (the west elevation appears to have been constructed with block rather than wood), asphalt shingles to match the style of the adjacent roof, and lattice with ornamental posts along the roofline of the extended roofline. The structure's Florida Master Site file noted the seating area enclosures as weatherboard, with overhanging eaves and lattice panels along the roofline as distinguishing architectural features.

The use of the structure is not being altered. It will remain a restaurant, as it has functioned for its 87-year history.

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

The applicant is solely restoring the structure to its pre-storm condition. No alteration to exterior spaces, or features, will occur. Staff will evaluate material specifications relative to pre-storm photos of the structure at time of the building permit review

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The applicant is not proposing any additions, although they are planning to restore with the same features the additions that occurred in 1993. The structure was found by the City's historic consultants to remain significant in the areas of architecture and community planning and development as of the 2015 survey of Pass A Grille, and no significant changes to exterior features occurred between that date and the recent hurricanes.

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

Staff found the site to be historic for its social and economic associations with the community and the events that made broad contributions to the development of the community, with the structure being one of the few remaining commercial restaurants and gathering spaces extant from the early years of the Pass A Grille growth boom. These features of the structure's historic significance are not being changed. The City's consultant also found the structure to be architecturally significant, with the roof lattice and overhanging eaves significant features. These elements are being maintained, and restored where necessary.

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

The 2015 Florida Master Site File found the structure to contain a mixture of weatherboard (south and east elevations), concrete block (west elevation), and stucco as exterior fabrics, with hip and gable roofing clad with asphalt shingles. A cupola was added in the 1980s and the front breakaway walls contain fixed windows. The applicant is proposing to restore and repair the structure one-to-one with previously-constructed features.

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

The applicant has stated they will restore the structure one-to-one in terms of material replacement. Staff have photos of the structure from prior to the storm showing condition at the time of the structure's 2015 Florida Master Site File preparation. The applicant will need to document at the time of permitting that the features are being restored as documented in the File's addendum. The applicant should address whether there are any color changes to the structure.

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

The applicant will need to document any chemical treatment to be undertaken. The distinguishing features of the structure, being the lattice and overhanging eaves, are expected to be restored as previously existing as both have sustained damage in the recent Hurricanes Helen and Milton.

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

The applicant is put on notice that any discovered archaeological resources must be reported to the City's Building Official and protected and preserved in place while mitigation measures are 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.**

All existing altered features were in place at the time of the 2015 Florida Master Site File preparation, which continued to find the structure significant in the area of architecture. The applicant is seeking to restore the structure to the condition in place at the time of the pre-storm event, which reflects the condition at the time of the 2015 re-survey. No additions or additional exterior alterations are planned at this time. The applicant should address whether any structural alterations are planned in the future.

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

No new construction or alteration of existing spaces are proposed. The applicant is simply seeking to restore the structure to its pre-storm condition.

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

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

No new additions are proposed at this time.

- 2. Additions shall not overpower the original structure, the scale and massing of additions to the original structure shall be secondary thereto, and the new portion of the structure shall be distinguishable from the old and will be compatible with the**

historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

No new additions are proposed at this time.

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

No new additions are proposed at this time.

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

Mechanical equipment is located to the western rear of the structure along the alleyway and generally screened from the structure's front yards by its inset within a flat-roofed portion of the structure as well as vegetation. The applicant should address whether the equipment will be further elevated or replaced with larger equipment during the renovation to be undertaken.

Staff Recommendation:

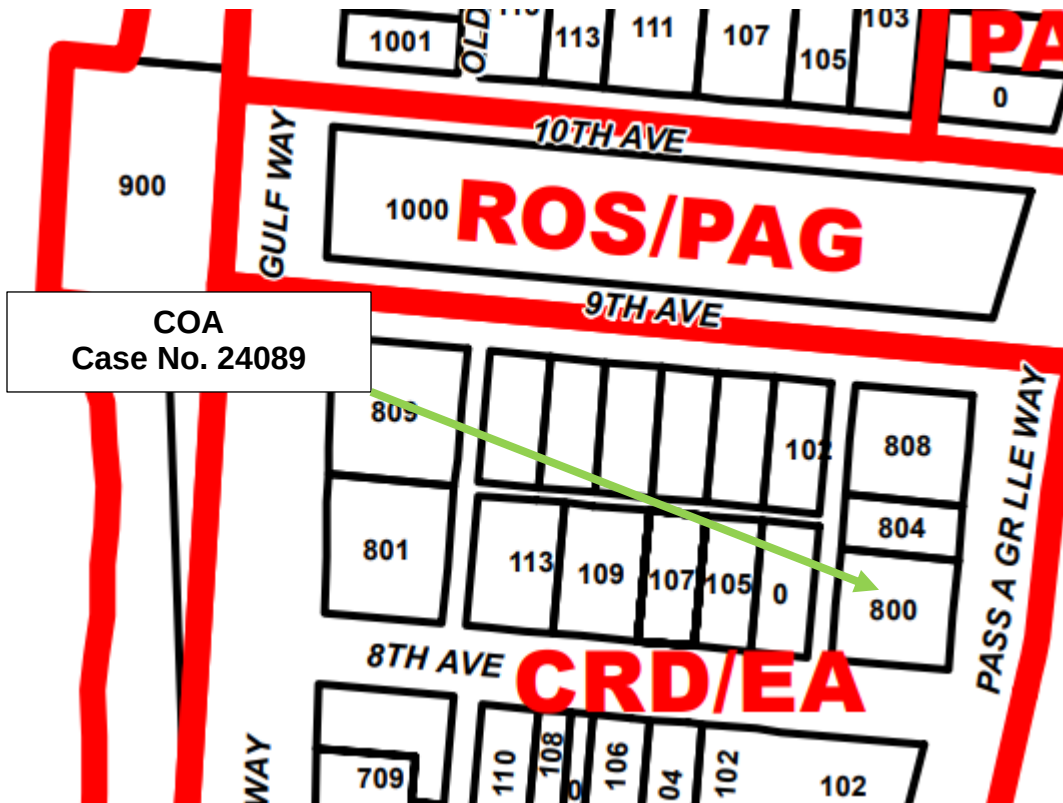
Staff requests testimony from the applicant pertaining to the following items that were not directly addressed in the application:

- 1) Whether the color of the structure will be modified during restoration;
- 2) Whether any chemical or other physical treatments that could alter or affect the existing exterior features of the structure will be undertaken during the restoration;
- 3) Whether there is any alteration proposed to the location or elevation of the equipment located along the western side of the structure.

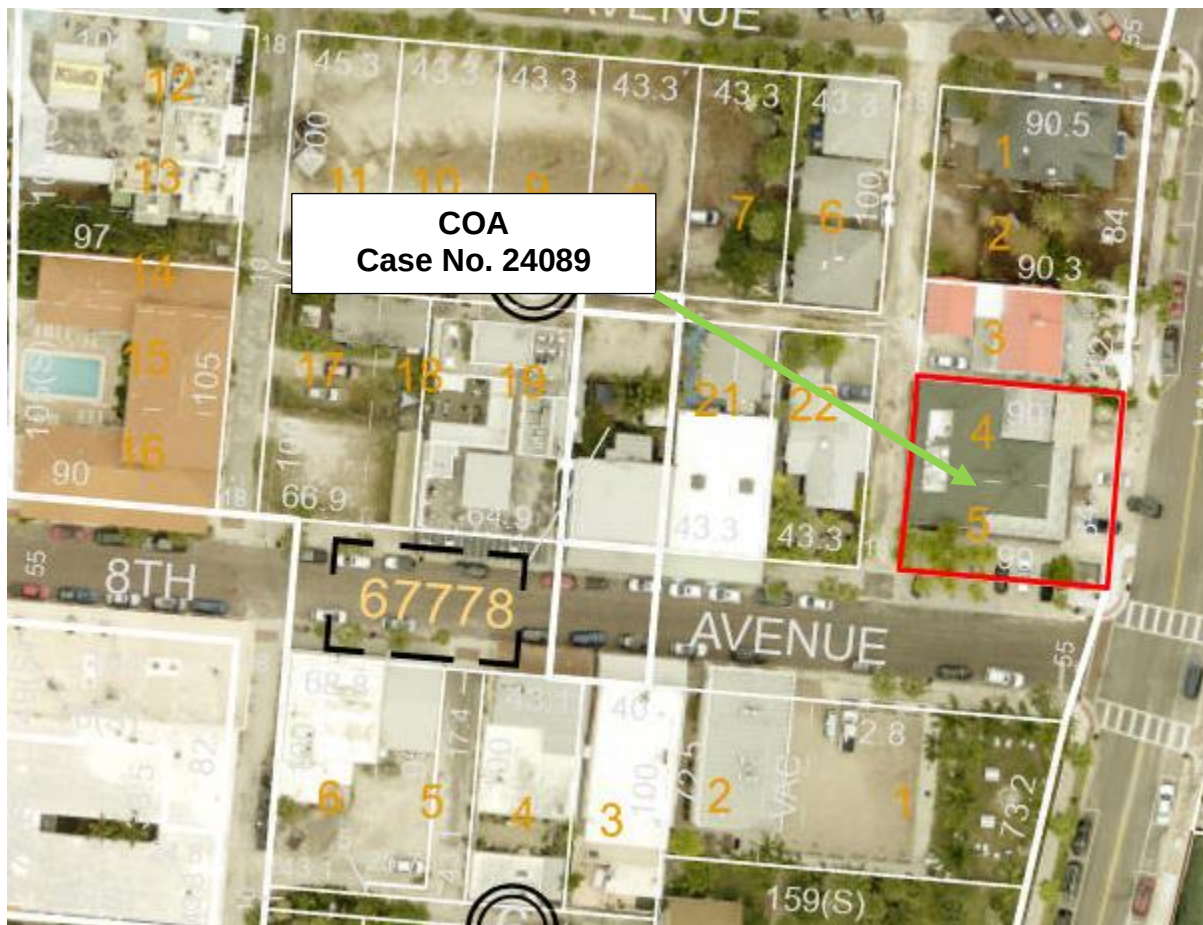
Should these questions be satisfactorily addressed and the Historic Preservation Board find that the restoration will adequately maintain the structure's historic integrity, the request may be approved, subject to the following conditions:

- 1) At time of permitting, the applicant's contractor shall include product specifications with schematics or elevations, in color when available, that indicate the design and location of restored windows, siding, awning features, latticework, roofing material, doors, and other exterior elements documented in the structure's 2015 Florida Master Site File, with deviations noted. If deviations are deemed significant by staff, this item shall be returned to the Historic Preservation Board for further review.
- 2) The mechanical equipment shall be replaced in the same location and same elevation, and documented to be of sufficient height to be generally screened from the property frontages to the same extent as the current equipment.

