



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, December 12, 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 _____ agenda.

2. Audience Comments -

Public participation is encouraged. If you wish to address the City Commission, please fill out a speaker's card and provide it to the City Clerk. Once you are called, please come to the podium and state your name and address for the record. Comments shall be limited to 3 minutes and shall be limited to non- public hearing items on the agenda. Public comment on agenda items will be allowed when that item is called. If you plan to make a presentation as part of your public comment, the presentation must be provided to the City Clerk 24- hours in advance of the meeting.

3. Approval of Minutes

a. November 7, 2024 Regular and November 19, 2024 Special Meeting

4. Action Items -

a. Local Historic Designation No. 24085: 108 12th Avenue

Cheryl Abraham requests local historic (landmark) designation of the front one-story single unit rental and rear two-story two-unit rental on the subject property.

b. Local Historic Designation No. 24066: 400 Pass A Grille Way

Joseph and Sandra Rhodes request local historic (landmark) designation of the single-family residence and guest house on the subject property.

c. Local Historic Designation No. 24079: 2702 Pass A Grille Way

Sharon K. and Gerald F. Incangelo request local historic (landmark) designation of the single-family residence on the subject property.

d. Local Historic Designation No. 24081: 3521 Casablanca Avenue

Patricia Armstrong and Paul Muellner request local historic (landmark) designation of the single-family residence on the subject property.

e. Local Historic Designation No. 24086: 108 15th Avenue

Terry and Margaret Perna request local historic (landmark) designation of the single-family residence on the subject property.

f. Local Historic Designation No. 24087: 3611 Casablanca Avenue

Phyllis Parker requests local historic (landmark) designation of the duplex residence on the subject property.

g. Local Historic Designation No. 24091: 109 7th Avenue

Jeff Catanzarita request local historic (landmark) designation of the single family residence on the subject property.

h. Local Historic Designation No. 24092: 3408 E De Bazan Avenue

Dave Green requests local historic (landmark) designation of the single-family residence located on the subject property.

i. Local Historic Designation No. 24093: 2806 Pass A Grille Way

Russell and Rene Tiejema request local historic (landmark) designation of the single-family residence on the subject property.

j. Local Historic Designation No. 24094: 3610 Casablanca Avenue

Anna and Kevin Morriss request local historic (landmark) designation of the duplex residence on the subject property.

k. Local Historic Designation No. 24100: 3607 Casablanca Avenue

Kathryn Garchow requests local historic (landmark) designation of the single-family residence on the subject property.

5. Discussion Items

a. Design Review No. 24099: 102 15th Avenue

Nate Meyer, RA for Catherine and George Pilhuj request design review of a House-Medium residence proposed to be built on the subject property.

b. Restoration of City-owned historic buildings and sites

Standing item to discuss plans for restoration, alteration, or demolition of the City's storm-damaged historic resources.

6. Next Meeting:

7. Adjournment -

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee, board, agency, or commission with respect to any matter considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.

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

DRAFT HISTORIC PRESERVATION BOARD MINUTES

November 7, 2024 - 2:30 PM

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

STAFF PRESENT: Brandon Berry, Senior Planner; Gilbert Martinez, Senior Planner; Denise Sanderson, Interim Community Development Director; Ralf Brookes, Interim City Attorney; Ginny Bodkin, Deputy City Clerk; Lynn Rosetti, Contract Planner

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

1. Approval of the Agenda –

Member Hockensmith asked to add a status check on the plaques for locally designated properties and a Gulf Beaches Museum update. Chair Loughery asked to add a Q&A with staff on hurricane issues and the addition of any meetings to review additional applications.

Motion: Chair Loughery moved, and Member Young seconded the approval of the November 7, 2024 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – a. September 5, 2024 Regular Meeting and Workshop

Motion: Member Dashiell moved, and Member Hockensmith seconded the approval of the September 5, 2024 regular and workshop minutes as presented; the motion carried unanimously.

4. Action Items –

a. Review and Approval of 2025 Board Meeting Dates

The members discussed moving the July meeting; the Deputy Clerk checked the calendar and there were no conflicts on July 1, 2025 at 2:30 PM.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded the approval of the 2025 Historic Preservation Board meeting dates with the one change to July 1, 2025; the motion carried unanimously.

b. Certificate of Appropriateness for Demolition No. 24062: 202 Pass-A-Grille Way
Randall Kofflin for John E. Anderson Jr. and Marsha Anderson requests to demolish the primary structure on 202 Pass A Grille Way, a locally-designated resource approved for the City's local registry in 1996, due to storm damage.

Senior Planner Gil Martinez reviewed a presentation on this request for a Certificate of Appropriateness;

his presentation is part of the meeting record.

Staff found that given the extent of the back-to-back wind and water damage incurred to the structure by Hurricanes Helene and Milton it would not be feasible to rehabilitate the structure and retain its historic attributes. In its current condition as extremely damaged structure, it poses public health and safety issues. Staff recommended a Certificate of Approval be granted for the demolition of the structure.

Applicant John Anderson of 202 Pass-A-Grille Way appeared and testified before the Board as to the significant damages sustained during the hurricanes and that he wished there was another way. Their intent is to elevate the structure in advent of future storms but keeping with historical aesthetics.

Motion: Member Hockensmith moved, and Member Hurley seconded to approve the Certificate of Appropriateness for Case #24062 at 202 Pass-A-Grille Way with no delay; the motion carried unanimously.

- c. Local Historic Designation No. 24063: 800 Pass-A-Grille Way (Seahorse Restaurant)**
Carl and Jacqueline Hollenback (Trustees) request local historic designation of the Seahorse Restaurant at 800 Pass-A-Grille Way.

Senior Planner Brandon Berry reviewed a presentation on this request, which is part of the meeting record.

Staff was supportive of this application to locally designate 800 Pass-A-Grille Way as an historic property. Staff found that the building is significant in reflecting the broad social history of Pass-A-Grille and St. Pete Beach and is associated with events which have made a significant contribution to the broad patterns of local history. The Certificate of Appropriateness for Restoration will be heard on November 19, 2024.

Staff recommended approval of the Local Historic Designation of the Seahorse Restaurant at 800 Pass-A-Grille Way with the following condition: Prior to awarding any incentive available under the City's Historic Preservation Division, the applicant shall submit and be approved for a Certificate of Appropriateness for restoration of existing damage, whether or not an accompanying variance to the City's substantial improvement regulations is required.

Applicants Carl and Jackie Hollenback appeared to answer any questions from the Board.

Motion: Member Young moved, and Member Dashiell seconded to approve the local historic designation of the Seahorse Restaurant at 800 Pass A Grille Way, Case No. 24063 with the staff recommended condition that prior to the awarding of any incentive available under the City's Historic Preservation Division, the applicant submit and be approved for a Certificate of Appropriateness for restoration of existing damage. The motion carried 5-0.

- d. Local Historic Designation No. 24065: 104 4th Ave.**
Andrew Marshall Schiff for Ronald David Schiff and Margaret Scott Schiff
(Trustees) requests local historic designation of the single-family residence at 104 4th Ave.

Contract Planner Lynn Rosetti reviewed a presentation of this request, which is part of the meeting record.

Staff recommendation was for approval of the Local Historic Designation of the residential property located at 104 4th Avenue because it reflects the broad cultural, economic, and social history of Pass-A-Grille and St. Pete Beach.

Applicant Andrew Schiff appeared and testified to the Board as to their efforts to keep the home historic and restored to its original state.

Motion: Member Hurley moved, and Chair Loughery seconded to approve the local historic designation for Case No. 24065, 104 4th Avenue. The motion carried 5-0.

5. Ordinances -

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

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

Mr. Berry explained that by this ordinance, staff is proposing, as a limited sixty-day ordinance, to allow locally-designated historic structures that have undergone substantial damage but are simply seeking restoration to pre-damage conditions, with no additions, major alterations, or repairs that change material, design, or outward appearance of the structure, to be eligible for administrative repair and maintenance approval through the permitting process. This process is enabled through the definitions in the City's code but has previously been unutilized and lacks proper procedures. The Historic Preservation Board will still assess any alterations that exceed this established threshold through a FEMA variance public hearing process, such as when additions or facade changes are proposed. The original and proposed ordinance were included in the meeting packet. This will go before the Commission on November 19, 2024.

Chair Loughery asked clarifying questions of staff regarding the following: the estimated length of time for administrative repair and maintenance through the permitting process, historic designation remaining with a property into the future, flood insurance rates, and substantial improvements, the FEMA 50 percent rule, and tax rates. Mr. Berry stated that a document is recorded, with the property record, stating that this is a historic structure, and a FEMA variance was awarded.

Denise Sanderson, Interim Community Development Director added a note of caution that staff cannot make recommendations to homeowners in any way; owners may speak with their insurance agents.

Mr. Berry reiterated that this ordinance is through the emergency ordinance process, which allows cities during a state of emergency to enact ordinances with one reading and does not require any board recommendation; this was brought as an informational item and may be adopted by the Commission on 11/19 and would only be valid for 60 days. It could be brought back for permanent adoption at the Commission's request.

Motion: Chair Loughery moved, and Member Dashiell seconded to recommend the adoption of Ordinance 2024-15 to the City Commission. The motion carried 5-0.

Diana Bryan of Don CeSar Place inquired about removing a structure from the Registry to elevate it.

6. Discussion Items

a. **Don CeSar Place and Belle Vista Neighborhoods Historic Survey**

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

Ms. Rosetti reviewed the result of the 2024 Don CeSar and Belle Vista Neighborhood Historic Resource Survey. The survey was performed using a \$50,000 small matching grant awarded by the State. The results of this survey can be used in the future to support a request should the City wish to move forward with a district designation, or the information from the survey used to support individual property owners' designations of their residences or businesses. Ms. Rosetti reported that 336 master site file forms were submitted and two were shown to likely qualify for the National Register of Historic Places.

Chair Loughery asked for hard copies of the surveys for the Board members.

Ms. Rosetti reported that the City has received a Corey Avenue (and S. and E. of Corey) Historic grant, which will be going before the City Commission for acceptance. She also received permission and has submitted a grant application for North Beach to the State. Only Certified Local Governments can apply for these grants.

A discussion followed on Thomas Rowe properties.

Discussion Items Added

Member Hockensmith inquired on the status of plaques on designated structures. Mr. Berry will check and report back. She added that beach access signs need to be put back in their proper places. Member Hockensmith then reported that the Gulf Beaches Museum had an exterior and sidewalk clean up today, the Pass-A-Grille calendars are now available. The Gingerbread event is scheduled for December 8th hopefully at the Dewey with proceeds going to the Museum.

Chair Loughery spoke about the increase in requests for historic designation post-hurricanes.

Chair Loughery inquired whether there was a need to set additional meetings to review applications. Mr. Berry expected that they would be caught up by the December 5th meeting, but a second meeting could be discussed at that time.

a. Adjournment – The next meeting scheduled is a Special Meeting on November 19, 2024.

Chair Loughery adjourned the meeting at 4:20 PM.

These minutes will be considered for approval at the December 5, 2024, Historic Preservation Board meeting.

DRAFT HISTORIC PRESERVATION BOARD
SPECIAL MEETING MINUTES
November 19, 2024 - 2:30 PM

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

ABSENT: Holly Young, Member

STAFF PRESENT: Brandon Berry, Senior Planner; Kristin Coman, Senior Planner; Ariana Wilson-Romo, Admin Assistant City Clerk's Office; Lynn Rosetti, Consultant

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

1. Approval of the Agenda –

Motion: Vice Chair Hockensmith moved, and Chair Loughery seconded the approval of the November 19, 2024 agenda as presented; the motion carried unanimously.

2. Audience Comments – There were no comments.

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.

Senior Planner Brandon Berry reviewed a presentation on the request for Local Historic Designation. The presentation included exhibits, photos, and zoning criteria. The presentation is made part of the record. Staff recommended approval of the Local Historic Designation of the residence at 110 3rd Ave., provided that the applicant restores the exterior window surrounds on the front lower level and any other significant exterior damage during a forthcoming renovation.

Property Owner, Lynda Walker, was present and briefly summarized her time in the City. She thanked Mr. Berry for all his research on her home for today's presentation.

Motion: Chair Loughery moved, and Member Hurley seconded the approval of Local Historic Designation for Case No. 24084, 110 3rd Ave.; the motion carried unanimously.

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.

Mr. Berry reviewed a presentation on the request for Local Historic Designation. The presentation included photos of the property over the years. Staff recommended approval of the Local Historic Designation of the residence at 107 22nd Ave.

Property owners, Rebecca and Rich Lorenzen were present and provided additional comments.

Motion: Member Hurley moved, and Member Dashiell seconded the approval of Local Historic Designation for Case No. 24067, 107 22nd Ave.; the motion carried unanimously.

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).

Mr. Berry reviewed a presentation on the request for Local Historic Designation. The presentation included exhibits, photos, and zoning criteria. Staff recommended 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).

Property owner, Cheryl Mountcastle was present and expressed her support for the historic designation.

Motion: Vice Chair Hockensmith moved, and Member Hurley seconded the approval of Local Historic Designation for Case No. 24070, 102 22nd Ave.; the motion carried unanimously.

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.

Mr. Berry reviewed a presentation that included exhibits, photos, and zoning criteria. Staff recommended approval of the Local Historic Designation of the building, inclusive of condo units, at 107 8th Avenue.

Motion: Chair Loughery moved, and Member Hurley seconded the approval of Local Historic Designation for Case No. 24071, 107 8th Ave.; the motion carried unanimously.

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.

Mr. Berry reviewed a presentation on the request for Local Historic Designation. Staff recommended Approval of the Local Historic Designation of the two-story primary residence and single-story cottage at 107 17th Ave.

Property owner, Neal Blackburn was present and expressed his support for the historic designation.

Motion: Hurley moved, and Member Dashiell seconded the approval of Local Historic Designation for Case No. 24072, 107 17th Ave.; the motion carried unanimously.

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.

Mr. Berry reviewed a presentation that included exhibits, photos, and zoning criteria. Staff recommended approval of the Local Historic Designation of the residence at 102 20th Ave (Case No. 24073).

Property owner, Dr. Mickey Parsons was present and explained he conducted some of his own research on his property. He reviewed a presentation that included a timeline of previous owners. This presentation is made part of the record.

Motion: Member Hurley moved, and Member Dashiell seconded the approval of Local Historic Designation for Case No. 24073, 102 20th Ave.; the motion carried unanimously.

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.

Mr. Berry reviewed a presentation on the request for Local Historic Designation. Staff recommended approval of the Local Historic Designation of this residential property located at 3606 Casablanca Avenue because it reflects the broad cultural, economic, and social history of the Don CeSar neighborhood and that of St. Pete Beach and it has been designated as a contributing property in the Don CeSar historic neighborhood.

Property owner, Daniel Nixon was present and expressed his support for the historic designation.

Motion: Vice Chair Hockensmith moved, and Chair Loughery seconded the approval of Local Historic Designation for Case No. 24074, 3606 Casablanca Ave.; the motion carried unanimously.

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.

Mr. Berry reviewed a presentation that included exhibits, photos, and zoning criteria. Staff recommended approval of the Local Historic Designation of the residence at 3514 Casablanca Ave. (Case No. 24073).

Property owner, Vincent Tormenia was present and provided some additional details to his history in the Pass-A-Grille neighborhood. He shared some hardships he's faced with the flooding and the need to historically designate his property.

Motion: Member Hurley moved, and Chair Loughery seconded the approval of Local Historic Designation for Case No. 24075, 3514 Casablanca Ave.; the motion carried unanimously.

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.

Mr. Berry stated he received more information from the applicant in the time that the meeting packet was published. He reviewed some updates as provided by the property owner. He stated that a majority of his questions have been answered over the past week. Staff recommended approval of the Certificate of Appropriateness for Restoration. Mr. Berry requested that the two staff-recommended conditions be included in the motion as outlined in the meeting packet.

Motion: Member Hurley moved, and Vice Chair Hockensmith seconded the approval of the Certificate of Appropriateness for Restoration for Case No. 24089, 800 Pass-A-Grille Way with the two staff-recommended conditions; the motion carried unanimously.

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.

Mr. Berry reviewed a presentation of photos that the applicant provided. The photos highlight the damage and deterioration of the property. With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. Staff recommended approval of the requested demolition due to the reported deteriorated condition of this dwelling.

Motion: Chair Loughery moved, and Member Hurley seconded the approval of the Certificate of Appropriateness for Demolition for Case No. 24076, 1307 Pass-A-Grille Way; the motion carried unanimously.

Chair Loughery inquired whether the Board would need to schedule any additional special meetings. Mr. Berry confirmed no additional meetings would be needed at this time.

Member Dashiell thanked all of the planning staff for being so helpful and kind during this time of need.

Adjournment – The next meeting scheduled is December 5, 2024.

Chair Loughery adjourned the meeting at 3:23 PM.

These minutes will be considered for approval at the December 5, 2024, Historic Preservation Board meeting.

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24085: 108 12th Avenue

Action Request: Motion to approve Case Number 24085 for the local historic designation of the front single-story rental and rear two-story garage apartment rental at 108 12th Avenue.

Strategic Objective:

Date: December 12, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The property owner is requesting local historic designation of the front one-story single unit rental and rear two-story two-unit rental at the subject property.

Funding: N/A

Attachments:

1. Case No. 24085 Staff Report
2. Application Package
3. Florida Master Site File
4. November 2024 Photos



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

Local Historic Designation Case No. 24085: Cheryl Abraham

Meeting Date: December 5, 2024

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting local historic designation of the front one-story single unit rental and rear two-story two-unit rental at the subject property.
SUBJECT PROPERTY	108 12 th Ave; MOREY BEACH BLK 3, LOT 9; Parcel ID # 19-32-16-58932-003-0090.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1922
HISTORIC STATUS	Both constructed in 1922, the one- and two-story residences were listed as contributing resources in the 2003 National Register Historic District Boundary Expansion of Pass A Grille, and were recertified in the City's 2015 historic resources re-survey as contributing resources.
SURROUNDING AREA	North – 12 th Avenue & Single-family residence South – Alleyway & duplex residence East – Single-family residence West – Two-family residence

BACKGROUND and ANALYSIS

The subject parcel contains one complete lot of the Morey Beach subdivision, which was platted in the late 1800s when the City was part of Hillsborough County. The two structures on the lot were constructed circa 1922 in a frame vernacular style and appear to be minimally altered as of the 2015 resources survey, which noted only the siding and the porch as alterations with no noted additions. However, Staff review of the 1948 Sanborn maps and current aerials suggest that the rear of the front structure is a later-stage addition, constructed at some point prior to 1972.

Right: A photograph included with the property's 1936 property card, showing the front structure and the roofline of the rear.



Right: The front structure photographed in 1996 as part of a local historic resources inventory.



Right: The front structure as photographed for the 2015 historic resources re-survey of Pass A Grille.





Above, left: The 1948 Sanborn map of the property, showing a rear building of similar footprint, but with a different footprint for the front structure.

Above, center: A 1972 aerial of the property, showing the same footprint of the front and rear structures, without the patio side addition.

Above, right: The current aerial of the property.

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 are constructed in a frame vernacular style, which is noted as craftsman in the most recent 2015 re-survey, with the lattice porch and awning over the entry of the front structure added in a later year. The structure's 2015 Florida Master Site File notes the front of the structure to initially have an incised porch, which was later enclosed. The structure's distinguishing features include overhanging eaves with kneebraces and exposed rafter tails, all of which remain. The front and rear structures also contain louvered vents underneath the soffit.

The front structure is clad with asbestos shingles, with asphalt shingles utilized on the roof. The rear structure is noted as having a variety of exterior materials including a vertical wood board, asbestos shingles, weatherboard, and exposed concrete block siding.

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 structures are noted in the property's 2015 Florida Master Site File as contributing in the areas of architecture and community planning and development. The structures were relatively unadorned at the time of construction, following the later-stage frame vernacular style of construction. While the front structure lacks the front porch of the craftsman style, it contains the signature knee braces and exposed rafter tails. Both buildings are appropriately-scaled for the neighborhood, at one and two modest stories in size. They were built in the "McAdoo boom" of the early 1920s, where the development of the McAdoo Bridge in 1919 led to the development of 63 contributing buildings between its construction and 1926.

The garage apartment, considered a separate residence at the time of the 2003 boundary increase, appears to possess an original lowered vent under the peak of the roof.

The applicant also points out the original “wavy glass” windows of the structure, which preceded the Pilkington Process-produced glass of the middle century. This gives the windows of the structure a wavy process. Although not pointed out in the Florida Master Site File, and a feature that is unlikely to produce a flood-resistant structure, this is still a somewhat unique artifact of the early 20th century.

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 structures appear to be in good condition on the exterior. There is no noted major damage.

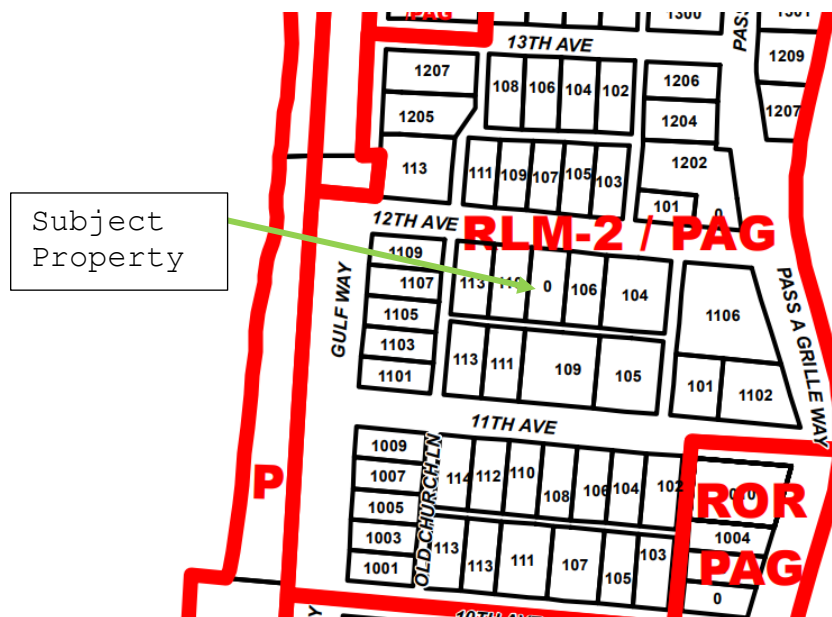
Both structures are grandfathered for year-round short term lodging, which is typically permitted only a limited number of times per year in Pass A Grille. The structures do not face other threats from zoning.

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

The applicant is only seeking to internally restore the structure. No changes to the outside are needed or requested. The structures will continue to be utilized as they are today, as short-term rentals.

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

108 12th 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 use of the structures, as year-round rentals, are recognized by the City as grandfathered for the property. There are no known immediate threats to the preservation of the buildings due to zoning.



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 both the one-story front rental residence and rear two-story duplex rental residence as locally-designated historic resources. The structures reflect relatively original frame vernacular architecture for a time in which the neighborhood was experiencing significant growth, and have retained the original craftsman-style features like exposed rafters and kneebraces, as well as louvered vents. The structures also retain the scale of this period at one- and two-story structures of modest bulk and extent, with garage apartments and other substantive outbuildings being considered one of the important features of the District at the time of the 2003 boundary increase. Neither structure appears to have been significantly altered when viewed from the frontage, although the front structure contains a later-stage addition to the rear.

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 front single-story and rear two-story structures at 108 12th Avenue as local historic resources. Staff finds that the buildings are significant in the following areas:

- a. They embody the distinctive visible characteristics of an architectural style (frame vernacular, with craftsman details on the front structure) and period (early 20th century).

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the front single-story residence and rear two-story garage apartment residence at 108 12th Ave (Case No. 24085).

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/NARAprodstorage/lz/electronic-records/rg-079/NPS_FL/03000943.pdf.



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24085

Property Owner Name & Address

Agent or Representative Name & Address

Cheryl Abraham

Same

108 12th Ave

St. Pete Beach, FL 33706

Phone (727) 432-3903

Phone same

Email Address Chera79.ca@gmail.com

Email Address Same

Property Address, Legal Description, Parcel ID

108 12th Ave St. Pete Beach (PA6) Beach

parcel # 19-32-16-58932-003-0090

Legal description: Money Beach, Blk 3, Lot 9.

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): D112506 - Contributing (1922)

Florida Master Site File Recorder:

(Name and Title, if applicable): Cheryl Abraham was Bled & sent in to be added to the Master site Form will also be attached to this as well. (was completed).

I (the undersigned) am the legal owner/legal representative of this property located at 108 12th 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: _____

Date: 10/30/2024

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.

Land area 5,101 SF, 0.11 acres
 Land as described as follows: Lot 9, Blk 3, Morey Beach, a subdivision, according to the map or plat thereof, as recorded in Plat book 1, pages 102, of the public Records of Hillsborough County, Florida of which is part of Pinellas County Florida.

FUNCTION OR USE

Historic Functions

Was originally built by Judge Brown as a fishing cottage for his family weekend getaways per Frank Hurley.

Current Functions

Currently is a beach rental to owner's and family.

DESCRIPTION

Architectural Classification

Late 19th and early 20th Century American Movement
 Frame Vernacular and minimal traditional. Classified as a contributor on the PAC Historic Sites survey published April 2015 & 1989 site #

Materials

Wood Frame Vernacular
 Gable hip roof, shingle, wood frame crawlspace with concrete pillars underneath. Porch Eaves overhang roof open to air w/ concrete steps to wooden triangular glass window on top of door. Lattice worked into porch frame w/d. 1900's heart of pine wood floor & wood walls.

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. *P17 2506 PA6 Historic sites Survey. 46 pages published in 2015*

(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

Late 1900's to 1920's early 20th Century American Movement's. Frame Vernacular building (Front building) and Rear building Frame Vernacular on concrete block 2nd story Rear building to match.

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

Constructed 1921 Never been altered.

3. Significant Persons

Frank Hurley stated Judge Brown bought & constructed the house. Property was part of Mr. Morey original 4th to 12th Ave's 12th Ave used to be called 3rd Ave or Blk 3

4. Cultural Affiliation/Historic Period

20th Century American Movements
Colonial-era English and French pioneer settlers.

5. Architect

Frame Vernacular Front & Rear 19th & 20th Century Minimal traditional. Mostly pine & cypress. Construction to allow cooling. with roof gable eaves & overhangs to protect from the environment.

6. Builder

Was told by Frank Hurley it was originally owned & built by Judge Brown as a Fishing Cottage for weekend trips for his family. Frank visited my home in 2004 and verbally stated this.

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs. *See 34 pages sent in with this Application explaining All Features and pictures.*
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. *See the PAG Historical Survey as my property is a contributing building to the aesthetic and architectural features of the area.*
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. *See 34 pages. Property is in good standing & safe structure to live and be lived in.*
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable. *N/A*
5. Provide a location map, showing relevant zoning and land use information. *See 34 pages typed & maps & pictures in those 34 pages.*

Major Bibliographic References

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

See 34 pages w/ resources & page citing & number significance.

Thank you
[Signature]

First and foremost, I am trying to designate a structure that is already a contributor to PAG, Morey beach and listed on the National Registry of Historic Buildings for PAG Beach, Morey Beach

After Idalia late August 2023 and now Helene and then Milton 2024, let's be real. I am trying to prioritize by adding to the importance of getting my home with great significance and contributing places to preserve history or its lost forever! Adding to the charm 100% as we just desire that is our goal. Being registered as historic already as I am a contributor as well in the national site as it should be to preserve the rest of the charm, we have left on PAG, Morey Beach. I hope many others step forward as well to do this for PAG Beach or we will lose its charm, that's why people come and love it here. I am asking the preservation board for this local designation if it even needs to be.

The history of our family is over 50 years and more back, along with this building in question. I just decided after talking to my friend whom I grew up together with and she knew my family on PAG Beach and understands the significance of preservation along with talking to Lynn Rosetti as well recommended I do this before anything. I am pleased to work with you all the amazing preservationists to continue PAG Beach as Mr. Morey and Mr. Warren Webster would have wanted it to be that way including my later parents as well...

I am very happy to do this and extremely excited and I want to learn all about this process, and I am happy to make PAG Beach, Mr. Morey's Beach stay significant and be the charm that brings visitors back year by year to us. Including my family and friends as well.

I am writing to the Historic Preservation Board of St. Pete Beach, FL. to encourage preservation and enhancement of historic or architecturally significant structures as I deem my structure and land to be so

This house and lot are both historical and should be maintained and preserved by being able to be added to the historical listings of the late 19th century and early 20th century American Movements as it is in such the National Registry of Historic Landmarks/buildings. I was told it is not so much as the person who built it as much as it is the building itself. It has not changed since its origination in 1921. It states in 1921 on the Pinellas County Appraisers website but I was told later that it was finally constructed in 1922. My property is located on lot 9 block 3 of the original Morey Beach (see details of Morey Beach in further description below). Morey Beach originally was designed to be from 12th Ave to 4th Ave and was the original designation for Morey Beach named after Mr. Morey. (More info about him and other people that plotted my block and lot. My home is located on the south side of 12th Ave Morey Beach or now called Pass-a-Grille Beach in St. Pete Beach, Florida. Moreover, there is more history to my lot as I will explain in more detail.

First a Little background on my family's contributions and history to PAG Beach and Vina Del Mar (May or May or may not be pertinent but I had to add this in to start with a background reading That's the way I roll)

First a little background on my family and our significance for history as well on PAG Beach. We were once owners of several places on PAG Beach and if you look now on the 13th Ave Gulf side there are 2 huge mansions there now. Well, that whole block was ours across from the Inn on The Beach called the Tropicair Hotel and Apartments 1307 Gulf Way. It was a small but adequate hotel that eventually was

demolished years later and the land had 2 vacant lots for many years, then 1 huge Mediterranean house was built and that too later got demolished and laid a vacant land. In fact, up till the last 4 years they were both vacant lots.

If you search for old pictures just up the road to 29th Ave PAG Way, you will see next to the old stilt marina that has since been demolished for another huge mansion. It was for boys that were in Juvenile detention, and the building was used by Eckerd College to teach them about boating, mariner life and fishing, now there is a huge mansion. That house next to it to the right was demolished and it was hidden back on the East side of PAG way was the one I was born in.

My parents also owned apartments on 8th Ave on the 2nd story north end of 8th Ave above the old Post Office there which was later the Bamboozle Amy's shop. In fact, Amy knew my parents well and they were great friends, and she even knows a lot about us and our contributions to PAG Beach. Later those apartments were sold to Mr. Mountcastle in the 90's.

My parents also owned just as you walk over the Vina Del Mar Bridge you will see 4 houses to your right from the bridge to the corner. My parents owned 3 of them and the lot which is now a huge 3-story mansion. Prior to the houses there were lots and were later constructed and built to have two 50's to 70's style houses built. Which 3 out of the 4 we lived in. My father George Abraham built them with architects. One was built more modern in the mid 90's. As you can see, we have made a lot of contributions to the preservation and development of PAG Beach and the contributing work of volunteering to make it stay preserved. She used to donate all her time for the beach cleanup events and she was always volunteering for example the "The Beach Goes Pops" they even put a book in her name after her death in 2003 in the St. Pete Beach Public Library. I was involved in the early planting with my 5th grade class all the "Baby Sea Oats" with our whole school Gulf Beaches Elementary it took us 5 school days and being bused down to the beach with our baby oats in our laps. We spent days planting them from 22nd Ave to 1st Ave Gulf Way. I am so grateful I got to do this. In fact, those "Sea Oats" are still there check my street out they are alive and big and beautiful even after the storms.

So more about the heritage and this lot and its significance in our preservation of a charming beach community

This house and property have been in my family since if you see the 1968 appraiser's site my mom Susan Mase Abraham. Later after her death it was homesteaded into my name in 2003 and finalized with probate forms in 2004 and I lived there for many years until I got married and then the recession hit, and I had to move due to loss of income to Arizona in 2011. I continued to rent it to fantastic renters who continued till this day to manage and love it just as much as I did and do. We still get to visit twice a year and stay for weeks and months to enjoy it. My two young boys love playing on the beach with us and hearing all my childhood memories and we collect shells and make artwork that we hang in the main living room of the house from seashells. I grew up in this house I was born on 29th Ave in PAG and then we moved there right to this property after in 1979 to this house, my mom after divorce got to keep it and she staying living in it till 2003 till her death. That is when I moved in.

My property was built in 1921 and Frank Hurley, the son of Colonial Frank T. Hurley, met me there after my mom passed by the 2000's to try to help me sell it. I was not sure what to do with it because I inherited it from her in 2003 and I was broke at the time. He stated to me verbally but not in writing that my property was built by and owned by Judge Brown. He had it built for his family to enjoy on the weekends as a fishing cottage.

Here are some significant contributions to the landscape and architecture of this era

I have numbered them from the Historical Archives from United States Department of the Interior National Park Service National Register of Historic Places Continuation Sheet for dates as early as 1989 for 144 pages and these numbered items are pulled from the various pages as you see them below with references for the publishing about the 12th Ave and its building styles as the Style/Wood Frame Vernacular and then again published in the same but newer in again the 1985 and later 2015 mentioned again survey's. I have pulled these facts from all of these for your help. Finding pictures, I must go back to Hillsborough County and get that since I was incorporated into Hillsborough in the 1920's. Numbered imp. bullets below. This will all take time, and I wanted to get my packet to you to get this started. Best to get this to you since I am already on as a contributor to PAG Beach historic places.

1. I am #PI1206 contributor to the master Florida file so you can have a pinpoint to find me better. Surveyed on 1/5/2015 and recorded by TRC Solutions. Published on 3/16/2015. I am on the NHRP 1989 and 2003 and now the 2015 as a contributor. I have attached the Master site file recorded as well with its survey photos Survey # 21738 they state craftsman style, and some say vernacular frame. Maybe it is both. The structure was on the 1923 Sanborn map as well.
2. My structure is at least 50 years old and has not been at the slightest dramatically altered to remove its historic integrity. As you know, PAG Beach and Morey Beach originally had historical significance and did not have any changes in structure from the original structure and is already a contributor to the National Registry of Historic Buildings as that is also attached. The survey was done 2 times, and my property was mentioned in the 1989 and 2015 surveys.
3. I am also a contributor to the Pass-A-Grille Historic Sites Survey 46 pages that was published in April 2015. The 1986-1987 survey and accompanying inventory resulted in the nomination of the Pass-A-Grille Historic District (FMSF # PI-1696) and its listing in the National Register of Historic Places in 1989(Shivers and Cook 1989). Historic district boundaries extended from Fourth Avenue north to Twelfth Avenue and from Gulf Way on the east and Pass-A-Grille Way on the west (excluding resources on both those streets that were less than 50 years old). Page 37 of the 46 pages you can see I am contributing landmark structure surveyed. PI12506 108 12th Avenue 1922 Contributing.
4. On the Pinellas County Appraiser's site, you can see I nor my family have made any major alterations of the property.
5. On the original Morey Beach map my Avenue 12th Ave was called 2nd Ave and was mentioned this recorded subdivision with my plate the map was dated in 1895. The map was found and sent to me from the Pinellas County Appraiser's office. I will have that attached too and was

found on the UF maps in yellow on PAG Beach which is section 3 of 1-3. (attached to this as well).