LAND USE/ZONING



AERIAL PHOTOGRAPH





Certificate of Appropriateness

List of Required Submittals

Please note that only complete applications will be accepted and must include the following:

- ☐ Completed COA application form
- ☐ Payment of application fee
- ☐ Site plan or survey of the subject property
 - To scale on 8.5" x 11' paper
 - North arrow
- ☐ Elevation drawings – all sides
- ☐ Samples or a detailed brochure of new materials to be used
- ☐ Photographs of the subject property and structures in question

The following items are optional but strongly suggested:

- ☐ Floor plans
 - To scale: on 8.5" x 11", 8.5" x 14", or 11" x 17" paper
 - North arrow
 - Locations of all doorways, windows, and walls (interior and exterior)
 - Dimensions and area of each room

Please note that a Historic Preservation Inspection is required as part of the Building Permit process. A final building inspection will not be conducted until the Historic Preservation Inspection is approved or waived by Historic Preservation staff.

Application for Certificate of Appropriateness

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Agent or Representative Name & Address

CARL HOLLENBACK / Jacqueline Hollenback

2541 E. VINE DEL MAR

ST. PETE BEACH, FL 33706

Phone 727 403 8561

Phone _____

Email Address jhemmsu@gmail

Email Address _____

Property Address, Legal Description, Parcel ID

800 PASS AGRILLE WAY, ST. PETE BEACH, FL, 33706 (SEA HORSE RESTAURANT)

MOREY BEACH BLK 5, Lots 4.5

19-32-16-58932-005-0040

Is the property part of a previously approved development proposal?

☐ Yes

☐ No

If yes, provide the case number(s) _____

TYPE OF REQUEST

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

PROPOSED USE

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

Estimated Cost of Work: ? 100,000.00 - 175,000.00

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

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

YES See plans from 1994 Addition

W

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

YES See plans from 1994 Addition

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

YES See plans for 1994 Addition

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

YES See plans for 1994 Addition

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

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

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

*YES - Property has been a RESTAURANT since it was built 1937.31
SEE ATTACHED PLANS FOR 1994 ADDITION - which
has MINIMAL DAMAGE - The original building shown on
PLAN needs to be REPAIRED w/ 1 to 1 RESTORATION*

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

yes

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

YES

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

YES

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

YES

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

YES

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

YES

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

YES

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.

YES (SEE PLANS FOR 1994 ADDITION)

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.

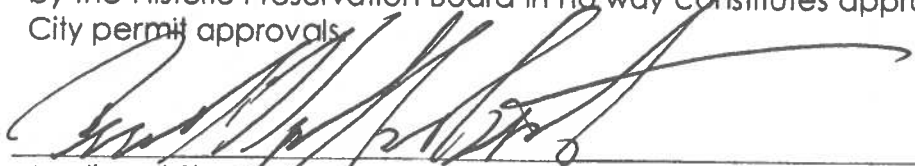
YES

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

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

Exterior material/siding
1 to 1 RESTORATION
Windows
Double Hung 1 to 1 RESTORATION
Doors
1 to 1 RESTORATION
Roofing
N/A
Entrances/Porches
1 to 1 RESTORATION DECK

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


Applicant Signature

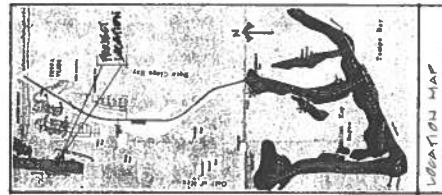
11/1/24
Date

KITCHEN ADDITION ST PETERSBURG BEACH FL



TITLE INDEX, SITE PLAN
FOUNDATION PLAN, SPECIFICATIONS, SITE PLAN
FLOOR PLANS, ELEVATIONS, SPECIFICATIONS
EXTERIOR ELEVATIONS, SPECIFICATIONS
SECTIONS, ROOF AND ROOF FRAMING
ROOM, DOOR SCHEDULES, DETAILS

ELECTRICAL PLAN
ELECTRIC PANEL, SO-COLUMNS, RISERS
PLUMBING PLAN, ISOMETRIC
HVAC EXHAUST HOOD DETAILS



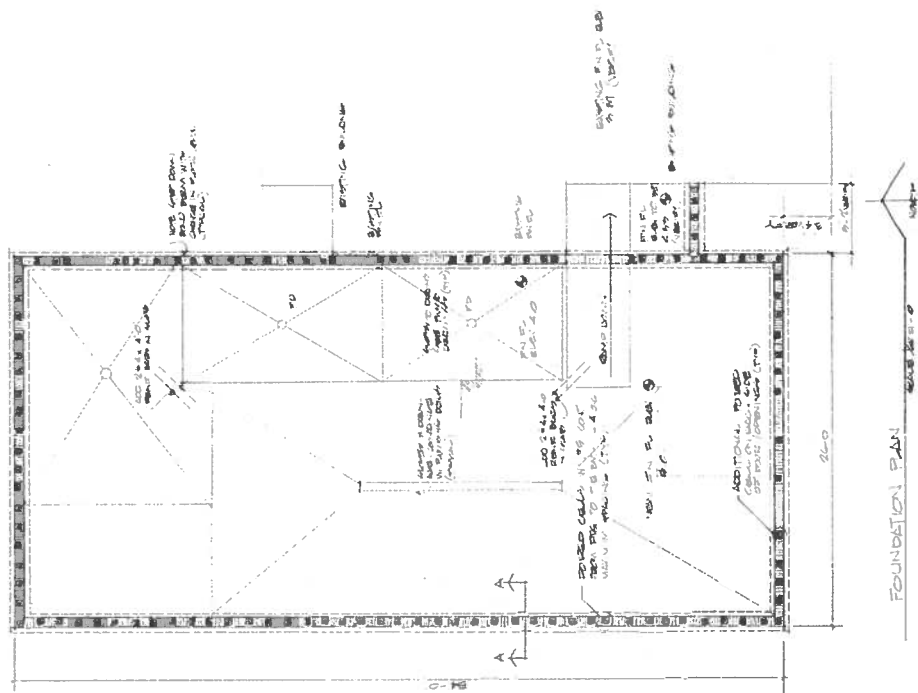
8TH AVENUE

SITE PLAN

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16711 20361000
16710 20361000
16709 20361000
16708 20361000
16707 20361000

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NTA INSTITUTION

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that the "the only way to prevent the further escalation of the arms race is to establish a system of arms control and disarmament that is acceptable to all nations." The United States is committed to the goal of achieving a world free of nuclear weapons. The United States is committed to the goal of achieving a world free of nuclear weapons. The United States is committed to the goal of achieving a world free of nuclear weapons.