6. Another interesting fact is that on the streets of the PAG, Morey Beach map the streets were labeled from 1st to 13th backwards from map 1895 and up see #2. I will have that attached. Prior to that the streets were named and some named after FISH, yes that is correct FISH names. I will try to attach that as well. (VERY COOL and Interesting). Same map from UF digital files attached.
7. Vernacular design please read more about this below in the historical document already published in the archives about my architecture for the American Movement.
8. Vernacular Frames mentioned in the NRH here about my structure that has not been changed Frame Vernacular buildings can be found throughout the historic district and comprise over thirty seven percent of the contributing buildings within the district but tend to be more numerous in the original Morey Beach section of the town.
9. My home still has the original window glass from the 1920's as you can see the "wavy glass" appearance in the most recent pictures attached.

Properties of Wavy Glass

The early manufacturing methods for floating glass caused subtle waves to appear. Glass produced between the 1700s and early 1900s have this antique "wavy glass" appearance. Another name for the old-looking glass is the restoration window glass. The distortion and imperfections appear when looking at the glass from angles or looking straight through it. The earlier the glass was produced, the more likely it will have small seeds or pits and heavy cords (reams) throughout. In the 1950's, smooth float glass was manufactured using the Pilkington Process. Glass throughout history has evolved, but antique glass is here to stay. Preservationists love to keep the antique charm of the wavy glass windows. <https://architecturalglass.com/what-is-wavy-glass/>

10. My house renders the Frame construction used on buildings throughout the period of significance in the historic district. The earlier buildings reflect folk building patterns typical of the American South in the late nineteenth century.
11. My homes frame constructed housing became even simpler with many designs shunning the building characteristics of the late nineteenth and early twentieth century, such as porches which served passive cooling and heating functions.
12. Many of the existing resources within the district represent architectural styles notable from the **1920s, including frame and masonry vernacular**
13. Warren Webster was a noteworthy Philadelphian who owned the Warren Webster Company, which was one of the world's largest manufacturers of steam valves and plumbing supplies. Webster plated a subdivision after his name on Pass-a-Grille in 1921 between **12th Avenue** and 15th Avenue. Webster helped finance Thomas Rowe's construction of Don Cesar in 1928
14. My home still has the original Heart of Pine flooring. As well as wooden walls as well (as seen in photographs attached). Still in great shape till this day.
15. The house was built to be a beach cottage and has a crawl space, the wood has no sub floor, that is the way it was built. The structure is strong and has not changed or shifted in over 100 years.

16. As in the pictures and statements from the National Register of Historical Places my hexagonal sidewalks noted in the pictures below uploaded are mentioned historical. **Most streets had sidewalks which were historically made of hexagon block pavers. There are some remnant sections of hexagon block sidewalks, but most have been resurfaced using ribbon concrete.**
17. Twin Configuration: This twin house consists of two attached units, sharing a common wall. Each side mirrors the other in layout and design, creating a symmetrical appearance. The structure is primarily built with wood siding emphasizing a clean and uncluttered aesthetic.
- Rear upstairs garage unit matching the front is on concrete block with Frame Vernacular design for the livable unit upstairs that shows a clean line and the gable roof pattern. The roof is a gable design with a moderate pitch, covered in asphalt shingles. The Overhangs are minimal, reinforcing the simplicity of the style. Roofline: The roof is a gabled design, creating a classic silhouette. The pitch includes overhangs that provide shade and protection from the elements.
- Entryway: Each unit has a front door that is centered and usually simple in design, with a triangle glass design feature for looking out the door emphasizes the minimalistic approach with concrete steps to the door and an overhang cover to protect from the elements and open-air porch with lattice work attached.
18. The first subdivision was platted by Roy Hanna and Selwyn R. Morey of Tampa in 1895 as Morey's Beach. Morey was a cigar manufacturer, while Hanna would serve in the future as a postmaster in St. Petersburg responsible for the design of its Open-Air Post Office (NR, 1975). **1 The plot extended from the north side of 1st Avenue to one-half block north of 13th Avenue.** Florida Avenue (now Passa-Grille Way)
19. This pattern of subdivision—sidewalks, and north-south and east-west alleys—was continued up 23rd Avenue, repeated by Phillip's Division of Pass-a-Grille City in 1916 (**12th Avenue to 22nd Avenue**), the first three blocks of which were replatted by Warren Webster in 1921

A little Pass-a-Grille History and how my land and structure are a significant part of it

Pass-a-Grille beach was Originally inhabited by the indigenous Tocobaga people, the area began to attract attention in the late 1800s, when its picturesque landscapes and coastal access positioned it as an ideal location for settlement and tourism. In the early 1900s, the introduction of the railroad significantly boosted accessibility, prompting an influx of visitors and prospective residents.

All information was found and noted above and from here below in this Historical Description on the United States Department of the Interior National Park Service National Register of Historic Places Continuation Sheet 144

About Selwin R. Morey

In 1892, Captain Phillips sold the south forty acres of his land to Dr. Gustave P. Gehring of Washington, D.C. Spurred by a report lauding the "healthful climate of the Pinellas Peninsula" that had been presented at the April 1885 convention of the American Medical Association in New Orleans, Gehring planned to build a sanitarium and hotel on the island overlooking the deep Gulf of Mexico where invalids could recover their health. Gehring, however, could not find financial backing for his project and he sold the property to new land developers for \$1,000. **These were Roy S. Hanna, an important individual in the early development of St. Petersburg and Selwyn R. Morey, a resident of Tampa. The men platted the tract and recorded it in 1895 as "Morey's Beach." The plat showed 12 and a half blocks, with 12 streets running east and west, and Florida Avenue (now Pass-a-Grille Way) extending north and south along Boca Ciega Bay. There was no street paralleling the Gulf. One block was set aside as a city park. However, residents continued to call the development Pass-a-Grille, and the town was eventually incorporated under that name. Initial efforts to sell the lots were unsuccessful but a few buildings began to appear on the town site at the beginning of the twentieth century**

See section 10 page 1-3 for historic description on the United States Department of the Interior National Park Service National Register of Historic Places Continuation Sheet 144 pages 30-32 of 144.

Boundary Justification

The boundaries of the Pass-a-Grille Historic District are justified by the historic town plan, the geographical location of the district, and its physical development between 1900 and 1922. **As indicated in the significance and description narratives, development of the town during the historic period took place approximately four blocks north and south of 8th Avenue. Growth was limited because of the amount of land available at the south end of Long Key and because access to the island was difficult prior to construction of a bridge to the mainland in 1919.** The community was slow to develop the necessary power, water, and road facilities that would have encouraged further growth and was bypassed during the Florida real estate boom of the 1920s because of a fear of hurricanes, prompted by the one that struck the Gulf Coast in 1921. The existing historic building resources within the district represent approximately 80 percent of the construction that took place during the historic period of development

Page 26 of 144 statement of the historical designation

After the war development of the beaches began to proceed at a rapid rate, as many thousands of Americans began to move to Florida. The four municipalities then found on Long Key, including Pass-a-Grille, were consolidated into the City of St. Petersburg Beach. The land north of 12th Avenue became prime residential property, and today nearly all of the property between the southern point of Long Key and the Don Cesar Hotel is occupied by structures. Significance of District The significance of the Pass-a-Grille Historic District lies in its association with the early settlement of the barrier islands of Pinellas County and the pioneer development of those islands as resort/recreation facilities. Pass-a-Grille was the first incorporated community on the Gulf beaches and was among the earliest of those incorporated in all of what is now Pinellas County. The small wood frame houses, and the handful of commercial

buildings on 8th Avenue, reflect the original character of the small seaside town and are the oldest civilian structures on the beaches

References section 9 page 1 and 2 on pages 28-29 of 144 pages.

Bethel1, John A. Bethell's History of Point Pinellas. St. Petersburg: Great Outdoors Publishing Co., 1962. Bickel, Karl A. Mangrove Coast. New York: Coward-McCann, Inc., 1933. Blumenson, John J.G. identifying American Architecture: A Pictorial Guide to Styles and Terms. 1600-1945. Nashville: American Association for State and Local History, 1979. Covington, James W. The Story of Southwest Florida. Vol. 1, New York: Lewis Historical Publishing Co., 1957. Dunn, Hampton. Yesterday's Clearwater. Miami, Florida: E.A. Seemann Publishing, Inc., 1973. Dunn, Hampton. Yesterday's St. Petersburg. Miami, Florida: E.A. Seemann Publishing, Inc., 1973. Fuller, Walter P. St. Petersburg and its People. St. Petersburg: Great Outdoors Publishing Co., 1972. Fuller, Walter P. This Was Floridians Boom. St. Petersburg: Times Publishing Co., 1954. Grismer, Karl H. History of St. Petersburg. St. Petersburg: Tourist News Publishing Co., 1924. Grismer, Karl H. The Story of St. Petersburg. St. Petersburg: P.K. Smith and Co., 1948. Hickey, John P. History of the Don Ce-Sar A.A.F. Convalescent Hospital. Three Volumes, Pass-a-Grille Beach: Historical Office, Army Air Force Convalescent Hospital, 1945. Hurley, Frank T. Jr. Surf. Sand. & Post Card Sunsets. St. Petersburg: Great Outdoors Publishing Co., 1977. Hurley, June. The Don Ce-Sar Story. St. Petersburg Beach: Partnership Press, 1974. Department of the Interior National Park Service National Register of Historic Places Continuation Sheet Section number Page Bibliography Jackson, Page S. History of St. Petersburg Beach and Pinellas County. Florida. St. Petersburg: Great Outdoors Publishing Co., 1962. Lizotte, George H. History of the Gulf Beaches St. Petersburg Beach: Gulf Publishing, Inc., 1940. McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 1984. Pass-a-Grille Chamber of Commerce. Pass-a-Grille Beach. Florida, promotional brochure, 1925. Pinellas County. Official Records. Pinellas County Courthouse, Clearwater, Florida. Pinellas Planning Council. Pinellas County Historical Background. Clearwater: Pinellas County Planning Department, 1986. St. Petersburg Times 26 October 1921. Sanborn Maps of St. Petersburg Beach. Florida. New York: Sanborn Map Co., editions 1917-1948. Straub, William L. History of Pinellas County. Florida. St. Augustine: The Record Co., Printers, 1929. Tebeau, Charlton W. History of Florida. Coral Gables: University of Miami Press, 1980. Whiffen, Marcus. American Architecture since 1780: A Guide to the Styles. Cambridge: M.I.T. Press, 1969

The architectural significance for the late 1900's and early 20th Century architectural significance for my house can be found here on the

PASS-A-GRILLE HISTORIC DISTRICT (BOUNDARY INCREASE) PINELLAS COUNTY, FLORIDA
SIGNIFICANCE

NFS Form 10-900-a (8-86) OMB Approval No. 1024-0018

Page 6 of 66 on Section #7 page 2

Physical Description of where my lot is now and the significance of that

The expanded Pass-a-Grille Historic District comprises nine subdivisions plated and recorded between 1895 and 1933. The subdivision of Pass-a-Grille started at the southern tip of Long Key and worked its way northward as newer residents arrived. **The first subdivision was plated by Roy Hanna and Selwyn R. Morey of Tampa in 1895 as Morey's Beach. Morey was a cigar manufacturer, while Hanna would serve in the future as a postmaster in St. Petersburg responsible for the design of its Open-Air Post Office (NR, 1975).** 1 The plot extended from the north side of 1st Avenue to one-half block north of 13th Avenue. Florida Avenue (now Passa-Grille Way) was the only north-south road, extending along Boca Ciega Bay. One block between 9th Avenue and 1 Oth Avenue was set aside as a city park and would house the city hall and the fire department (Photo 1). The Pass-a-Grille Casino sat at the west end of this block and would be reopened as the Pass-a-Grille Hotel in the 1920s, serving clientele until destroyed by fire in 1967.

Morey's Beach blocks were extended from the bay to the gulf with lots generally laid out in 50 ft. x 125 ft. dimensions. All blocks were serviced by north-south running alleys on each end which provided access to the east-west alleys. **Most streets had sidewalks which were historically made of hexagon block pavers. There are some remnant sections of hexagon block sidewalks, but most have been resurfaced using ribbon concrete.**

This pattern of subdivision—sidewalks, and north-south and east-west alleys—was continued up 23rd Avenue, repeated by Phillip's Division of Pass-a-Grille City in 1916 (12th Avenue to 22nd Avenue), the first three blocks of which were replatted by Warren Webster in 1921. The most noteworthy design feature in Phillip's Division is the parkland first named Washington Park which has served continuously as recreation space for the community (Photo 2). It was renamed for Colonel Frank Hurley, Sr. Park, a prominent local developer and realtor, by St. Petersburg Beach after his passing in 1966. His real estate office has remained in operation since 1947 at 2506 Pass-a-Grille Way (Photo 3).

Section 8 of page 11 on page 45 of 66

AREAS OF SIGNIFICANCE

The Pass-a-Grille Historic District Expansion is locally significant under Criterion A in the area of early exploration and settlement as well as community planning and development in being the first incorporated town established on the barrier islands overlooking the Gulf of Mexico in Pinellas County. The historic district is also significant in the area of entertainment/recreation for its association with the development of the tourist industry in Pinellas County as the first popular beach resort community in the area.

Section 8 page 13 on page 47 of 66

United States Department of the Interior National Park Service NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Community Planning and Development

In terms of significance for community planning and development, the expanded Pass-a-Grill Historic District reflects the development patterns of a community that was first settled as a seasonal residential community somewhat isolated from the mainland, and matured through the Florida Land Boom, the Great Depression, War Years and its second "golden age" in the 1950s.

BUILDING TYPES

Style homes on my property from the late 1900's to the early 1920's

Page 9 of 66 states the style of my buildings on my property are Frame Vernacular style

Frame Vernacular buildings can be found throughout the historic district and comprise over thirty seven percent of the contributing buildings within the district but tend to be more numerous in the original Morey Beach section of the town south of 11th Avenue. Vernacular buildings are the product of common wood-frame construction of self-taught builders passed on from generation to generation. Frame construction was made simpler with the advent of balloon frame construction which began in Chicago in the 1830s and reached Florida by the 1870s. This style featured closely spaced two-inch deep boards of varying widths joined by nails. Balloon framing allowed cheaper and more rapid construction by eliminating the need for hand-hewing the principal wall timbers and allowed for taller frame buildings. Frame construction was used on buildings throughout the period of significance in the historic district. The earlier buildings reflect folk building patterns typical of the American South in the late nineteenth century such as the 1902 George Granger House at 102 7th Avenue, the pyramidal roof and full-facade porch at 103 19th Avenue, a one-story front-gabled house with cypress siding located at 3000 Pass-a-Grille Way, and a sidegabled house located at 105 30th Avenue (Photos 31, 32 and 33). The 1916 Butler House, located at 107 26th Avenue which served as the employees' quarters for the Pass-a-Grille Hotel, and the 1922 Hurley Park Apartments at 110 15th Avenue (Photos 4 and 34) were early multi-family dwellings. In the 1930s and beyond, **frame constructed housing became even simpler with many designs shunning the building characteristics of the late nineteenth and early twentieth century, such as porches which served passive cooling and heating functions.** Some examples in the historic district include 1402 Pass-a-Grille Way (Photo 35), 104 20th Avenue and 107 2nd Avenue (Photos 36 and 37). An interesting frame vernacular variant in Pass-a-Grille is a number of contributing residential buildings clad with a roughly hewn siding that provides a rusticated appearance. Based on the estimated construction date of these buildings, the siding was used in the later 1920s or 1930s and is rare in southern Pinellas County. Examples of this can be found at 102 19th Avenue, 2409 and 2507 Pass-a-Grille Way and 90 and 92 31st Avenue (Photos 38 through 42).

Page 48 of 66 states

I have a frame vernacular in the rear building page 18 of 66

After the development of the McAdoo Bridge in 1919 and a larger road network with the related increase in automobile traffic in the 1920s, Pass-a-Grille became a more attractive location for permanent residents who could commute to St. Petersburg or other locations in Pinellas County. In fact, of the nine main subdivisions that were platted during the historic period, six were created after 1919. Many of the existing resources within the district represent architectural styles notable from the **1920s, including frame and masonry vernacular**, Craftsman bungalows and Mediterranean Revival. Approximately sixty-three contributing buildings were constructed in the period between the construction of the McAdoo Bridge and the land bust in 1926, whereas twenty-five were built in Pass-a-Grille in the years leading up to the construction of the bridge.

Note worthy owners of my land at one time

Pass-a-Grille's fortunes were also shaped by several men whose impact on southern Pinellas County and St. Petersburg in the first three decades of the twentieth century continues to this day, including Roy Hanna, W.L. Straub, H. Walter Fuller and Warren Webster. Roy Hanna, who along with Selwyn Morey platted the first subdivision on Long Key, moved to St. Petersburg in 1891. A short time later he was appointed deputy collector and inspector of the Port of St. Petersburg, holding the office until 1900 when he became postmaster. Hanna served as postmaster from 1900 to 1916, and again from 1923 to 1932. He is credited with helping design St. Petersburg's Open Air Post Office (NR, 1975), an innovative facility that allowed people to get their mail day or night. Hanna was also a noted civic activist in St. Petersburg, in part responsible for acquiring waterfront land for park development and selling Bird Key in Tampa Bay to the federal government. Page 56

Page 50 and 51 of 66 pages is noted that my land was once owned by Warren Webster.

Warren Webster was a noteworthy Philadelphian who owned the Warren Webster Company, which was one of the world's largest manufacturers of steam valves and plumbing supplies. Webster platted a subdivision after his name on Pass-a-Grille in 1921 between 12th Avenue and 15th Avenue. Webster helped finance Thomas Rowe's construction of Don Cesar in 1928 after the land bust when the latter was threatened with bankruptcy. Among some of Webster's holdings in St. Petersburg were the First Federal Building and the Mari-Jean Hotel on Central Avenue as well as the Flori-de-Leon apartments. 58 The latter was the first residential cooperative on the west coast of Florida.

SUMMARY PARAGRAPH

The expanded Pass-a-Grille Historic District is locally significant under Criterion A and C in the areas of Exploration/Settlement, Entertainment/Recreation, and Community Planning and Development. It was the first incorporated town established on the barrier islands of Pinellas County, Florida, overlooking the Gulf of Mexico and for being the first popular beach resort community in Pinellas County, Florida. The mainly residential historic district still retains its sense of place and period of development that distinguishes it from the rest of the overall Tampa Bay metropolitan area of which it is now a part. **The mainly wood frame residential buildings located at the southern end of Long Key reflect a period of**

development from approximately 1900 to 1957, at which latter date the once independent community was consolidated into the present incorporated city of St. Pete Beach.

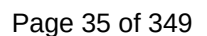
Resources and bibliography

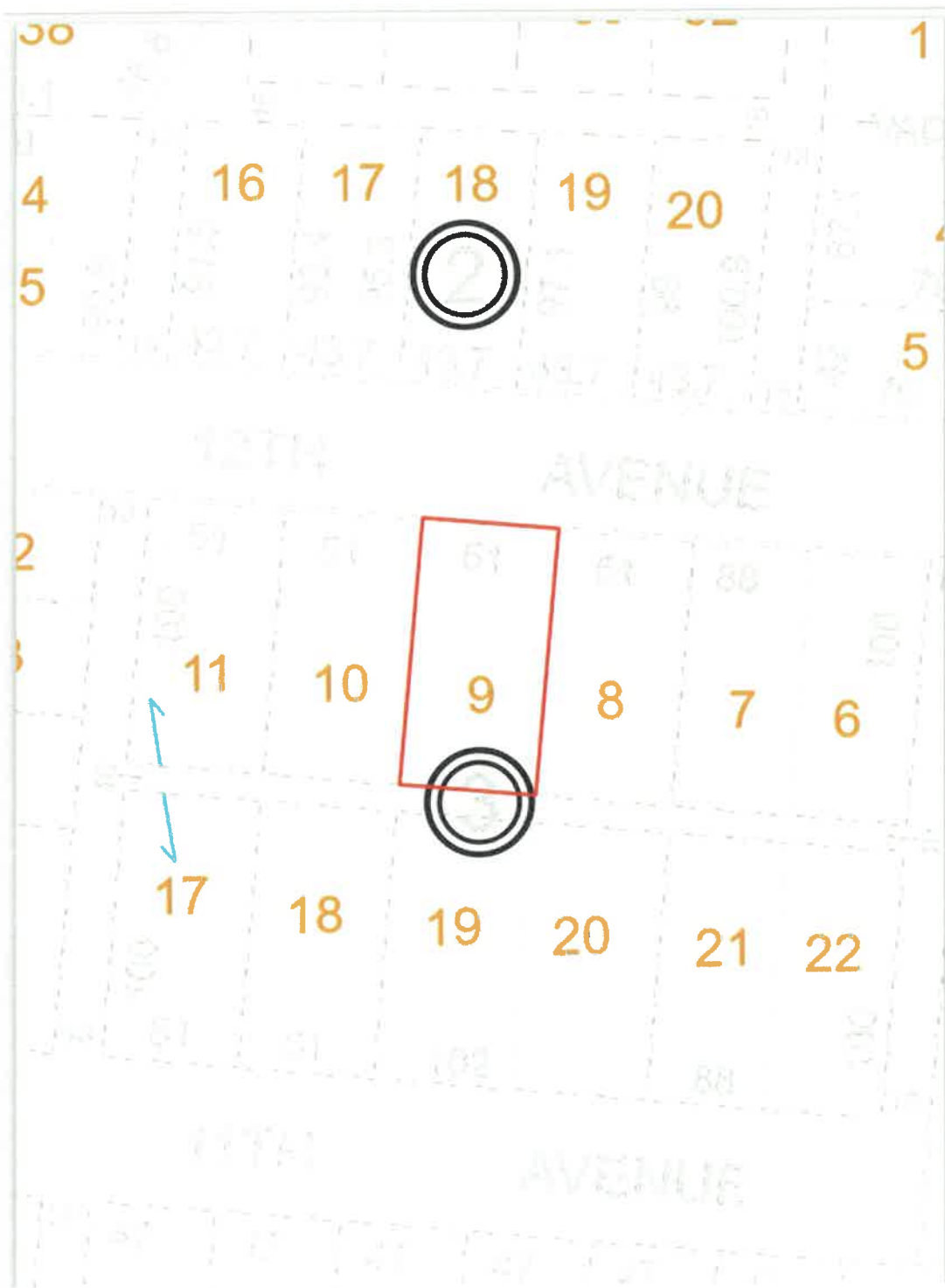
BIBLIOGRAPHY Arsenault, Raymond. 1996. St. Petersburg and the Florida Dream, 1888-1950. Gainesville, FL: University Press of Florida, Gainesville, FL. Ayers, R. Wayne. Tampa Bay's Gulf Beaches. Charleston, SC: Arcadia Publishing, 2002. Bethell, John A. Bethell's History of Point Pinellas. St. Petersburg: Great Outdoors Publishing Co., 1962. Bramson, Seth. "A Tale of Three Henrys," The Journal of Decorative and Propaganda Arts 23(1998): 190-207 (Florida Theme Issue). Florida Division of Historical Resources, Florida Master Site File, R.A. Gray Building, Tallahassee, Florida. Fuller, Walter P. This Was Florida's Boom. St. Petersburg: Times Publishing Co., 1954. Grismer, Karl H. The Story of St. Petersburg. St. Petersburg: P.K. Smith and Co., 1948. Hickey, John P. History of the Don Ce-Sar A.A.F. Convalescent Hospital. Three Volumes, Pass-A-Grille Beach: Historical Office, Army Air Force Convalescent Hospital, 1945. Hurley, Frank T. Jr. Surf, Sand & Post Card Sunsets: A History of Pass-a-Grille and the Gulf Beaches. St. Pete Beach: Frank T. Hurley, Jr., 1977. Jackson, Page S. History of St. Petersburg Beach and Pinellas County, Florida. St. Petersburg: Great Outdoors Publishing Co., 1962. Mohl, Raymond and Gary Mormino. "A Social History of Modern Florida," The New History of Florida. Edited by Michael Gannon. University Press of Florida: Gainesville, FL, 1996. Proctor, Samuel. "Prelude to New Florida, 1877-1919." The New History of Florida. Edited by Michael Gannon. University Press of Florida: Gainesville, 1996. Pass-A-Grille Chamber of Commerce. Pass-A-Grille Beach, Florida. Promotional brochure, 1925. Pinellas County. Official records. Pinellas County Courthouse, Clearwater, Florida Pinellas County Planning Council. Pinellas County Historical Background. Clearwater: Pinellas County Planning Department, 1986. Sanborn Insurance Maps of St. Petersburg Beach, Florida. New York: Sanborn Map Co., editions 1917-1948. Sanders, Michael L. Clearwater, A Pictorial History. Norfolk, VA: The Donning Company, 1983. Straub, William L. History of Pinellas County, Florida. St. Augustine: The Record Co., Printers, 1929. Kennedy, Margaret and Doris Waltz. Pass-a-Grille: A Patchwork Collection of Memories. St. Pete Beach: Women's Fellowship of Pass-a-Grille Community Church, 1981. Young, June Hurley. The Don Ce-Sar Story. St. Petersburg Beach: Partnership Press, 1974. Young, June Hurley. Florida's Pinellas Peninsula. St. Petersburg: Byron Kennedy and Company, 1984

So in conclusion I ask the Preservation Board of the City of St. Pete Beach Please consider this

The responsibility of safeguarding our historical heritage falls upon a dedicated group: the preservationists. These passionate individuals, armed with a blend of historical knowledge, meticulous craft skills, and unwavering dedication, and sometimes architects, serve as guardians of a fragile past.

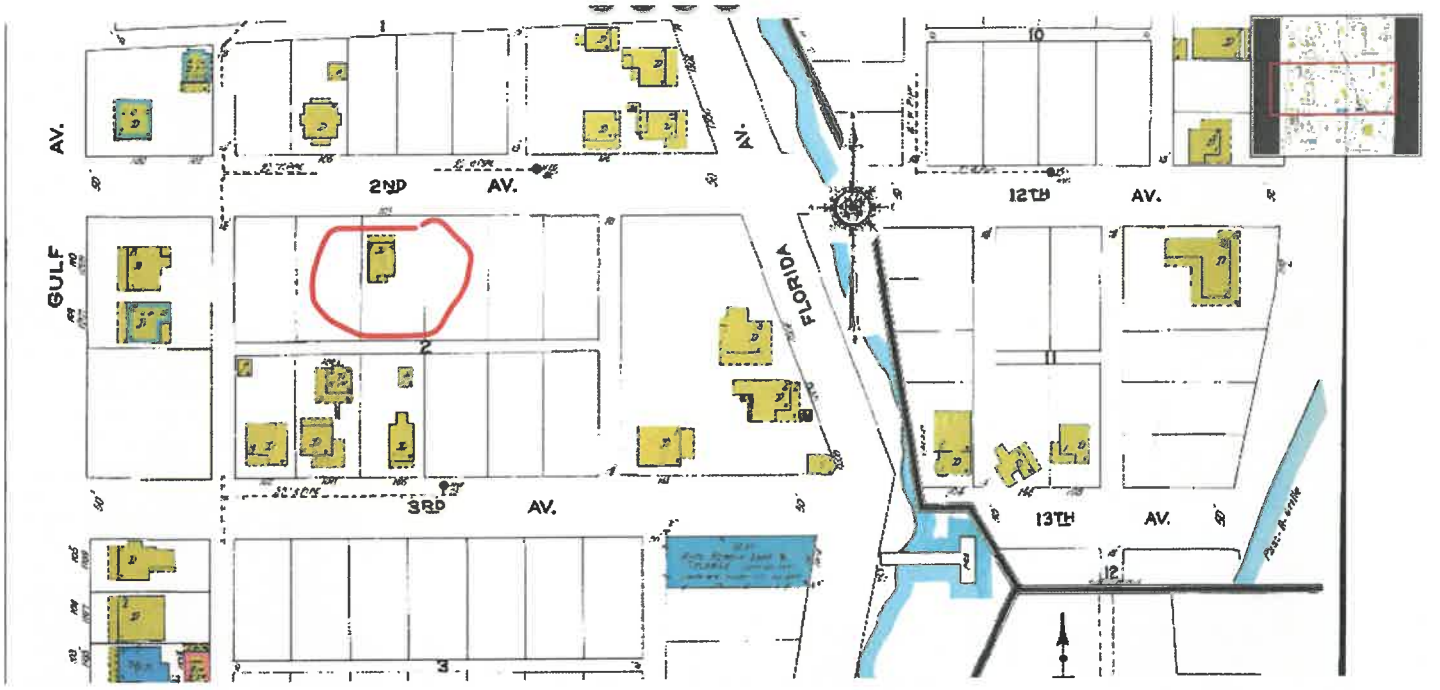
Cheryl Abraham a passagrillean located at
108 12th Ave St. Pete Beach Fl. 33706





PI12511	106 11th Avenue	1952	Contributing	Contributing
PI12512	108 11th Avenue	1957	Contributing	
PI00956	109 11th Avenue	1921	Contributing	Non-Contributing
PI12513	110 11th Avenue	1952	Contributing	
PI00957	111 11th Avenue	1922	Contributing	Contributing
PI12514	112 11th Avenue	1952	Contributing	Contributing
Not Surveyed	113 11th Avenue	1925	Contributing	Contributing
PI12515	114 11th Avenue	1937	Contributing	Contributing
PI00958	101 12th Avenue	1922	Contributing	
PI12501	103 12th Avenue	1925	Contributing	
PI12502	104 12th Avenue	1952	Contributing	Contributing
PI12503	105 12th Avenue	1955	Contributing	
PI12504	106 12th Avenue	1938	Contributing	
PI12505	107 12th Avenue	1952	Contributing	
PI12506	108 12th Avenue	1922	Contributing	Contributing
PI00959	109 12th Avenue	1922	Contributing	Contributing
PI12507	110 12th Avenue	1952	Contributing	
PI12508	111 12th Avenue	1955	Contributing	Contributing
N/A	113 12th Avenue	Post 1965	Non-Contributing	
PI00960	113 12th Avenue	1921	Contributing	Non-Contributing
PI12494	102 13th Avenue	c. 1922	Contributing	Contributing
PI12495	103 13th Avenue	1942	Contributing	Contributing
N/A	104 13th Avenue	Post 1965	Non-Contributing	
PI12496	105 13th Avenue	1922	Contributing	Contributing
PI12497	106 13th Avenue	1952	Contributing	
PI12498	107 13th Avenue	c. 1922	Contributing	
PI12499	108 13th Avenue	1952	Contributing	
PI12500	109 13th Avenue	1922	Contributing	Contributing
PI12552	102 14th Avenue	1922	Contributing	Contributing
PI12553	105 14th Avenue	1952	Contributing	
PI12554	106 14th Avenue	1922	Contributing	Contributing
PI12555	107 14th Avenue	1942	Contributing	
PI12556	108 14th Avenue	1947	Contributing	
PI12557	109 14th Avenue	1952	Contributing	Non-Contributing





As you see my property is there from 1923 look at 2nd Ave which is now 12th Ave the streets went from names on 22nd Ave was called Miles down to mine Pompano and then Tarpon then 2nd Ave