CONCRETE ABUTMENT & PIER TO BE CONSTRUCTED IN ONE PIECE WITH THE MAIN PIER & ABUTMENT

CONCRETE ABUTMENT & PIER TO BE CONSTRUCTED IN ONE PIECE WITH THE MAIN PIER & ABUTMENT

1970

SECTION 4-4. NO SOLUTION DETAIL

REF.	REF. 1	REF. 2	REF. 3	REF. 4	REF. 5	REF. 6	REF. 7	REF. 8	REF. 9	REF. 10	REF. 11	REF. 12	REF. 13	REF. 14	REF. 15	REF. 16	REF. 17	REF. 18	REF. 19	REF. 20	REF. 21	REF. 22	REF. 23	REF. 24	REF. 25	REF. 26	REF. 27	REF. 28	REF. 29	REF. 30	REF. 31	REF. 32	REF. 33	REF. 34	REF. 35	REF. 36	REF. 37	REF. 38	REF. 39	REF. 40	REF. 41	REF. 42	REF. 43	REF. 44	REF. 45	REF. 46	REF. 47	REF. 48	REF. 49	REF. 50	REF. 51	REF. 52	REF. 53	REF. 54	REF. 55	REF. 56	REF. 57	REF. 58	REF. 59	REF. 60	REF. 61	REF. 62	REF. 63	REF. 64	REF. 65	REF. 66	REF. 67	REF. 68	REF. 69	REF. 70	REF. 71	REF. 72	REF. 73	REF. 74	REF. 75	REF. 76	REF. 77	REF. 78	REF. 79	REF. 80	REF. 81	REF. 82	REF. 83	REF. 84	REF. 85	REF. 86	REF. 87	REF. 88	REF. 89	REF. 90	REF. 91	REF. 92	REF. 93	REF. 94	REF. 95	REF. 96	REF. 97	REF. 98	REF. 99	REF. 100	REF. 101	REF. 102	REF. 103	REF. 104	REF. 105	REF. 106	REF. 107	REF. 108	REF. 109	REF. 110	REF. 111	REF. 112	REF. 113	REF. 114	REF. 115	REF. 116	REF. 117	REF. 118	REF. 119	REF. 120	REF. 121	REF. 122	REF. 123	REF. 124	REF. 125	REF. 126	REF. 127	REF. 128	REF. 129	REF. 130	REF. 131	REF. 132	REF. 133	REF. 134	REF. 135	REF. 136	REF. 137	REF. 138	REF. 139	REF. 140	REF. 141	REF. 142	REF. 143	REF. 144	REF. 145	REF. 146	REF. 147	REF. 148	REF. 149	REF. 150	REF. 151	REF. 152	REF. 153	REF. 154	REF. 155	REF. 156	REF. 157	REF. 158	REF. 159	REF. 160	REF. 161	REF. 162	REF. 163	REF. 164	REF. 165	REF. 166	REF. 167	REF. 168	REF. 169	REF. 170	REF. 171	REF. 172	REF. 173	REF. 174	REF. 175	REF. 176	REF. 177	REF. 178	REF. 179	REF. 180	REF. 181	REF. 182	REF. 183	REF. 184	REF. 185	REF. 186	REF. 187	REF. 188	REF. 189	REF. 190	REF. 191	REF. 192	REF. 193	REF. 194	REF. 195	REF. 196	REF. 197	REF. 198	REF. 199	REF. 200	REF. 201	REF. 202	REF. 203	REF. 204	REF. 205	REF. 206	REF. 207	REF. 208	REF. 209	REF. 210	REF. 211	REF. 212	REF. 213	REF. 214	REF. 215	REF. 216	REF. 217	REF. 218	REF. 219	REF. 220	REF. 221	REF. 222	REF. 223	REF. 224	REF. 225	REF. 226	REF. 227	REF. 228	REF. 229	REF. 230	REF. 231	REF. 232	REF. 233	REF. 234	REF. 235	REF. 236	REF. 237	REF. 238	REF. 239	REF. 240	REF. 241	REF. 242	REF. 243	REF. 244	REF. 245	REF. 246	REF. 247	REF. 248	REF. 249	REF. 250	REF. 251	REF. 252	REF. 253	REF. 254	REF. 255	REF. 256	REF. 257	REF. 258	REF. 259	REF. 260	REF. 261	REF. 262	REF. 263	REF. 264	REF. 265	REF. 266	REF. 267	REF. 268	REF. 269	REF. 270	REF. 271	REF. 272	REF. 273	REF. 274	REF. 275	REF. 276	REF. 277	REF. 278	REF. 279	REF. 280	REF. 281	REF. 282	REF. 283	REF. 284	REF. 285	REF. 286	REF. 287	REF. 288	REF. 289	REF. 290	REF. 291	REF. 292	REF. 293	REF. 294	REF. 295	REF. 296	REF. 297	REF. 298	REF. 299	REF. 300	REF. 301	REF. 302	REF. 303	REF. 304	REF. 305	REF. 306	REF. 307	REF. 308	REF. 309	REF. 310	REF. 311	REF. 312	REF. 313	REF. 314	REF. 315	REF. 316	REF. 317	REF. 318	REF. 319	REF. 320	REF. 321	REF. 322	REF. 323	REF. 324	REF. 325	REF. 326	REF. 327	REF. 328	REF. 329	REF. 330	REF. 331	REF. 332	REF. 333	REF. 334	REF. 335	REF. 336	REF. 337	REF. 338	REF. 339	REF. 340	REF. 341	REF. 342	REF. 343	REF. 344	REF. 345	REF. 346	REF. 347	REF. 348	REF. 349</
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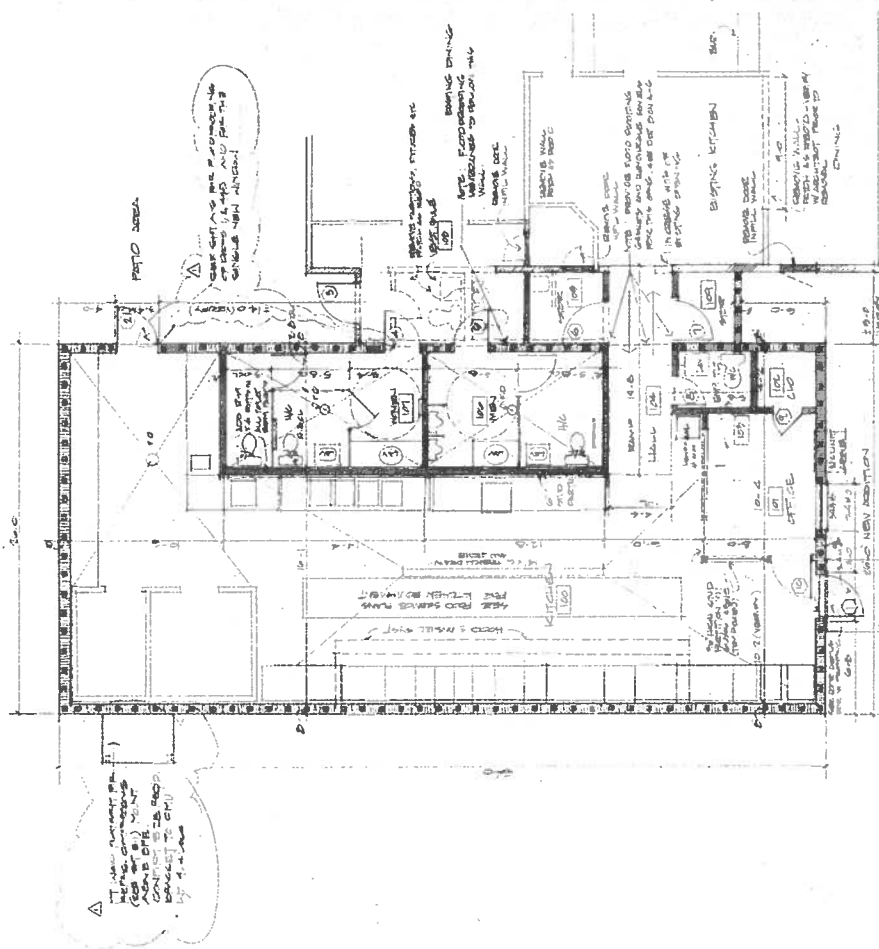
KIMBROUGH
ASSOCIATES
ARCHITECTS
P.A.

Architects/
Planners

6550 Central Avenue
St. Petersburg,
Florida 33707
(813) 364-1844

SEAHOUSE RESTAURANT
PASS-A-GRADE FL.

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JH
CHECKED
JH
DESIGNED
JH
DRAWN
JH
SCALE
AS SHOWN
PROJECT
SEAHOUSE RESTAURANT
PASS-A-GRADE FL.



SEAHOUSE RESTAURANT
PASS-A-GRADE FL.
KITCHEN ADDITION
FLOOR PLAN (25' X 10')

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2.00. KITCHEN ADDITION



Hand-drawn architectural sketch of a building facade, oriented vertically. The drawing includes several annotations and dimensions:

- Top Section:** A small rectangular structure with a gabled roof, labeled "WOOD SHED" and "WOOD SHED".
- Main Building:** A larger structure with a gabled roof, labeled "WOOD SHED" and "WOOD SHED". It features a central door and a window.
- Dimensions:**
 - Overall height: 10' 0"
 - Overall width: 10' 0"
 - Door height: 6' 0"
 - Window height: 4' 0"
 - Door width: 3' 0"
 - Window width: 3' 0"
 - Roof pitch: 12' 0" / 12' 0"
 - Roof height: 10' 0"
 - Roof width: 10' 0"
 - Roof depth: 10' 0"
 - Roof area: 10' 0" x 10' 0"
 - Roof volume: 10' 0" x 10' 0" x 10' 0"
 - Roof weight: 10' 0" x 10' 0" x 10' 0"
 - Roof cost: 10' 0" x 10' 0" x 10' 0"
 - Roof value: 10' 0" x 10' 0" x 10' 0"
 - Roof price: 10' 0" x 10' 0" x 10' 0"
 - Roof profit: 10' 0" x 10' 0" x 10' 0"
 - Roof loss: 10' 0" x 10' 0" x 10' 0"
 - Roof gain: 10' 0" x 10' 0" x 10' 0"
 - Roof net: 10' 0" x 10' 0" x 10' 0"
 - Roof gross: 10' 0" x 10' 0" x 10' 0"
 - Roof total: 10' 0" x 10' 0" x 10' 0"
 - Roof average: 10' 0" x 10' 0" x 10' 0"
 - Roof median: 10' 0" x 10' 0" x 10' 0"
 - Roof mode: 10' 0" x 10' 0" x 10' 0"
 - Roof range: 10' 0" x 10' 0" x 10' 0"
 - Roof standard deviation: 10' 0" x 10' 0" x 10' 0"
 - Roof variance: 10' 0" x 10' 0" x 10' 0"
 - Roof covariance: 10' 0" x 10' 0" x 10' 0"
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 - Roof regression: 10' 0" x 10' 0" x 10' 0"
 - Roof residuals: 10' 0" x 10' 0" x 10' 0"
 - Roof errors: 10' 0" x 10' 0" x 10' 0"
 - Roof outliers: 10' 0" x 10' 0" x 10' 0"
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 - Roof leverage: 10' 0" x 10' 0" x 10' 0"
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 - Roof DFF-BD: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BE: 10' 0" x 10' 0" x 10' 0"
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 - Roof DFF-BO: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BP: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BQ: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BR: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BS: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BT: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BU: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BV: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BW: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BX: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BY: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-BZ: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CA: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CB: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CC: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CD: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CE: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CF: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CG: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CH: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CI: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CJ: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CK: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CL: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CM: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CN: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CO: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CP: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CQ: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CR: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CS: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CT: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CU: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CV: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CW: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CX: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CY: 10' 0" x 10' 0" x 10' 0"
 - Roof DFF-CZ:

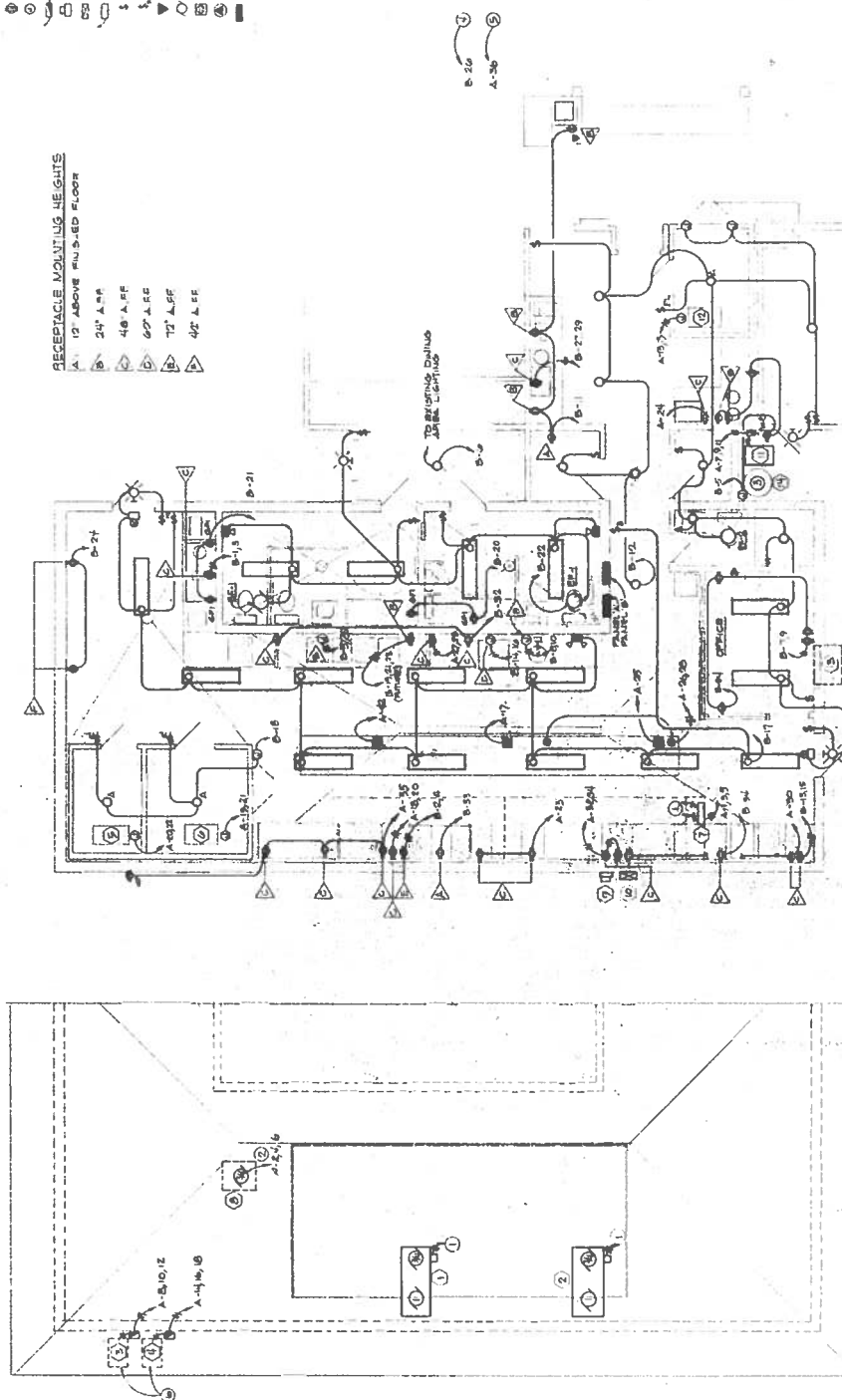


ELECTRICAL SYMBOL LIST

- [illegible]

RECEPTACLE MOUNTING HEIGHTS

- | | | |
|------------|------------|-------|
| $\angle A$ | 12° | ABOVE |
| $\angle B$ | 24° | ABOVE |
| $\angle C$ | 40° | ABOVE |
| $\angle D$ | 60° | ABOVE |
| $\angle E$ | 72° | ABOVE |
| $\angle F$ | 42° | ABOVE |



ELECTRICAL PLANNING

- | | |
|----|----------------------------------|
| 1 | REF-1, ROOF TOP PACKAGE |
| 2 | REF-2, ROOF TOP PACKAGE |
| 3 | COMPRESSOR UNIT WALK IN FREEZER |
| 4 | COMPRESSOR UNIT WALK IN COOLER |
| 5 | EVAPORATOR UNIT WALK IN FREEZER |
| 6 | EVAPORATOR UNIT WALK IN COOLER |
| 7 | REMOTE ROOMS CONTROL PANEL |
| 8 | REF 4, VENTILATION FAN |
| 9 | ELECTRIC HEATER |
| 10 | 400 AMP MAIN DISCONNECT WITH LOG |
| 11 | COMPRESSOR UNIT ICE COOLER |
| 12 | COMPRESSOR UNIT ODS COOLER |
| 13 | HEAT PUMP THRU-WALL (OFFICE) |
| 14 | WATER HEATER |

FLOOR PLAN ELECTRICAL

PARTIAL ROOF PLAN



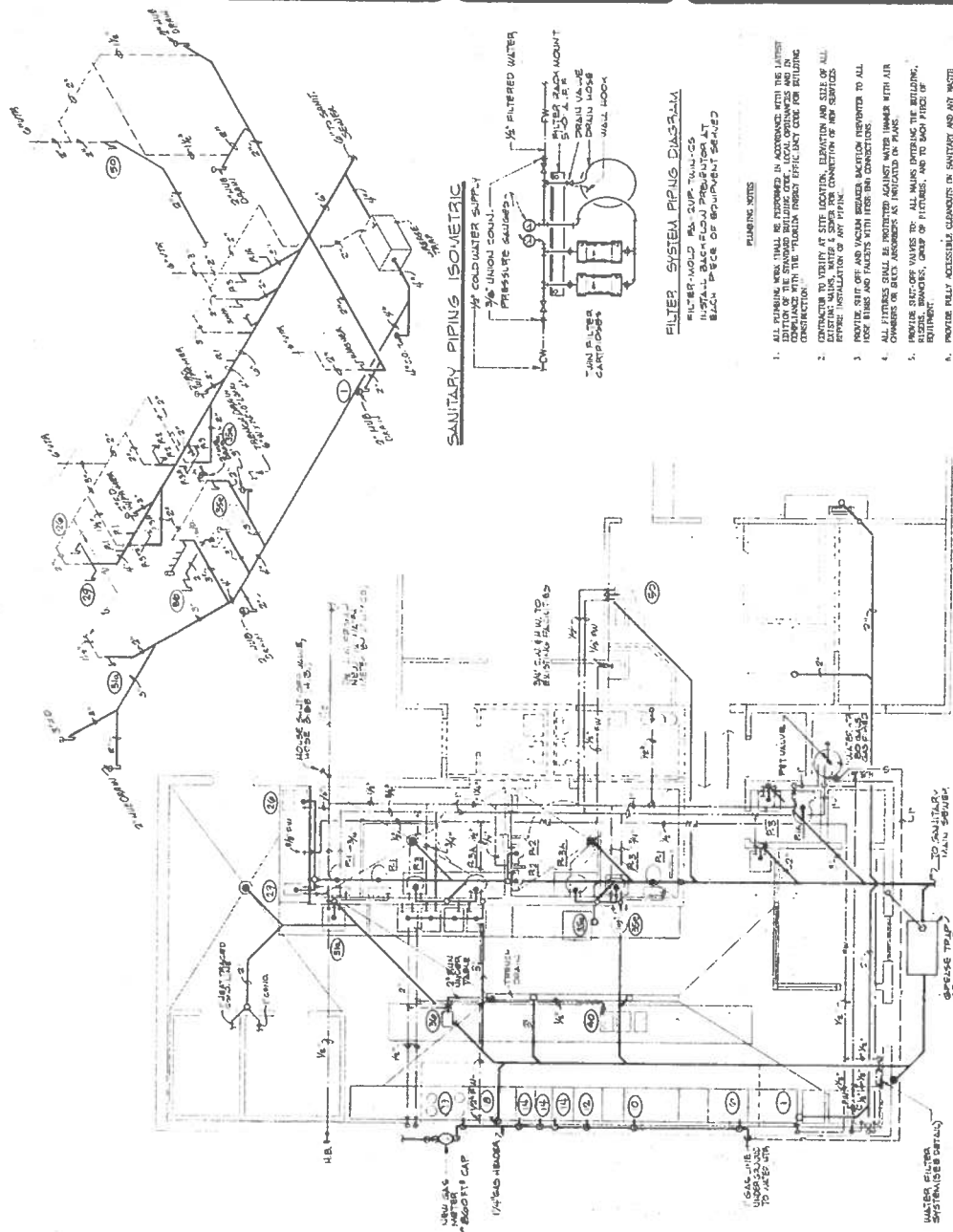
KIMBROUGH
ASSOCIATES
ARCHITECTS
P.A.