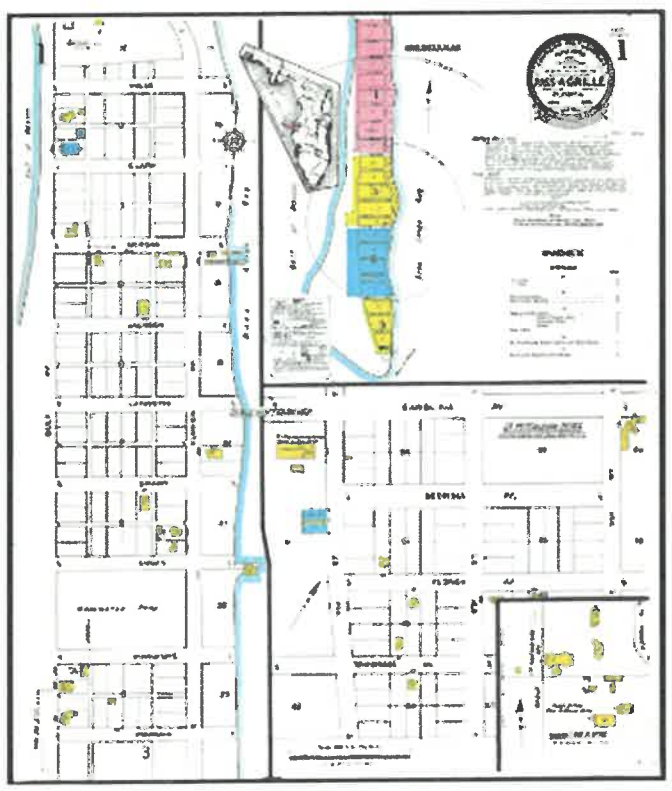


Image 1

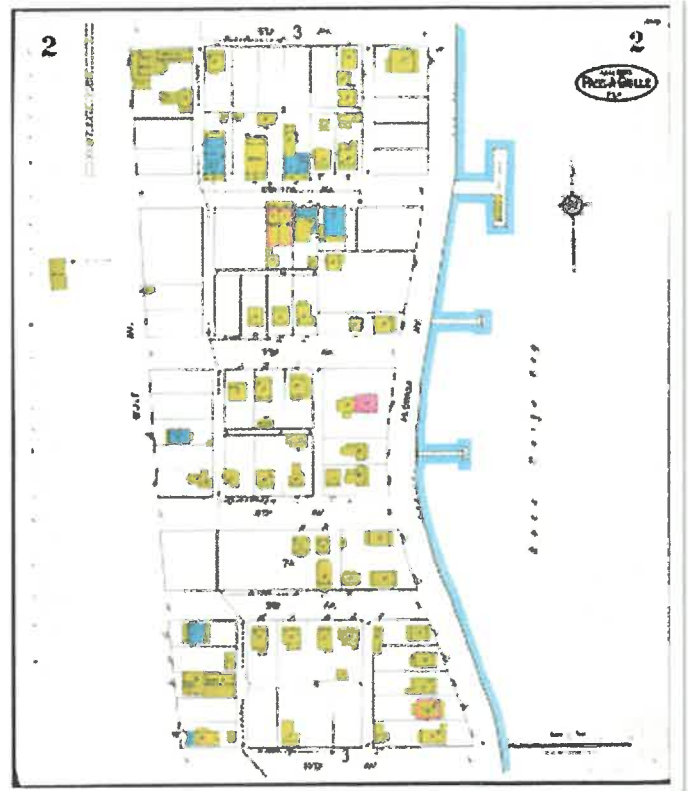


Image 2

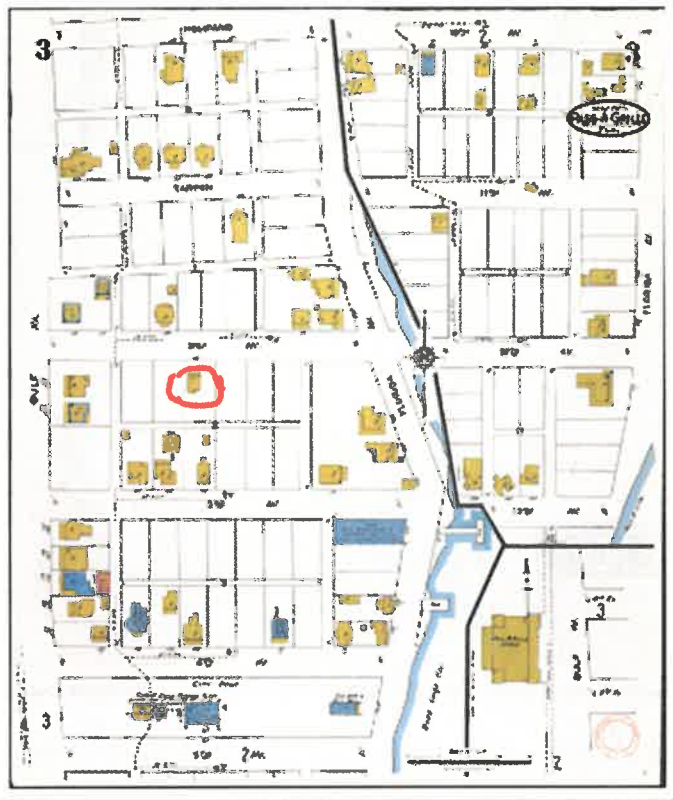
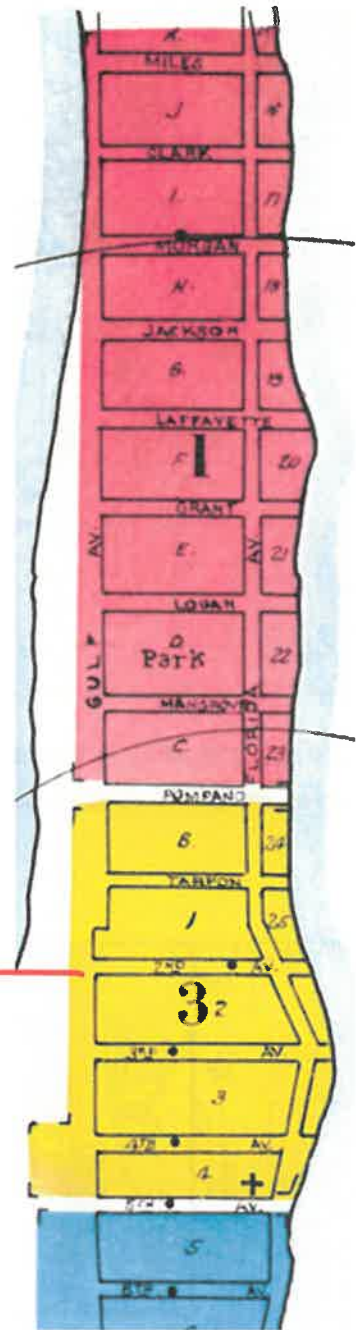
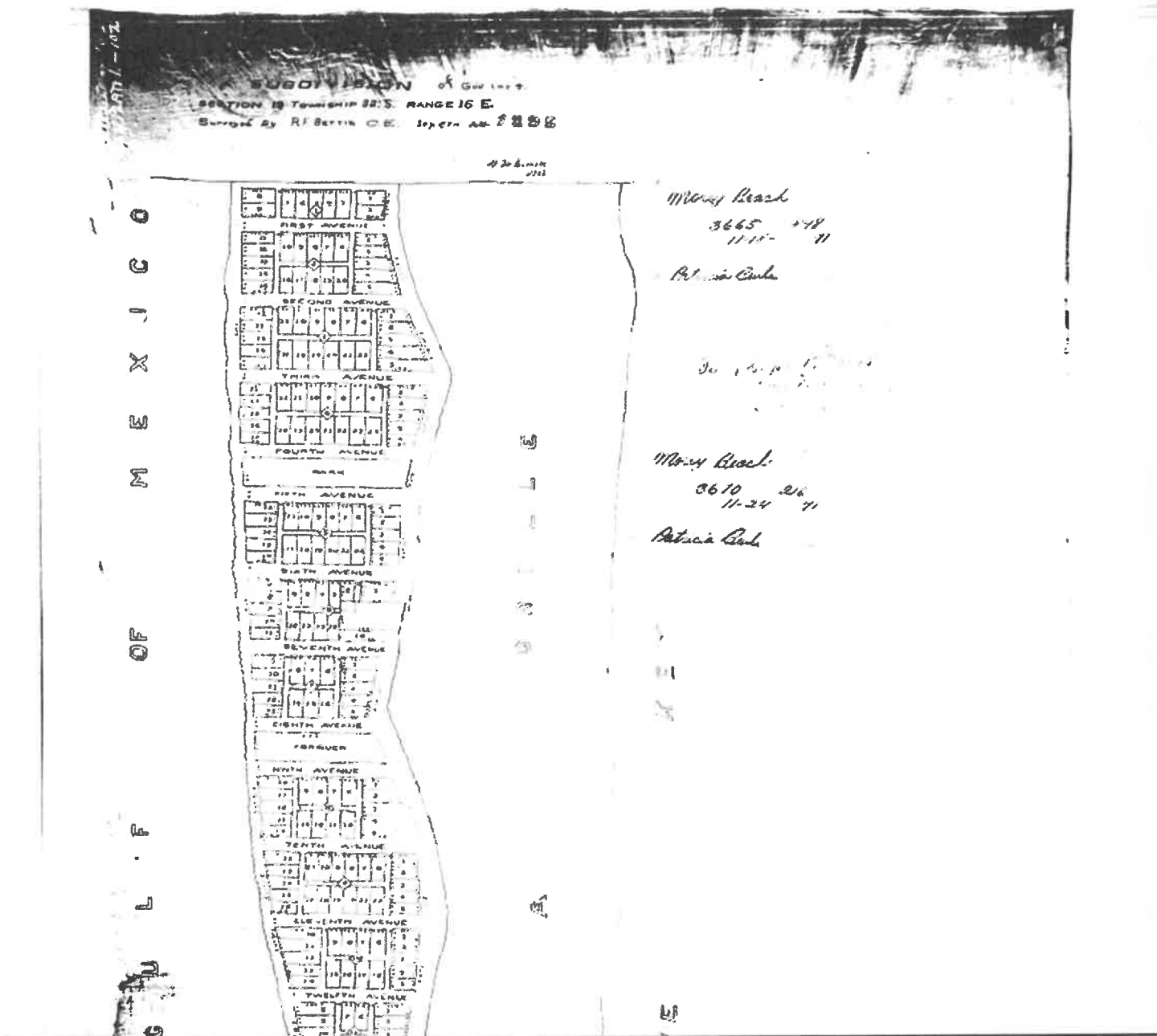


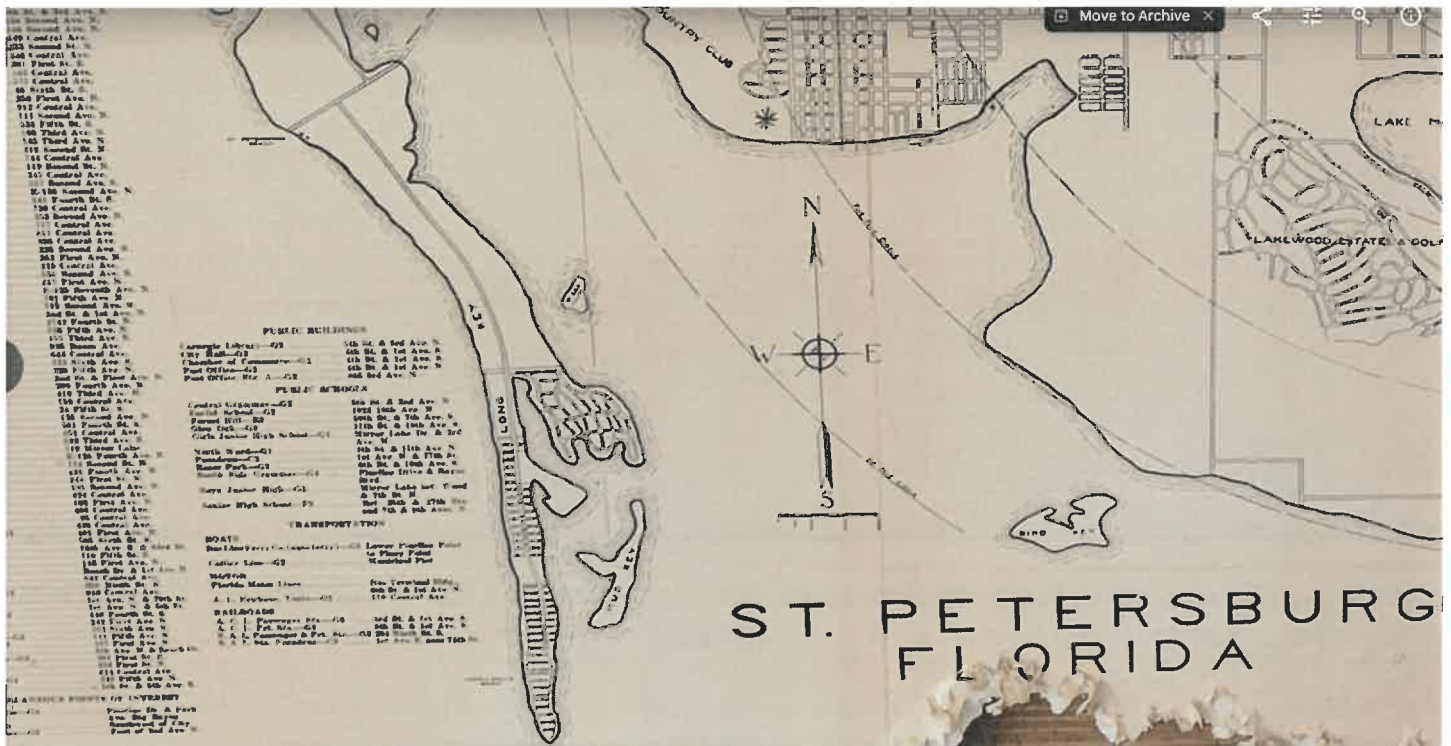
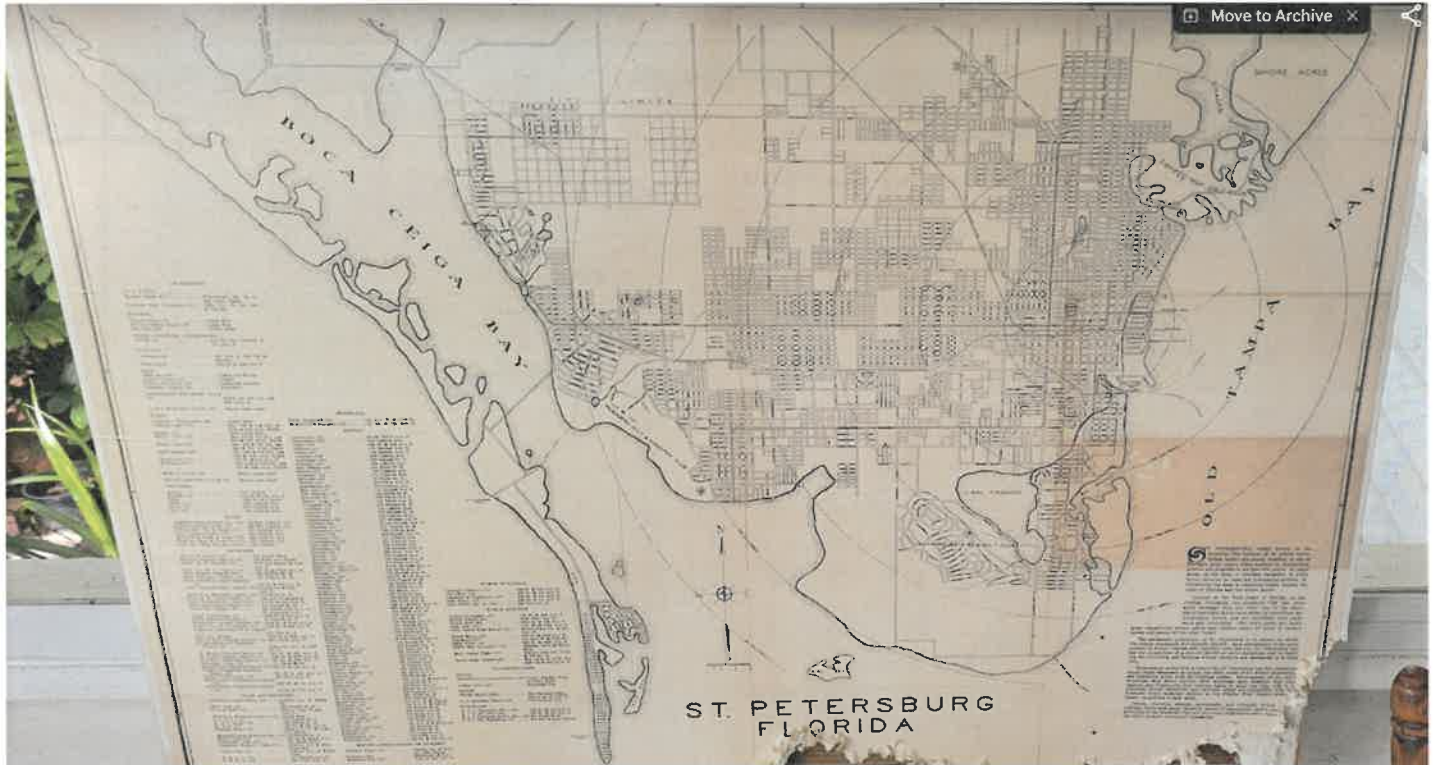
Image 3

12th
Ave





1895 map showing Morey Beach Original survey and plotted for Lot 9 BLK 3 I used to be 3rd Ave and now 12th Ave



Map that showed FISH names on Original Avenues but you cannot read it. The Owner of this map is Roger Prince he was a well-known historian of PAG Beach used to hang with Jimmy Buffet and my father in the 60's-and 70's and his block 22nd Ave PAG used to be called Miles Street (hard to see but they do have fish names



Old Picture 1980's. Waiting on Hillsborough County records for more pictures and old records.



Arial View



New front view of 108 12th Ave



N



Frame Vernacular



Hexagon Sidewalks as mentioned in the architecture perservation



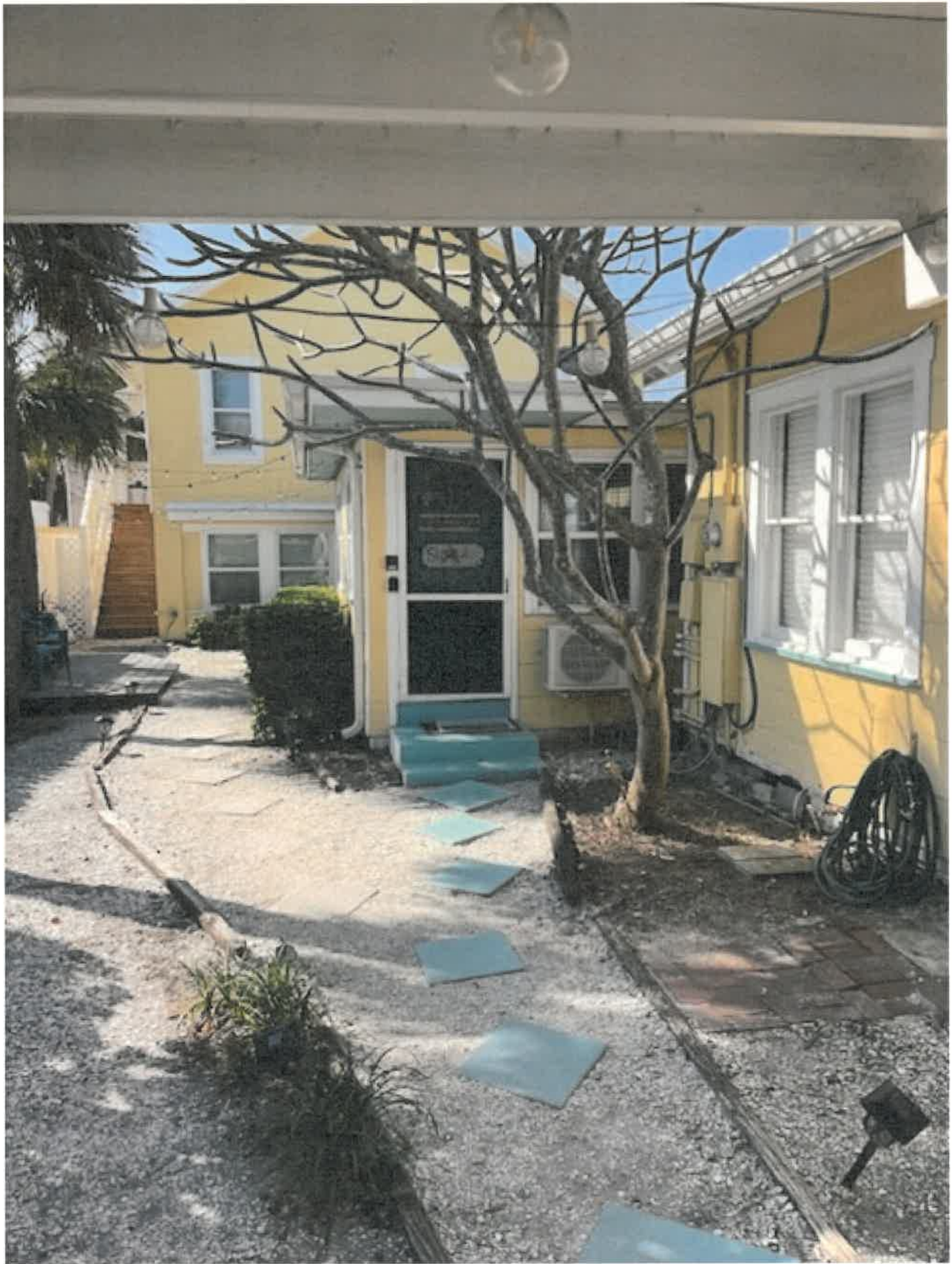
Old 1920's Heart of Pine wood floor and walls wood



Carport added later



Rear Alley Picture and 2nd story picture





All wooden floors and walls



Again, as all on property wooden walls

Summary Card on Pinellas County Appraiser's Site

Generated on 11/02/2024 16:02 PM

Parcel Summary (as of 02-Nov-2024)

Parcel Number

19-32-16-58932-003-0090

Owner Name

Southern Pass A Grille Beach House Bungalows LLC

Property Use

0810 Single Family - more than one house per parcel

Site Address

108 12TH AVE

ST PETE BEACH, FL 33706

Mailing Address

PO BOX 36682

TUCSON, AZ 85740-6682

Legal Description

MOREY BEACH BLK 3, LOT 9

Current Tax District

ST PETE BEACH (SPB)

Year Built

1921 | 1921

Living SF

1,882

Gross SF

2,696

Living Units

3

Buildings

2

Parcel Map

Map Image

Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

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 Certificate	Zoning	Plat Bk/Pg	Census Tract	Evacuation Zone	Flood Zone	Elevation
22121/1285	\$1,368,700	280.02A	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	\$1,170,500	\$918,452	\$918,452	\$1,170,500	\$918,452

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	\$1,000,416	\$834,956	\$834,956	\$1,000,416	\$834,956
2022	N	\$886,767	\$759,051	\$759,051	\$886,767	\$759,051
2021	N	\$772,523	\$690,046	\$690,046	\$772,523	\$690,046
2020	N	\$647,048	\$627,315	\$627,315	\$647,048	\$627,315
2019	N	\$570,286	\$570,286	\$570,286	\$570,286	\$570,286

2024 Tax Information

warning

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 Bill2024 Millage Rate Tax District
View 2024 Tax Bill 15.4202 (SPB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
29-Jun-2022	\$0	U I		ABRAHAM, CHERYL L	SOUTHERN PASS A GRILLE BEACH	
				HOUSE BUNGALOWS LLC	22121/1285	
14-Feb-2018	\$48,000	U I		ABRAHAM CHERYL L	SOUTHERN PASS A GRILLE BEACH	
				BUNGALOWS LLC	19948/0001	
30-Sep-1982	\$125,000	Q				05396/0121
31-Dec-1980	\$90,000	Q				05042/1753
31-Dec-1977	\$13,000	Q				04586/1355

2024 Land Information

Land Area: ≅ 5,101 sf | ≅ 0.11 acres

Frontage and/or View: NoneSeawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	51x100	\$24,500	51.00	FF	1.0700	\$1,336,965

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements

Foundation Continuous Footing Poured

Floor System Wood

Exterior Walls Frame Siding

Unit Stories 1

Living Units 1

Roof Frame Gable Or Hip

Roof Cover Shingle Composition

Year Built 1921

Building Type Single Family

Quality Average

Floor Finish Hardtile/Hardwood

Interior Finish Wood/Drywall/Plaster

Heating Unit/Space/Wall/Floor

Cooling None

Fixtures 3

Effective Age 57

Sub Area Living Area SFGross Area SF

Base (BAS) 640 640

Base Semi-finished (BSF) 252 252

Enclosed Porch (EPF) 0 352

Open Porch (OPF) 0 20

Open Porch Unfinished (OPU) 0 300

Total Area SF 892 1,564

Building 1

2024 Building 2 Structural Elements and Sub Area Information

Structural Elements

Foundation Continuous Footing Poured

Floor System Wood

Exterior Walls Frame Siding

Unit Stories 2

Living Units 2

Roof Frame Gable Or Hip

Roof Cover Shingle Composition

Year Built 1921

Building Type Single Family

Quality Average
 Floor Finish Hardtile/Hardwood
 Interior Finish Wood/Drywall/Plaster
 Heating Unit/Space/Wall/Floor
 Cooling None
 Fixtures 6
 Effective Age 57

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	558	558
Lower Area Finished (LAF)	432	432
Open Porch (OPF)	0	126
Open Porch Unfinished (OPU)	0	16
Total Area SF	990	1,132

Building 2

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	\$3,800.00	1	\$3,800	\$3,800	1921
PATIO/DECK	\$14.00	144.0	\$2,016	\$806	1951

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
20140717			
ROOF	06/13/2014	\$4,090	
20110898			

ROOF 08/04/2011 \$4,500

20041662

ROOF 12/06/2004 \$2,250

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12506**
 Field Date 1-5-2015
 Form Date 3-16-2015
 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) 108 12th 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 108 Direction _____ Street Name 12th 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 # 19-32-16-58932-003-0090 Landgrant _____
 Subdivision Name MOREY BEACH Block 3 Lot 9
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1922 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1922 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, 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 Craftsman Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Shingles-asbestos 2. _____ 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 wood sash with square surrounds

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves with kneebraces and exposed rafter tails, louvered vents

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A 2-story garage/apartment is clad in a variety of materials including vertical wood board, asbestos shingles, weatherboard, & exposed concrete block.

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. 1 Chimney Material(s): 1. Metal 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) Central, 1-leaf door with square surround is located on the enclosed porch.

Porch Descriptions (types, locations, roof types, etc.) The incised porch has been enclosed with asbestos shingles and 1/1 wood sash windows. A shed-roofed portico is supported by lattice panels.

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

Narrative Description of Resource This Craftsman-influenced dwelling appears on the 1923 Sanborn Map. It features a front-gable roof with exposed rafter tails and kneebraces, asbestos-shingled exterior, and enclosed porch.

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.



12th_108_P112506_03



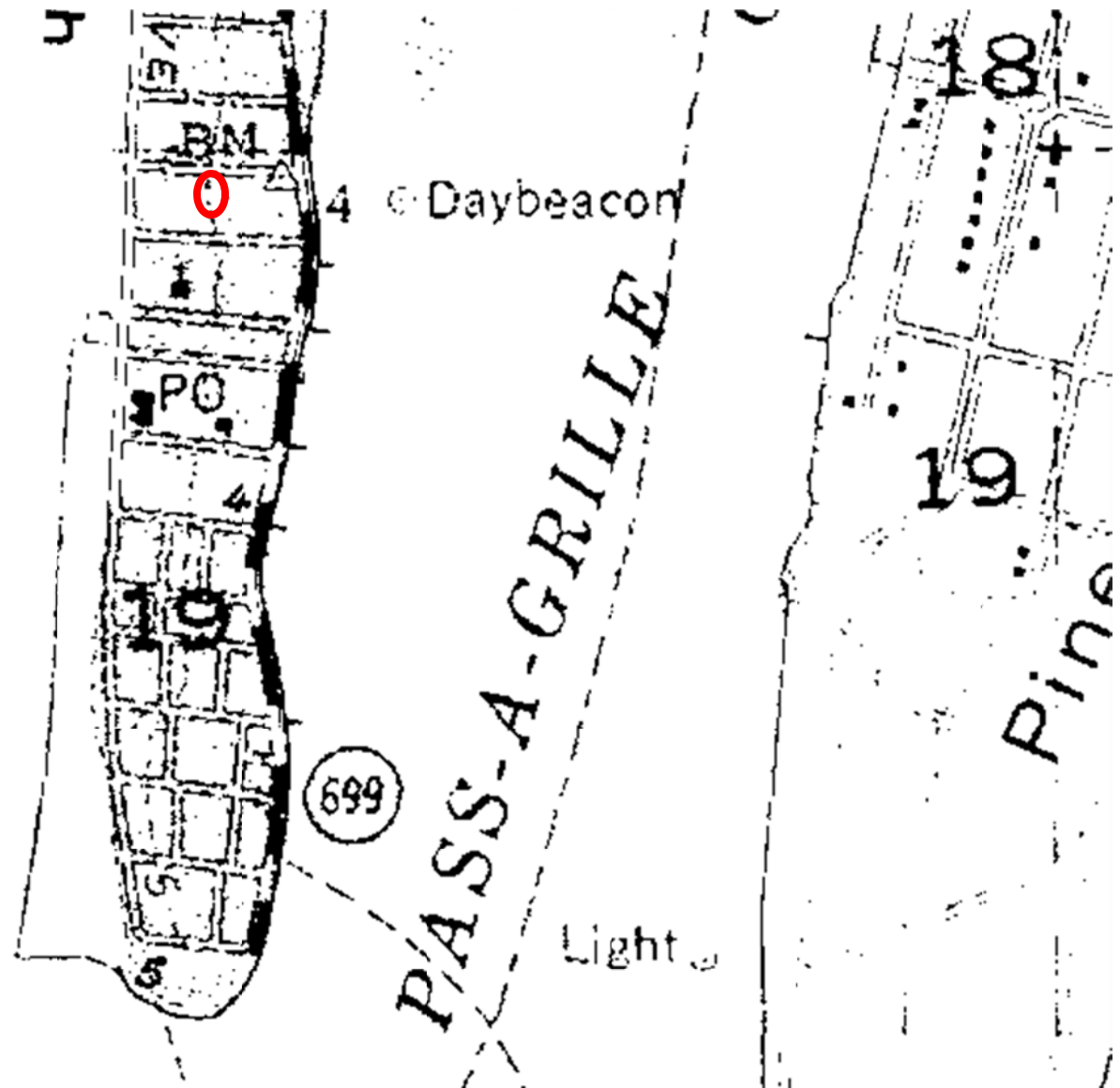
12th_108_P112506_01



12th_108_P112506_04



12th_108_P112506_02



Site #8PI12506

Address: 108 12TH AVENUE











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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24066: 400 Pass A Grille Way

Action Request: Motion to approve Case Number 24066 for the local historic designation of the residential property at 400 Pass A Grille Way.

Strategic Objective:

Date: December 12, 2024

Prepared By: Lynn Rosetti, Consultant

Through: Denise Sanderson, Community Development Director

Summary of Issue: This single-family residential structure and guest house is in the historic Pass-a-Grille neighborhood where 400 Pass-a-Grille Way has been determined to be a contributing Craftsman style building in the Pass-a-Grille National Register Historic District. Built in 1910, this building is one of the oldest remaining homes constructed in Pass-a-Grille. The building is a 2-story frame and masonry structure with a hip roof. The building's exterior fabric consists primarily of rusticated concrete block and asbestos shingles. Evaluation of this property during the 2015 historic survey update of Pass-a-Grille determined that 400 Pass-a-Grille Way was a contributing structure to the historic district. Historically, this house was known as Waldron House because it was the home of P.G. and Emma Waldron. P.G. Waldron was active in state politics and was also a broker. Emma Waldron was active in civic affairs.

Funding: N/A

Attachments:

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



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

Local Historic Designation Case No. 24066 Joseph and Sandra Rhodes

Date: December 5, 2024

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

REQUEST	The property owners of this single-family residential property located in Pass-a-Grille are requesting Local Landmark Designation for this property.
SUBJECT PROPERTY	400 Pass-a-Grille Way – Morey Beach Block 8, Lot 5 less west 40ft Parcel I.D. #19-32-16-58932-008-0050
LAND USE / ZONING	RLM-2, Pass-a-Grille Way – Residential District / Pass-a-Grille Overlay
YEAR BUILT	Circa 1910 (see attached Florida Master Site File (PI00914))
HISTORIC STATUS	Constructed in 1910, this Craftsman style structure was determined to be contributory to the Pass-a-Grille National Register Historic District in 1986.
SURROUNDING AREA	North – Single-family residential circa 1910 South – 4 th Avenue, Duplex circa 1935, Single-family residential circa 1963 East – Pass-a-Grille Way, Pass-a-Grille Channel West – Alleyway, 4-unit residential circa 1955

BACKGROUND AND ANALYSIS

This single-family residential structure and guest house is in the historic Pass-a-Grille neighborhood where 400 Pass-a-Grille Way has been determined to be a contributing Craftsman style building in the Pass-a-Grille National Register Historic District. Built in 1910, this building is one of the oldest remaining homes constructed in Pass-a-Grille. The building is a 2-story frame and masonry structure with a hip roof. The building's exterior fabric consists primarily of rusticated concrete block and asbestos shingles. Evaluation of this property during the 2015 historic survey update of Pass-a-Grille determined that 400 Pass-a-Grille Way was a contributing structure to the historic district. Historically, this house was known as Waldron House because it was the home of P.G. and Emma Waldron. P.G. Waldron was active in state politics and was also a broker. Emma Waldron was active in civic affairs.

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, city staff shall prepare a designation report for the Historic Preservation Board's review. 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 and guest house is a contributing property within the Pass-a-Grille historic district. It is one of the oldest houses in Pass-a-Grille and was built circa 1910 in the Craftsman architectural style. The building's exterior primarily uses concrete rusticated block and asbestos shingles. It has a hip roof that is covered with composition shingles. Evaluation of this property during the 2015 survey update determined it to be a contributing structure to the Pass-a-Grille National Register historic district because it is an early and integral part of the Pass-a-Grille Historic District, and it supports the existing character of the overall district through its architectural style and integrity along with its association with persons significant in the area of community planning and development.

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 1910 this single-family residential structure located at 400 Pass-a-Grille Way meets this requirement in the categories of architecture and community planning and development as it supports the overall character of the neighborhood. In addition, this house was known as Waldron House because it was the home of P.G. and Emma Waldron. P.G. Waldron was active in state politics and was also a broker. Emma Waldron was active in civic affairs.

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 is and has been a well-maintained residential structure in the Pass-a-Grille neighborhood.

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

Not applicable at this time.

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

400 Pass-a-Grille Way is zoned RLM-2/ PAG (Residential Low Medium/ Pass-a-Grille Overlay. 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 400 Pass-a-Grille Way be recognized as a locally designated historic landmark as requested by the property owners because it is characteristic of the other early residential properties found in the Pass-a-Grille historic district and it is a contributing individual property within this historic district.

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 current exterior 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:

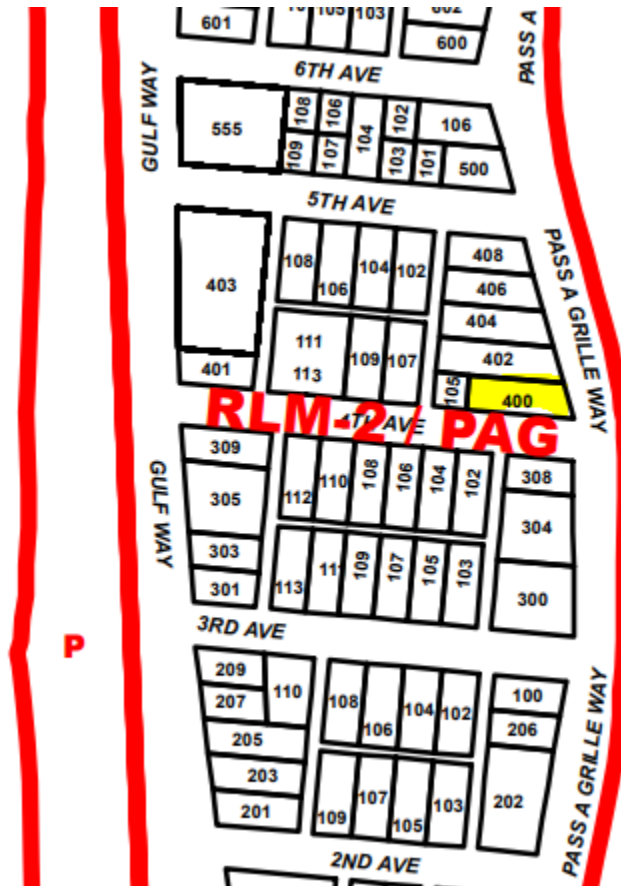
- a. is one of the earliest residential buildings within the district and is a recognized architectural style (Craftsman).
- b. Is associated the with area' s historic community planning and development efforts.