Architects/
Planners

8550 Central Avenue
Jacksonville
Florida 32207
(913) 784-1844

SEAHORSE RESTAURANT
ST PETERSBURG BEACH FLORIDA

Drawn:	
Checked:	
Date:	
Job:	
Sheet:	P-1



SANITARY PIPING ISOMETRIC

FILTER SYSTEM PIPING DIAGRAM

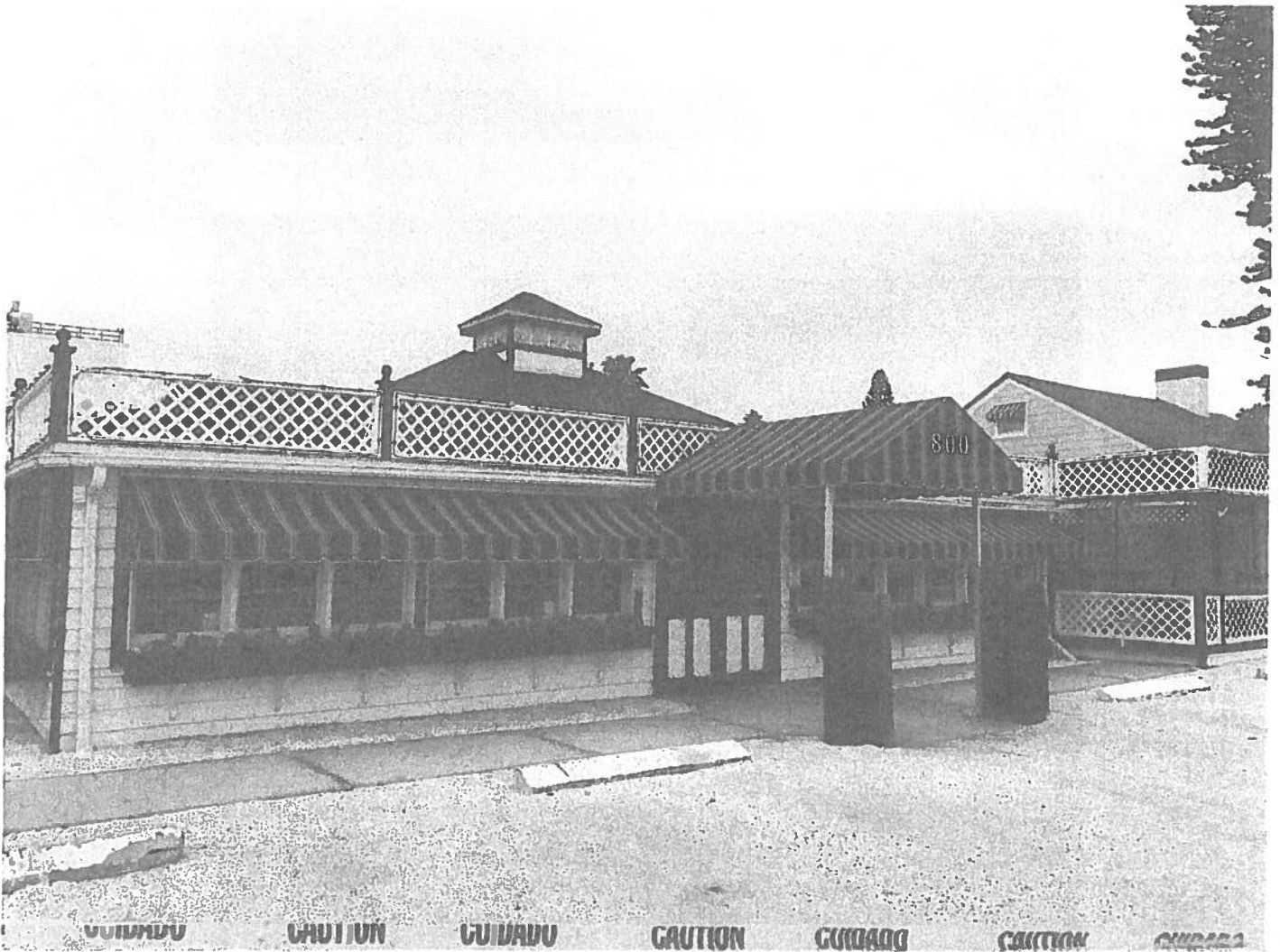
FLOOR PLAN - PLUMBING

- PLUMBING NOTES
1. ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PLUMBING CODES AND STANDARDS, AND SHALL COMPLY WITH THE "TUBULAR INSIST" SPECIFICATION FOR BUILDING CONSTRUCTION.
 2. CONTRACTOR TO VERIFY AT SITE LOCATION, ELEVATION AND SIZE OF ALL EXISTING PIPING AND FITTINGS, AND TO REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
 3. PROVIDE SHUT-OFF VALVES TO ALL MAINS ENTERING THE BUILDING, CHIMNEYS OR DUCT ASSEMBLIES AS INDICATED ON PLANS.
 4. ALL FITTINGS SHALL BE PROTECTED AGAINST WATER HAMMER WITH AIR CHAMBERS OR ARRESTORS WITH FIBER Braid CONNECTIONS.
 5. PROVIDE SHUT-OFF VALVES TO ALL MAINS ENTERING THE BUILDING, CHIMNEYS OR DUCT ASSEMBLIES AS INDICATED ON PLANS.
 6. PROVIDE FULLY ACCESSIBLE CLEANOUTS IN SANITARY AND AIR MOTE PIPING. AT EVERY CHANGE OF DIRECTION, AND AT BOTTOM OF VERTICAL RISES, CLEANOUTS SHALL BE ACCORDING TO CODE.
 7. VENT LINES TO BE 1/2" MIN. ABOVE ROOF AND FLASH WITH LEAD OR CEMENT TO EXISTING VENT SYSTEM.
 8. ALL PLUMBING FITTINGS TO BE SPECIFIED BY ARCHITECT.
 9. PLUMBING WORK PERFORMED SHALL BE "THANDED" TO MAINTAIN OPERATION OF EXISTING FACILITIES WITH THE NEW AND CONSTRUCTION.
 10. "THANDED" SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN "THANDED" WITH NEW SERVICE TO MAINTAIN "THANDED" OF EXISTING FACILITIES.

WATER PIPING SCHEDULE

ITEM	QTY	UNIT	PRICE
1	100.00	FT	1.00
2	100.00	FT	1.00
3	100.00	FT	1.00
4	100.00	FT	1.00
5	100.00	FT	1.00
6	100.00	FT	1.00
7	100.00	FT	1.00
8	100.00	FT	1.00
9	100.00	FT	1.00
10	100.00	FT	1.00
11	100.00	FT	1.00
12	100.00	FT	1.00
13	100.00	FT	1.00
14	100.00	FT	1.00
15	100.00	FT	1.00
16	100.00	FT	1.00
17	100.00	FT	1.00
18	100.00	FT	1.00
19	100.00	FT	1.00
20	100.00	FT	1.00
21	100.00	FT	1.00
22	100.00	FT	1.00
23	100.00	FT	1.00
24	100.00	FT	1.00
25	100.00	FT	1.00
26	100.00	FT	1.00
27	100.00	FT	1.00
28	100.00	FT	1.00
29	100.00	FT	1.00
30	100.00	FT	1.00
31	100.00	FT	1.00
32	100.00	FT	1.00
33	100.00	FT	1.00
34	100.00	FT	1.00
35	100.00	FT	1.00
36	100.00	FT	1.00
37	100.00	FT	1.00
38	100.00	FT	1.00
39	100.00	FT	1.00
40	100.00	FT	1.00
41	100.00	FT	1.00
42	100.00	FT	1.00
43	100.00	FT	1.00
44	100.00	FT	1.00
45	100.00	FT	1.00
46	100.00	FT	1.00
47	100.00	FT	1.00
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91	100.00	FT	1.00
92	100.00	FT	1.00
93	100.00	FT	1.00
94	100.00	FT	1.00
95	100.00	FT	1.00
96	100.00	FT	1.00
97	100.00	FT	1.00
98	100.00	FT	1.00
99	100.00	FT	1.00
100	100.00	FT	1.00

1993 - 2024





Parcel Summary (as of 17-Oct-2024)

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

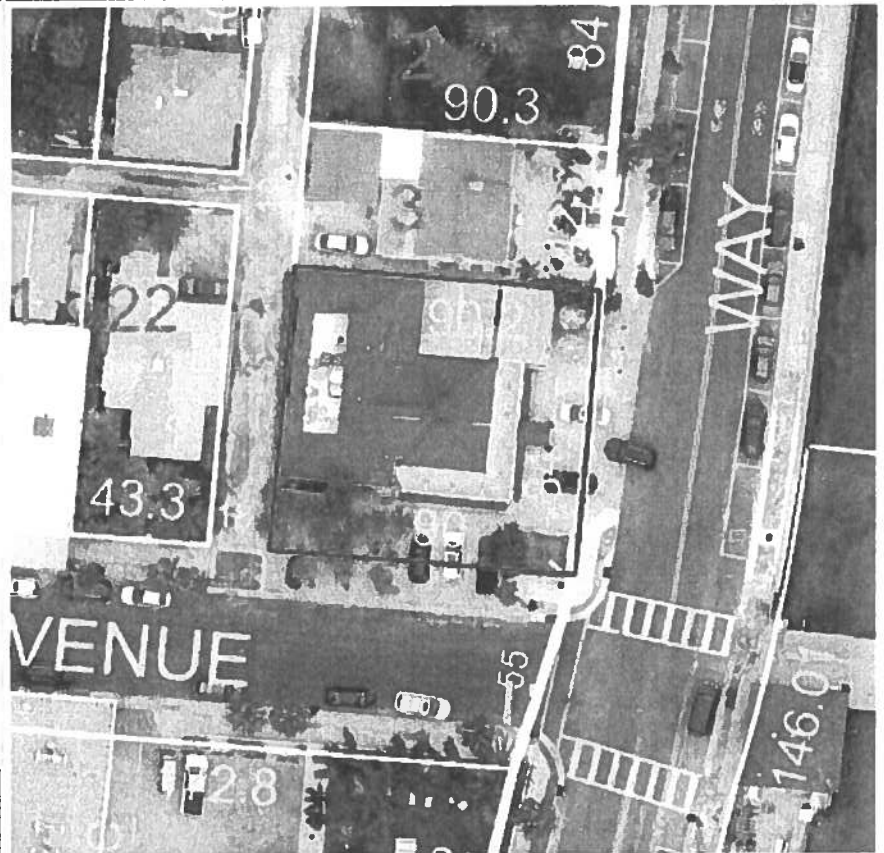
Current Tax District

ST PETE BEACH (SPB)

Year Built

1938

Parcel Map



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 Blk/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	2023 Millage Rate	Tax District
View 2023 Tax Bill	15.4202	(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

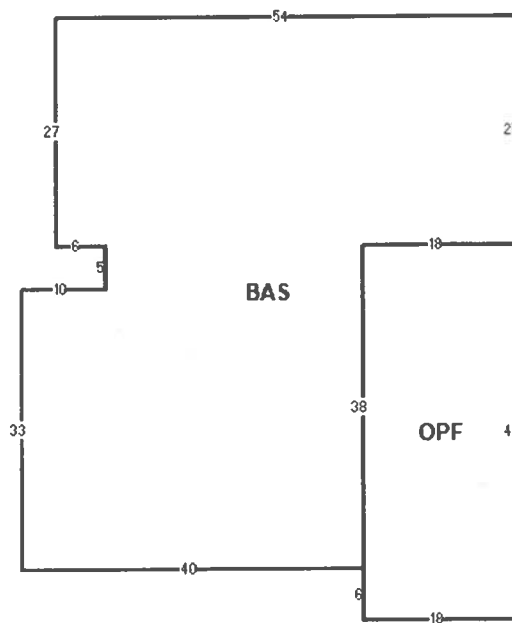
Frontage and/or View: None

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

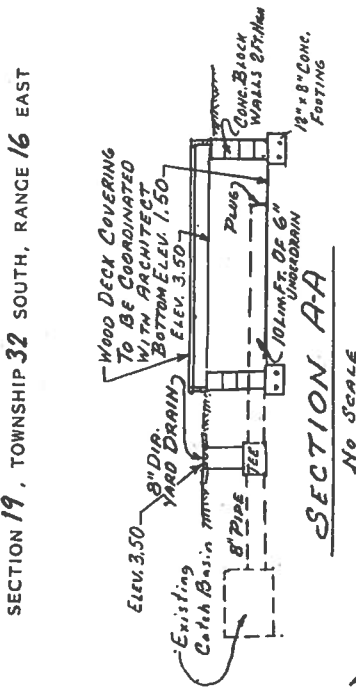
Permit Data

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

BUILDING CHARACTERISTICS										2125 Restaurant, Cafeteria										"VALUE SUBJECT TO CHANGE"										Phelps County Property Appraiser Office										SPB																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST



DRAINAGE SCHEDULE:

AREA: 7,761.5sqft. 0.178 acre
 NEW CONSTRUCTION: 1,920 sqft.
 EXIST. IMPERVIOUS: 248.5sqft.
 Existing Building 300 sqft.
 Existing Concrete 1,372 sqft.
 NET GAIN: 0.031 acre
 REQUIRED STORAGE FOR A 7 INCREASE IN "C" = 289 cuft.
 REQUIRED STORAGE FOR FIRST 1/2 INCH = 323 cuft.
 STORAGE PROVIDED = 336 cuft.

FLOOD ZONE: A-11, (Elev.10), Community Panel 125149 0005 B, March 2, 1983

DRAINAGE PLAN FOR
 SEAHORSE RESTAURANT
 ST. PETERSBURG BEACH

Revised: September 28, 1992



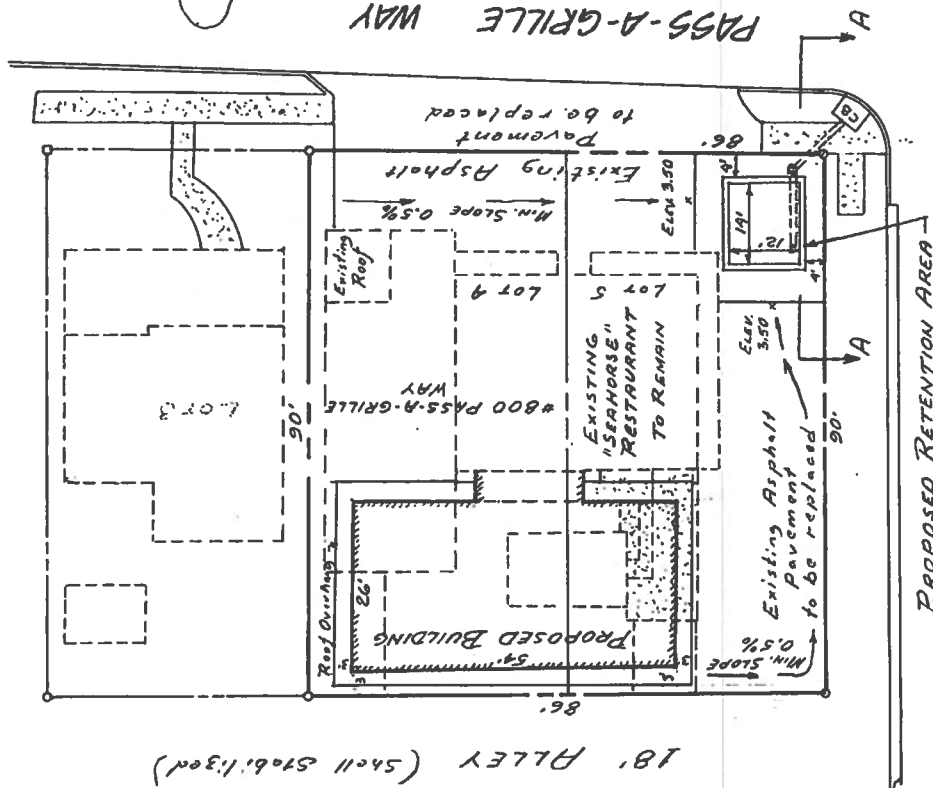
Sept. 28, 1992

Lars Dohm

Lars Dohm
 Florida PE #11802
 Florida PLS #2358

DOHM COMPANY, Inc.
 Consulting Engineering & Land Surveys
 5544 Central Avenue
 St. Petersburg, Florida 33707
 (813) 345-1543