Staff analysis: Staff supports this application to locally designate 400 Pass-a-Grille Way and finds that the building is significant in the following areas:

- a. Architecture (Craftsman style) and one of the earliest remaining buildings of its era, and
- b. It was associated with individuals who were involved in the early community planning and development of Pass-a-Grille which was an individual township until 1957 when it was incorporated with three other townships into the city of St. Petersburg Beach (which was later renamed Sr. Pete Beach.)

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this residential property located at 400 Pass-a-Grille Way because it is significant in architecture and was associated with individuals involved in community planning and development.

ZONING MAP



Old Pass-a-Grille Property Card Record Photograph





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24066

Property Owner Name & Address

Agent or Representative Name & Address

Joseph & SUNDRA Rhodes
400 PASS-A-Grille Way
St. Pete Beach, FL 33706

Phone (727) 455-9802

Phone _____

Email Address JDRhodes24@gmail.com

Email Address _____

Property Address, Legal Description, Parcel ID

Moreau Beach BIK 8, LOT 5 less W40 ft
19-32-16-58932-008-0050
400 PASS-A-Grille Way SPB, FL 33706

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 RHODES FAMILY TRUST located at 400 PASS-A-Grille Way SPB, and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Sandra A Rhodes

Date: 10/23/24

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.

(See Attached Survey)

FUNCTION OR USE**Historic Functions****Current Functions**

Living & Guest Quarters
(Residential)

DESCRIPTION**Architectural Classification**

Built in 1910

Materials

Frame & MASONRY

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.

6. Builder

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs. *See pictures.*
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.

Areas of Significance (please describe the following):

1. Period of Significance

one of the first houses built on
PASS-A-Grille.

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

1910 Built.

3. Significant Persons

4. Cultural Affiliation/Historic Period

5. Architect

CERTIFIED TO: BUSINESS MORTGAGE, INC.
PIONEER TITLE, INC.
AMERICAN PIONEER TITLE INSURANCE
JOSEPH D. RHODES
JAMES T. ROTHERMAL

SEC. 19, TWP. 32 S., RGE. 16 E.
PROJECT NUMBER 007-94-674

5TH AV. (F)

FCM 4"

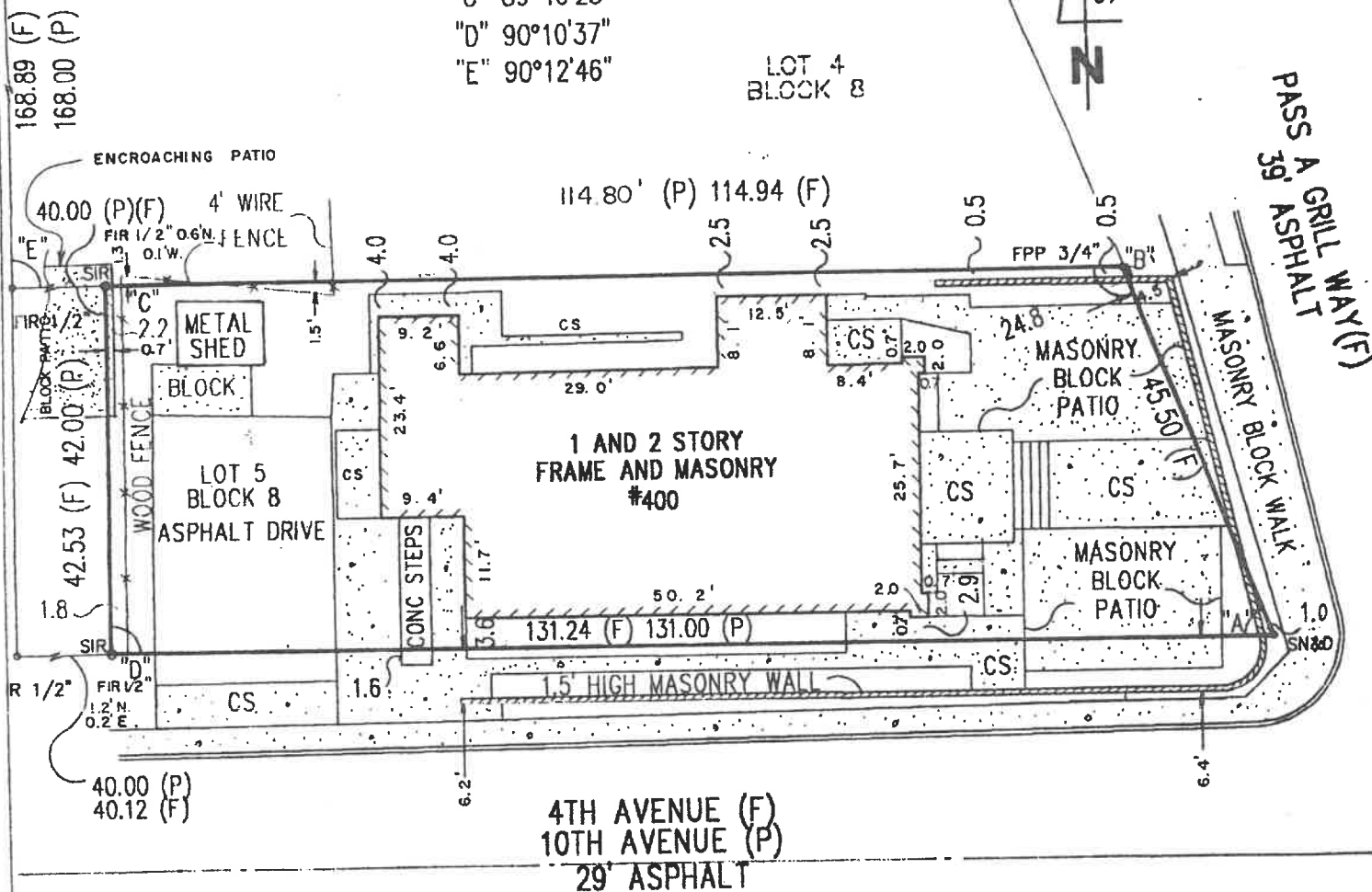
TABLE OF INTERIOR FIELD ANGLES *

"A" 68°50'07"
"B" 111°12'53"
"C" 89°46'23"
"D" 90°10'37"
"E" 90°12'46"

LOT 4
BLOCK 8

SCALE: 1"=20'

N



LOT 5 LESS THE WEST 40 FEET, BLOCK "8", MOREY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

John O. Diehl
JOHN O. DIEHL LS #4053

NOTES AND LEGEND

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
2. ELEVATIONS (IF SHOWN) ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
3. * FIELD MEASURED ANGLES ARE SHOWN. NO BEARINGS ARE SHOWN ON THE RECORD PLAT.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
400 PASS A GRILLE WAY

FOR INSURANCE COMPANY USE

Policy Number:

City
ST. PETERSBURG BEACH

State
Florida

ZIP Code
33706

Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption FRONT VIEW PHOTO DATE: 05/14/2018



Photo Two

Photo Two Caption LEFT VIEW PHOTO DATE: 05/14/2018

ELEVATION CERTIFICATE**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008

Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.**FOR INSURANCE COMPANY USE**Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
400 PASS A GRILLE WAY

Policy Number:

City
ST. PETERSBURG BEACHState
FloridaZIP Code
33706

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo One

Photo One Caption REAR VIEW PHOTO DATE: 05/14/2018



Photo Two

Photo Two Caption RIGHT VIEW PHOTO DATE: 05/14/2018

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI00914**
 Field Date 1-5-2015
 Form Date 1-29-2015
 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) Waldron 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 400 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) 4th Avenue/5th Avenue
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-008-0050 Landgrant _____
 Subdivision Name MOREY BEACH Block 8 Lot 5
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1910 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1910 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 Porch, windows
 Additions: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Rear
 Architect (last name first): _____ Builder (last name first): _____
 Ownership History (especially original owner, dates, profession, etc.) P.G. and Emma Waldron: P.G. was active in state politics and was a broker, she was active in civic affairs.
 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 1.5
 Exterior Fabric(s) 1. Shingles-asbestos 2. Other 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Gable dormer 2. Shed dormer
 Windows (types, materials, etc.) Picture windows, sliding 1-light windows
 Distinguishing Architectural Features (exterior or interior ornaments) Rusticated concrete block, overhanging eaves
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) No visible secondary resources. Rusticated concrete-block wall and iron fence.

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)	

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) Central, 1-leaf door located on enclosed porch.

Porch Descriptions (types, locations, roof types, etc.) Shed-roofed front porch supported by rusticated concrete-block posts and kneewall now enclosed with picture windows.

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

Narrative Description of Resource This is constructed of rusticated concrete-block and is enclosed by a wall of similar materials. Significant features include a gable dormer and shed dormers. The structure is said to be one of the oldest in Pass-a-Grille.

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

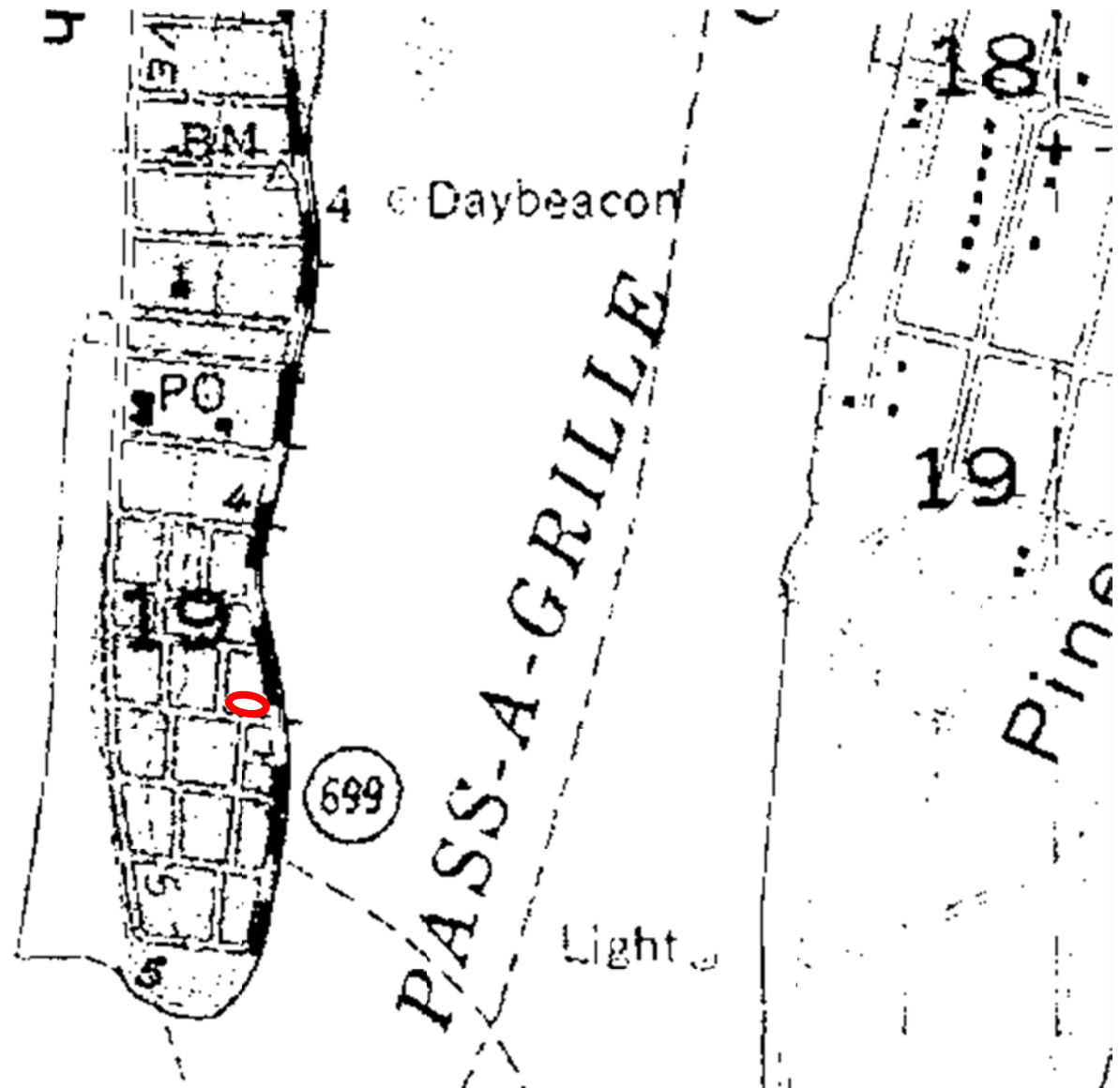
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



Pass-a-Grille_400_P100914_01

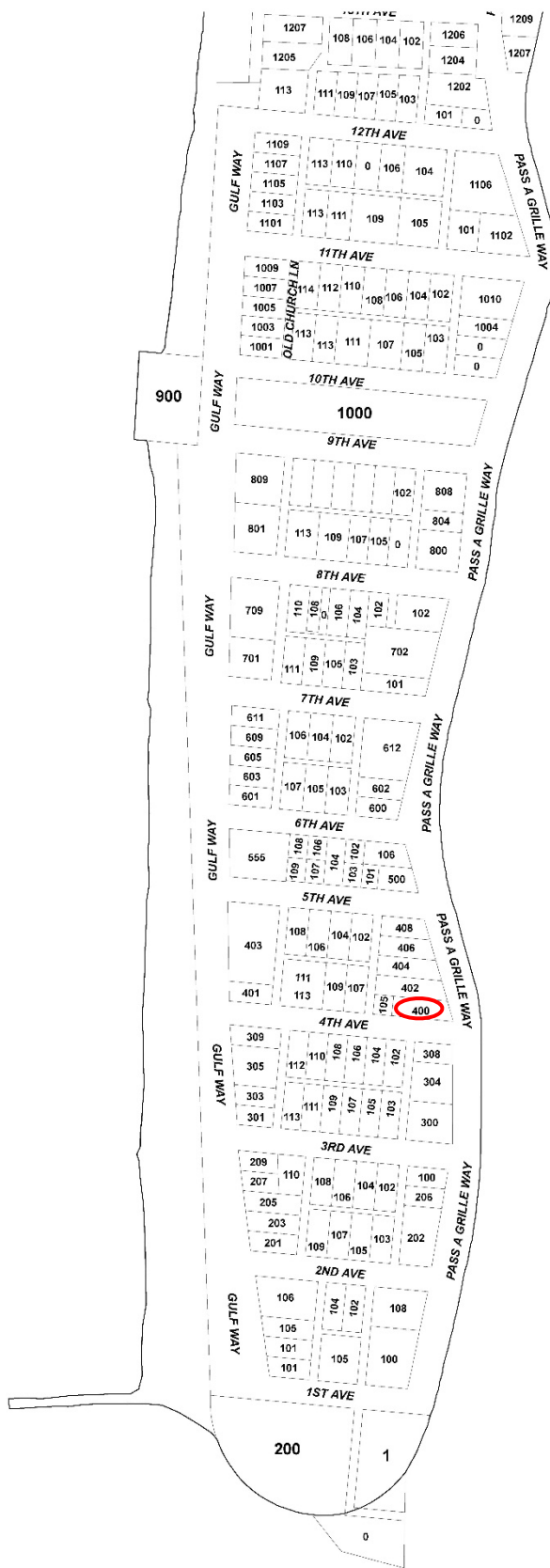


Pass-a-Grille_400_P100914_02



Site #8PI00914

Address: 400 PASS-A-GRILLE WAY



Site #8PI00914

Address: 400 PASS-A-GRILLE WAY

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24079: 2702 Pass A Grille Way

Action Request: Motion to approve Case Number 24079 for the local historic designation of the residential property at 2702 Pass A Grille Way.

Strategic Objective:

Date: December 12, 2024

Prepared By: Lynn Rosetti, Consultant

Through: Kristin Coman, Community Development Director

Summary of Issue: This single-family residential structure is in the historic Pass-a-Grille neighborhood where 2702 Pass-a-Grille Way has been determined to be a contributing structure in the Pass-a-Grille National Register Historic District. Built in 1938, this building is characteristic of the houses constructed in Pass-a-Grille. The building is a 2-story Frame Vernacular with vinyl siding. The roof is gable and is covered with asphalt shingles. The house has windows that are 1/1 and 2/2 double-hung vinyl sash. There are overhanging eaves and a curved bay window. Evaluation of this property during the 2015 historic survey update of Pass-a-Grille determined that 2702 Pass-a-Grille Way was a contributing structure to the historic district.