Job No. 9221-07-231

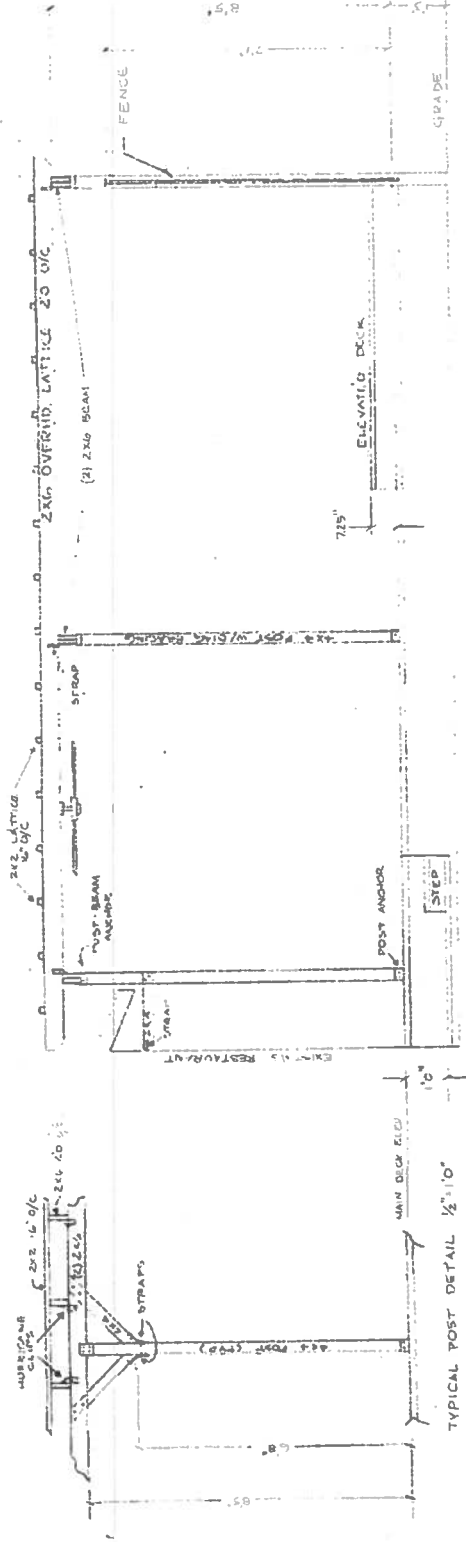
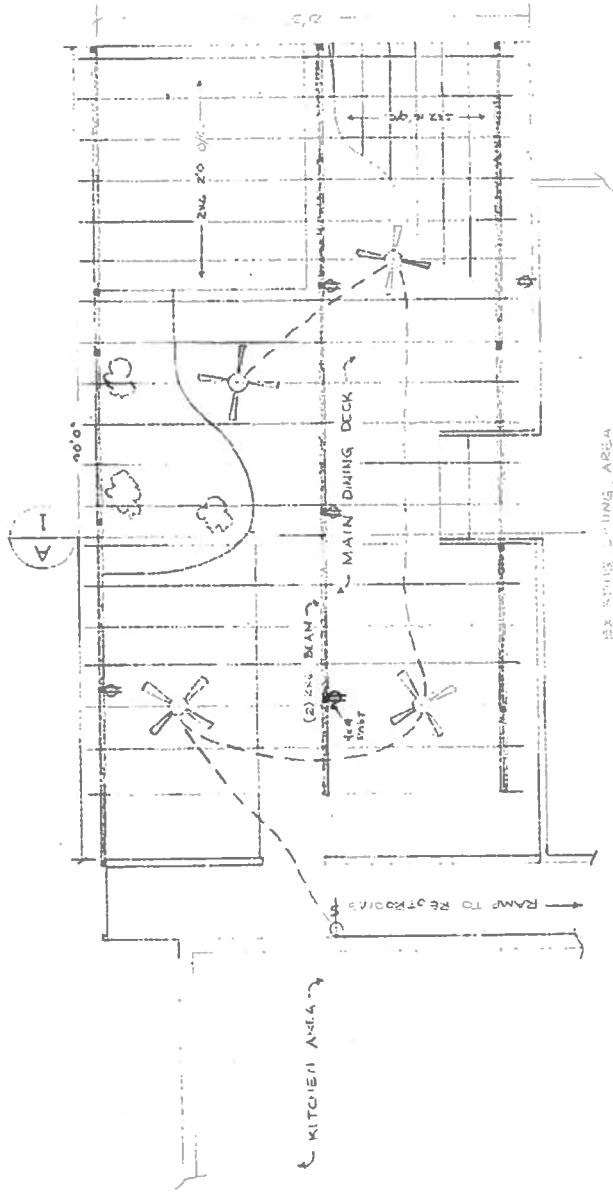


LEGAL DESCRIPTION

Lots 4 & 5, Block 5
 MOREY BEACH
 according to plat thereof
 as recorded in Plat Book 1
 Page 102 in the
 Public Records of Hillsborough
 County of which Pinellas
 County formerly was a part
 CITY OF ST. PETERSBURG BEACH

[illegible]

PLAN VIEW SCALE: 1/4" = 1'-0"



SECTION SCALE: 1/2" = 1'-0"

AS BUILT PATIO DECK A
PROPOSED OVERHEAD SHADE
LATTICE FOR THE
SEALED LANDING
800 PASE-ANGELLE WAY
MUN. BY R. MENDOZA 1/11/15

THE RESTAURANT
 1101 CENTRAL AVENUE
 SUITE 100
 SEATTLE, WA 98101
 206-461-1101

PROJECT

SEAHORSE RESTAURANT

DATE	BY	DESCRIPTION
10/1/01	SA	SCHEMATIC DEVELOPMENT
10/1/01	SA	SCHEMATIC DEVELOPMENT
10/1/01	SA	SCHEMATIC DEVELOPMENT
10/1/01	SA	SCHEMATIC DEVELOPMENT
10/1/01	SA	SCHEMATIC DEVELOPMENT
10/1/01	SA	SCHEMATIC DEVELOPMENT
10/1/01	SA	SCHEMATIC DEVELOPMENT
10/1/01	SA	SCHEMATIC DEVELOPMENT
10/1/01	SA	SCHEMATIC DEVELOPMENT
10/1/01	SA	SCHEMATIC DEVELOPMENT

REVISIONS

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

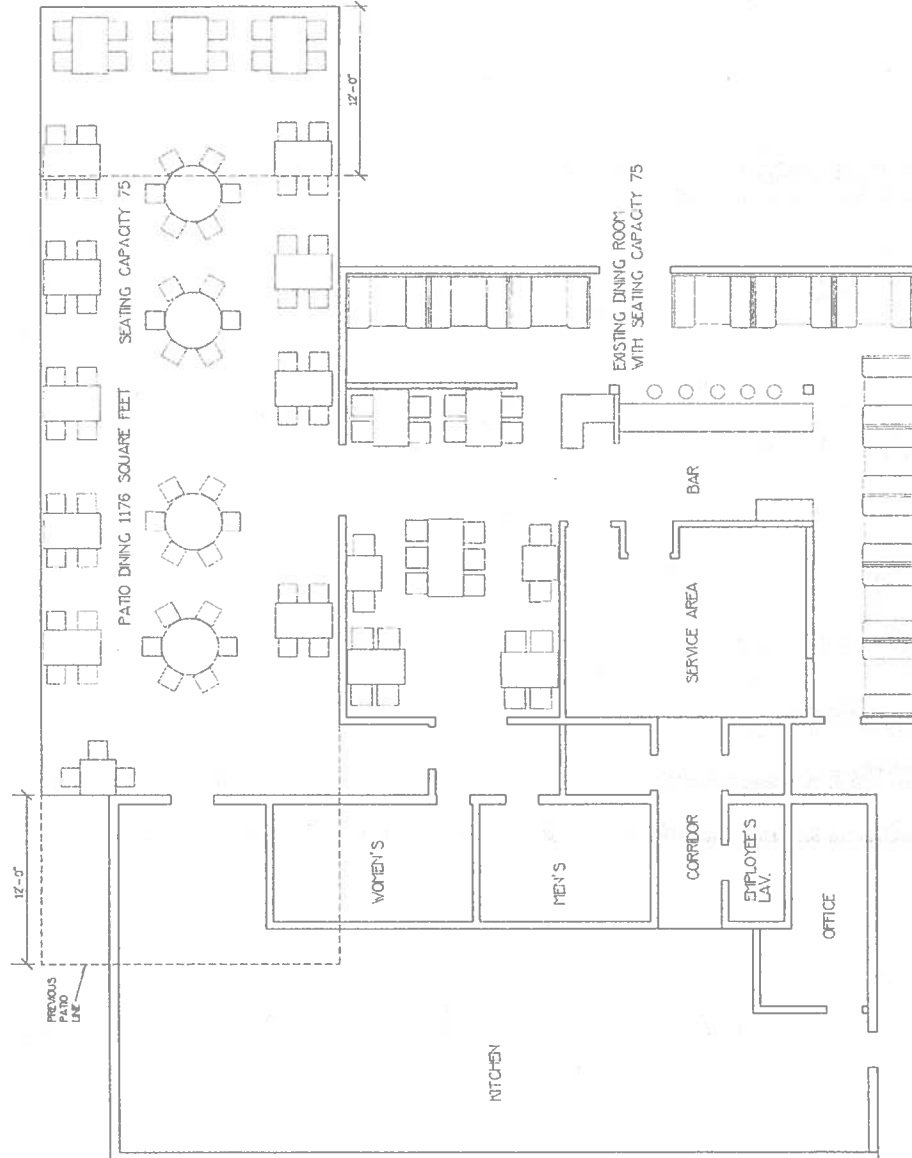
BY

DESCRIPTION

SHEET

OF

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FLOOR PLAN

SCALE 1/4" = 1'-0"

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 24076: 1307 Pass A Grille Way

Action Request: Motion to approve case number 24076 for demolition of the residence at 1307 Pass A Grille Way.

Strategic Objective:

Date: November 19, 2024

Prepared By: Kristin Coman, Community Development Director

Through: Denise Sanderson, Community Development Director

Summary of Issue: The applicant has applied for a Certificate of Appropriateness for Demolition for an existing single-family residential property that is a contributing property to the National Register Historic District and the City of St. Pete Beach designated Pass-a-Grille Historic District. The land area is approximately 9,000 sq. ft. in size according to the Pinellas County Property Appraiser's website. The lot meets the underlying zoning requirements for a one-unit detached single family development. The applicant has indicated that intent is to raze the dwelling and sell the parcel. Staff is bringing forward the application to the Historic Preservation Board to review and provide input based on the criteria specified in the Land Development Code Section 28-11. Demolition Permits.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Application Addendum
4. Florida Master Site File



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

Certificate of Appropriateness / Demolition Case No. 24076

Applicant: Ben Freeman, Freeman Design and Build

Property Owner: Judith H Preston Trust

Meeting Date: November 19, 2024

Prepared By: Kristin Coman, Senior Planner

REQUEST	The applicant and property owner are requesting a Certificate of Appropriateness to demolish the contributing residential structure.
SUBJECT PROPERTY	1307 Pass-a-Grille Way; WEBSTER'S MAP, WARREN BLK 1, LOT G & N'LY 31.07 FT OF LOT F; Property ID # 18-32-16-95454-001-0070
LAND USE / ZONING	RLM-2 / PAG
YEAR BUILT	Circa 1942
HISTORIC STATUS	The existing single-family residence is listed as contributing to the Pass-a-Grille National Register Historic District and has a Florida Master Site File number of PI12605. The applicant is requesting to demolish the structure due to its condition post Hurricane Helene and Milton.
SURROUNDING AREA	North – 14 th Ave./Single-family Residential South – Single-family Residential East – Water, Pass-a-Grille Channel West – Pass-a-Grille Way/Single-family Residential

BACKGROUND and ANALYSIS

The applicant has applied for a Certificate of Appropriateness for Demolition for an existing single-family residential property that is a contributing property to the National Register Historic District and the City of St. Pete Beach designated Pass-a-Grille Historic District. The land area is approximately 9,000 sq. ft. in size according to the Pinellas County Property Appraiser's website. The lot meets the underlying zoning requirements for a one-unit detached single family development. The applicant has indicated that intent is to raze the dwelling and sell the parcel. Staff is bringing forward the application to the Historic Preservation Board to review and provide input based on the criteria specified in the Land Development Code Section 28-11. *Demolition Permits*.

Following the standard COA criteria, those criteria relate to Demolition (Section 28-11 of the LDC) have been reviewed and commented upon by staff and are included in this report.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Sec. 28.11. - Demolition permits.

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.**
- (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. 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 contains a single-family residence that was constructed in 1942 and deemed a contributing structure and included in the City's 2015 Historic Resources Survey. Florida Master Site File PI12605 indicates areas of historical significance are architecture and community planning and development.
 - (2) The importance of the building to the character of a district, if applicable.**

This property contributes to the integrity and importance of the Pass-a-Grille National Register Historic District through its age, architecture, scale, and uniqueness.
 - (3) The difficulty or impossibility of reproducing such a building because of its design, texture, material, detail, or unique location.**

Because this property is located in the floodplain, the building can never be replicated because it is built below the floodplain. Information provided by the application through discussion with the owners representative the cost of repairing the dwelling is unfeasible.

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

According to its 2105 Florida Master Site File, this structure features a low-pitched hip roof with projecting bays at each end creating a u-shaped form which creates a courtyard and contains windows with rowlock sills.

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

According to the applicant, a thorough inspection of the dwelling was completed after Hurricanes Helene and Milton in which water intrusion caused significant damage beyond what the applicant believes could be feasibly restored.

(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.

According to the applicant, the dwelling's condition does not make it economically feasible to repair or renovate and estimated to exceed \$900,000.00.

Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition.

Staff recommends approval of the requested demolition due to the reported deteriorated condition of this dwelling. The applicant has provided photographic evidence as part of this request highlighting the damage and deterioration.

AERIAL PHOTOGRAPH



HISTORIC PHOTOGRAPHS



CURRENT CONDITION (provided by applicant)







2

Application for Certificate of Appropriateness

24076

Owner Name & Address

Judith H Preston Trust, Judith H Preston, Tre

900 Pinellas Bayway S Unit 112

Tierra Verde, FL 33715

Representative Name & Address

Benjamin W. Freeman CGC 1535245
1690 69th Ave S. St Petersburg Fl.
33712

Phone 727-743-6114

Phone 843 803 2423

Property Address and Legal Description

1307 Pass-A-Grille Way, St Pete Beach 33706 Webster's Map, Warren Blk1, Lot G & N'ly 31.07 feet of Lot F

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.

Contributing

2. Attach photos and a survey of the existing property.

3. Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.

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

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

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

- 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.**

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

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

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

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

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

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 Amount of Demo' needed to get the Structure back to base allowing new construction would exceed reasonable monetary out lay.*



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.

No. The House would need vast amounts of extensive shoring and bolstering to save the Structural elements to save.



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)

<i>Exterior Material/Siding</i>
<i>Windows</i>
<i>Doors</i>
<i>Roofing</i>
<i>Entrances/Porches</i>

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

10/29/24

Date



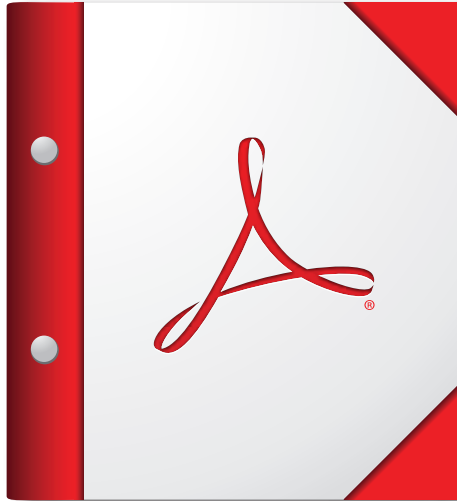












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HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12605**
 Field Date 1-5-2015
 Form Date 2-19-2015
 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) Tropical Apartments 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 1307 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) 13th Avenue/14th 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 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-95454-001-0070 Landgrant _____
 Subdivision Name WEBSTER'S MAP Block WARREN 1 Lot F&G
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1942 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1942 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: _____ Nature _____
 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 U-shaped Number of Stories 1
 Exterior Fabric(s) 1. Brick 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 double-hung vinyl sash with rowlock sills

Distinguishing Architectural Features (exterior or interior ornaments) _____

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) The lot is heavily vegetated and photography was impacted.

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

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 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) Off-center, 1-leaf door is set within courtyard created by the U-shape of the building

Porch Descriptions (types, locations, roof types, etc.) There are no porches. A courtyard with brick wall is located on the facade within the U-shape created by the projecting bays.

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

Narrative Description of Resource The 1-story, ca. 1942 dwelling features a low-pitched hip roof with projecting bays at each end creating a u-shaped form. Details include a courtyard placed within this U and windows (including corner windows) with rowlock sills.

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_1307_P112605_03



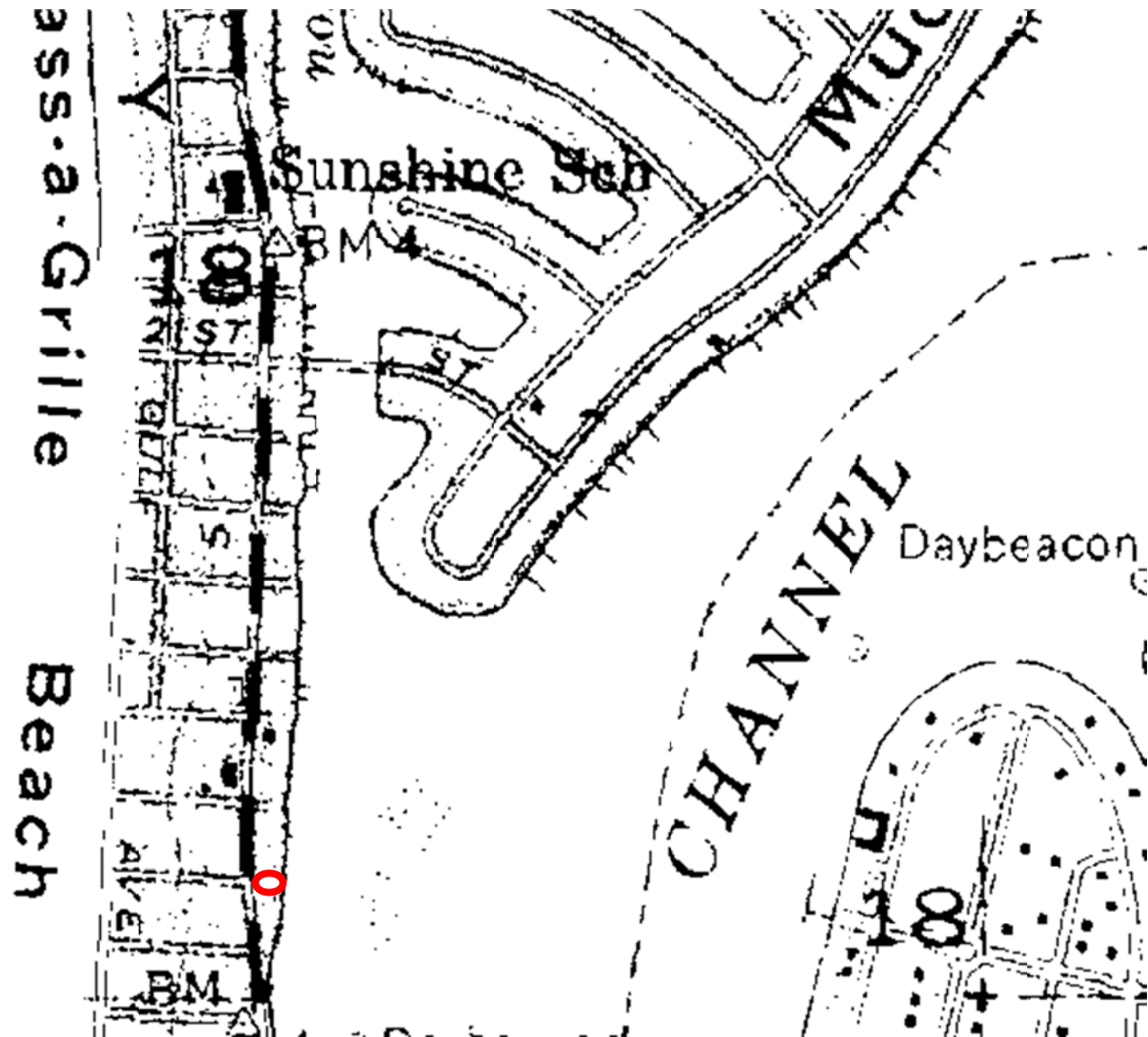
Pass-a-Grille_1307_P112605_02



Pass-a-Grille_1307_P112605_04



Pass-a-Grille_1307_P112605_01



Site #8PI2605

Address: 1307 PASS-A-GRILLE WAY