Funding: N/A

Attachments:

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



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

Local Historic Designation Case No. 24079 Sharon K. and Gerard F. Incangelo

Date: December 5, 2024

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

REQUEST	The property owners of this single-family residential property located in Pass-a-Grille are requesting Local Landmark Designation for 2702 Pass-a-Grille Way.
SUBJECT PROPERTY	2702 Pass-a-Grille Way – North Pass-a-Grille Sec. A, Block D, Lot 10 Parcel I.D. #18-32-16-61002-004-0100
LAND USE / ZONING	RLM-2, Pass-a-Grille Way – Residential District / Pass-a-Grille Overlay
YEAR BUILT	Circa 1938 (see attached Florida Master Site File (PI12657))
HISTORIC STATUS	Constructed in 1938, this Frame Vernacular style structure was determined to be contributory to the Pass-a-Grille National Register Historic District.
SURROUNDING AREA	North – Multi-family Apartment Building 1950 South – Single-family residential circa 1946 East – Pass-a-Grille Way, Vacant residential land 220'x110' (4 lots) West – Vacant Residential lot (45'x110')

BACKGROUND AND ANALYSIS

This single-family residential structure is in the historic Pass-a-Grille neighborhood where 2702 Pass-a-Grille Way has been determined to be a contributing structure in the Pass-a-Grille National Register Historic District. Built in 1938, this building is characteristic of the houses constructed in Pass-a-Grille. The building is a 2-story Frame Vernacular with vinyl siding. The roof is gable and is covered with asphalt shingles. The house has windows that are 1/1 and 2/2 double-hung vinyl sash. There are overhanging eaves and a curved bay window. Evaluation of this property during the 2015 historic survey update of Pass-a-Grille determined that 2702 Pass-a-Grille Way was a contributing structure to the historic district.

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, city staff shall prepare a designation report for the Historic Preservation Board's review. 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 property within the Pass-a-Grille historic district. It was built circa 1938 and is Frame Vernacular in style. Built in 1938, this building is characteristic of the houses constructed in Pass-a-Grille. The building is a 2-story Frame Vernacular with vinyl siding. The roof is gable and is covered with asphalt shingles. The house has windows that are 1/1 and 2/2 double-hung vinyl sash. There are overhanging eaves and a curved bay window. Evaluation of this property during the 2015 historic survey update of Pass-a-Grille determined that 2702 Pass-a-Grille Way was a contributing structure to the historic district. As such, it supports the existing character of the overall district 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 1938 this single-family residential structure located at 2702 Pass-a-Grille Way meets this requirement in the categories of architecture and community planning and development as it supports 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 is and has been a well-maintained residential structure in the Pass-a-Grille neighborhood.

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

Not applicable at this time.

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

2702 Pass-a-Grille Way is zoned RU-2/PAG (Residential Low/ Pass-a-Grille Overlay). 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 2702 Pass-a-Grille Way be recognized as a locally designated historic landmark as requested by the property owners because it is characteristic of the other historic residential properties found in the Pass-a-Grille historic district and it is a contributing individual property within this historic district.

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 current exterior 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. is one of the earlier residential buildings (1938) within the district and is a recognized architectural style (Frame Vernacular).
- b. Is associated the with area' s historic community planning and development efforts.

Staff analysis: Staff supports this application to locally designate 2702 Pass-a-Grille Way and finds that the building is significant in the following areas:

- a. Architecture (Frame Vernacular): this is an early (1938) pre-WWII residential building, and
- b. It reflects the community planning and development of Pass-a-Grille.

Staff recommendation: Staff recommends **APPROVAL** of the requested Local Historic Designation of this residential property located at 2702 Pass-a-Grille Way because it is significant in architecture and reflects the early community development of Pass-a-Grille.

ZONING MAP



AERIAL PHOTOGRAPH



FLORIDA MASTER SITE FILE PHOTOGRAPHS (2015)







Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24079

Property Owner Name & Address

Agent or Representative Name & Address

Sharon K. & Gerard F. Lacangelo
2702 Pass A Grille Way
St. Pete Beach FL 33706

Phone C: 703-407-6514 (Sharon)

Phone C: 703-963-2388 (Gerard/Jerry)

C: 703-963-2388 (Gerard)
Email Address sharon.i@outlook.com

Email Address jerry.i@gowebway.com

Property Address, Legal Description, Parcel ID

North Pass-A-Grille Sec A BLKD, Lot 10

Parcel ID: 18-32-16-61002-004-0100

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 Home located at 2702 Pass A Grille Way 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: Gerard F. Lacangelo

Date: 10/29/2024



CamScanner

Page 98 of 349

Contributing
site

TYPE OF REQUEST

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

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

See survey provided separately.

FUNCTION OR USEHistoric Functions

Current Functions

Primary Residence / Dwelling

DESCRIPTIONArchitectural Classification

Ranch / Minimal Traditional Style

Materials

Wood frame walls

Cinderblock crawl, Concrete slab

Asphalt shingle Roof

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 or 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

According to Reference [1], the period of significance is c. 1900 to 1957, when the last buildings were constructed in the incorporated town of Pass-A-Grille, which became ^{incorporated} into the city of St. Pete Beach.

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

Built: 1938

Altered: 1985-1987 to incorporate the components into an integrated structure, and add a 2nd story in the back.

3. Significant Persons

None known

4. Cultural Affiliation/Historic Period

According to Reference [1], the home is located in the mainly residential historic district that still retains the sense of place and period of development that distinguishes it from the rest of the overall Tampa Bay metro area. It is part of the second development era from 1927 to 1945, that spans the Florida Land Bust, Great Depression, and end of WWII.

5. Architect

Unknown

6. Builder

Unknown

Narrative Description

- See Cont. Sheet 6
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. - *Not applicable.*
 5. Provide a location map, showing relevant zoning and land use information. - *Leave blank. The planner will fill this in.*

Major Bibliographic References

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

Reference [1]: National Archives Catalog ID 77843722,
 "Florida SP Pass-A-Gritte Historic District (Boundary Increase)"
 9/15/2003.

Continuation Sheet 6

Narrative Description:

1. Property records indicate the original structure of the home was built in 1938. My understanding is the home consisted of the main cottage with patio in the front interconnected with a breezeway apartment to a side-load garage in the back. Then in 1985-1987, my father-in-law remodeled the home to incorporate the patio into a sun room, add a 2nd story in the back, and change the garage entry from side to back. This remodel created interesting architectural lines when looking at the side and back views of the home.

Photos will be provided separately.

2. The building exemplifies or reflects the broad cultural, economic, and social history of the city. Refer to page 4 for the areas of significance regarding the period of significance, significant dates, cultural affiliation and historic period.
3. The existing condition of the home was impacted by Hurricanes Helene and Milton. To restore the interior of the home to its pre-damage condition requires repairs to the 1st floor and attached garage with storage room on the ground level. Specifically, replacement of drywall and insulation, floor cabinets, wood flooring, wall outlets, and appliances.

There was very minor damage sustained to the exterior of the home except for the two, outdoor A/C units that are inoperable and need to be replaced. The minor damage consists of one roof shingle that was bent up and needs to be glued down, the vinyl siding adjacent to the front window that either needs to be reset or replaced, and one row of vinyl siding on the right side that was punctured and cracked. Also, the wood fence was damaged in multiple sections and needs repair or replacement.

We intend on making these repairs, and don't foresee any changes in material or design.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12657**
 Field Date 1-5-2015
 Form Date 2-27-2015
 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) 2702 Pass-a-Grille Way 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 2702 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: _____
 Cross Streets (nearest / between) 27th Avenue/28th 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 # 18-32-16-61002-004-0100 Landgrant _____
 Subdivision Name NORTH PASS-A-GRILLE SEC Block D Lot 10
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1938 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1938 To (year): _____
 Current Use _____ From (year): _____ To (year): _____
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: Unknown Nature Siding and windows
 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 Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Vinyl 2. _____ 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 and 2/2 double-hung vinyl sash windows, bay window
 Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, curved bay window

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A garage is attached to the rear elevation. A large 2-story addition is on top of the garage and main house.

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)				

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Other 2. Vinyl
 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) The off-center, 1-leaf entrance is located in a bay recessed from the main block.

Porch Descriptions (types, locations, roof types, etc.) The building does not have a porch.

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

Narrative Description of Resource This 1-story dwelling was originally a small, side-gable roofed structure with exterior-end chimney. Alterations include vinyl siding, relocation of the entry, replacement windows and large 2-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.



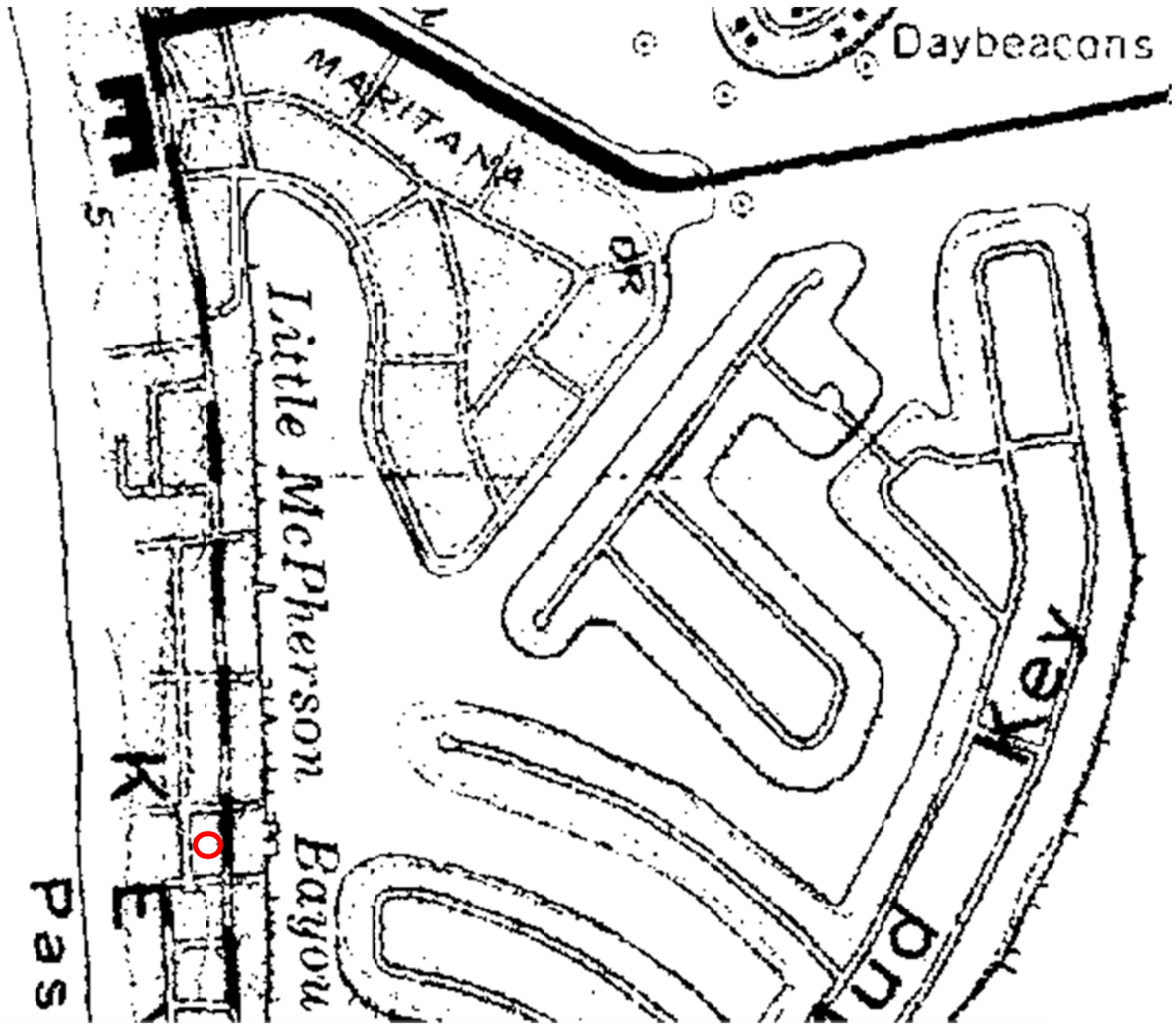
Pass-a-Grille_2702_P112657_03



Pass-a-Grille_2702_P112657_01

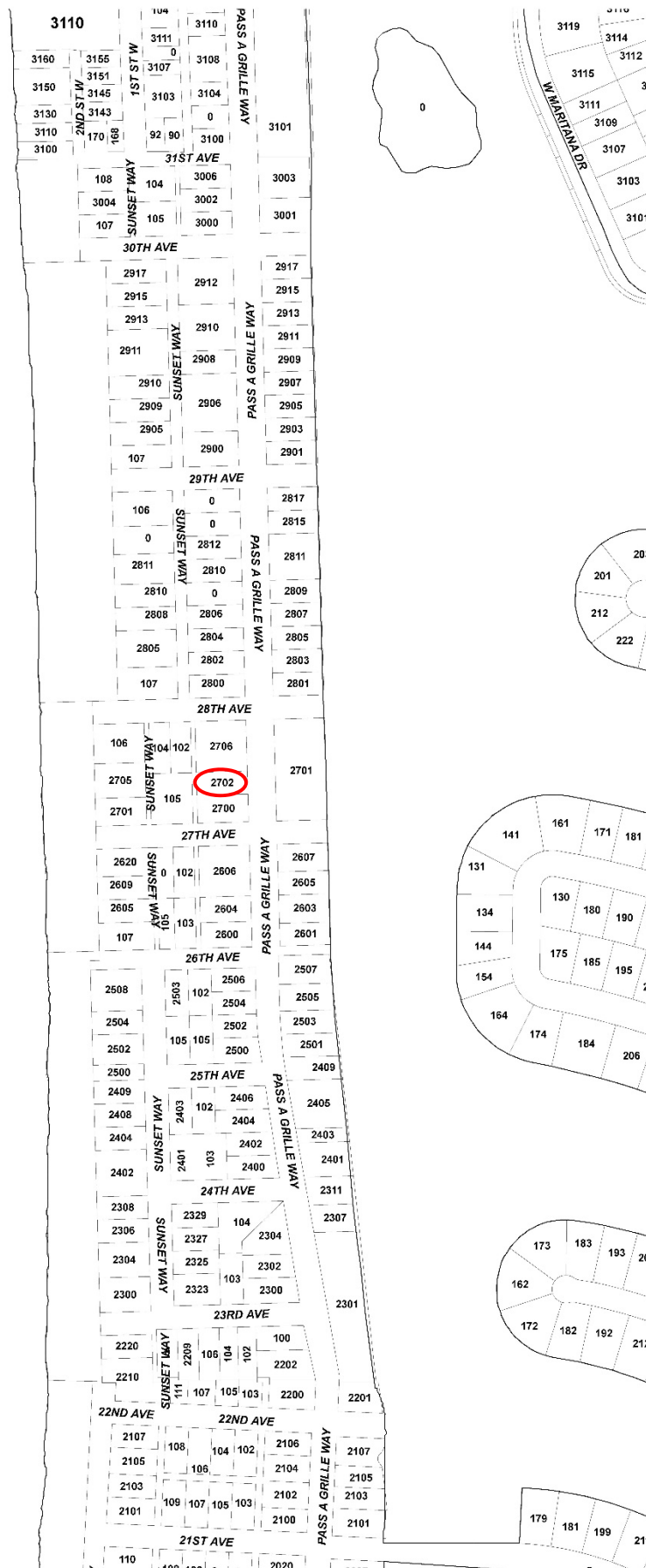


Pass-a-Grille_2702_P112657_02



Site #8PI12657

Address: 2702 PASS-A-GRILLE WAY



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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24081: 3521 Casablanca Avenue

Action Request: Motion to approve Case Number 24081 for local historic designation of the residential property at 3521 Casablanca Avenue.

Strategic Objective:

Date: December 12, 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 Mid-Century Modern ranch style building of masonry construction. It has a gable roof covered with concrete tiles. The windows are vinyl. The foundation materials are concrete block, and the structural system is concrete. This house was surveyed earlier this year during an historic survey of the Don CeSar Place and Belle Vista neighborhoods. Evaluation of this property during the survey determined 3521 Casablanca Avenue to be a contributing structure to the Don CeSar historic neighborhood because it supports the character of the overall Don CeSar neighborhood through its architectural style and integrity.

Funding: N/A

Attachments:

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



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

Local Historic Designation Case No. 24081: Patricia Armstrong and Paul Muellner

Date: December 5, 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	3521 Casablanca Avenue – Don CeSar Place. Blk 12, Lot 11 Parcel I.D. #07-32-16-21852-012-0110
LAND USE / ZONING	RU-2, Residential District
YEAR BUILT	Circa 1964 (per attached Florida Master Site File (PI16171))
HISTORIC STATUS	Constructed in 1964, this Ranch styled residential structure was determined to be contributory to the Don CeSar Place neighborhood during the 2024 historic survey of Don CeSar Place.
SURROUNDING AREA	North – 36 th Avenue / Single-family residential circa 1951 South – Single-family residential circa 1956 East – Single-family residential circa 1969 West – Casablanca Avenue / Single-family residential circa 1965

BACKGROUND and ANALYSIS

This single-family residential structure located in the Don Cesar Place neighborhood is a contributing Mid-Century Modern ranch style building of masonry construction. It has a gable roof covered with concrete tiles. The windows are vinyl. The foundation materials are concrete block, and the structural system is concrete. This house was surveyed earlier this year during an historic survey of the Don CeSar Place and Belle Vista neighborhoods. Evaluation of this property during the survey determined 3521 Casablanca Avenue to be a contributing structure to the Don CeSar historic neighborhood because it supports the 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 Mid Century masonry ranch style building within the Don CeSar Place neighborhood. It has a gable roof with concrete tile. Its garage is attached. 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 1964, this single-family residential structure located at 3521 Casablanca Avenue meets this requirement in the category of community planning and development as it supports the overall character of the neighborhood as noted in the FMSF form.

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 Place 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.

3521 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 3521 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 the Don CeSar Place neighborhood 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.

A photograph is attached to this designation report.

Sec. 28.22 – Designation criteria established.

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

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

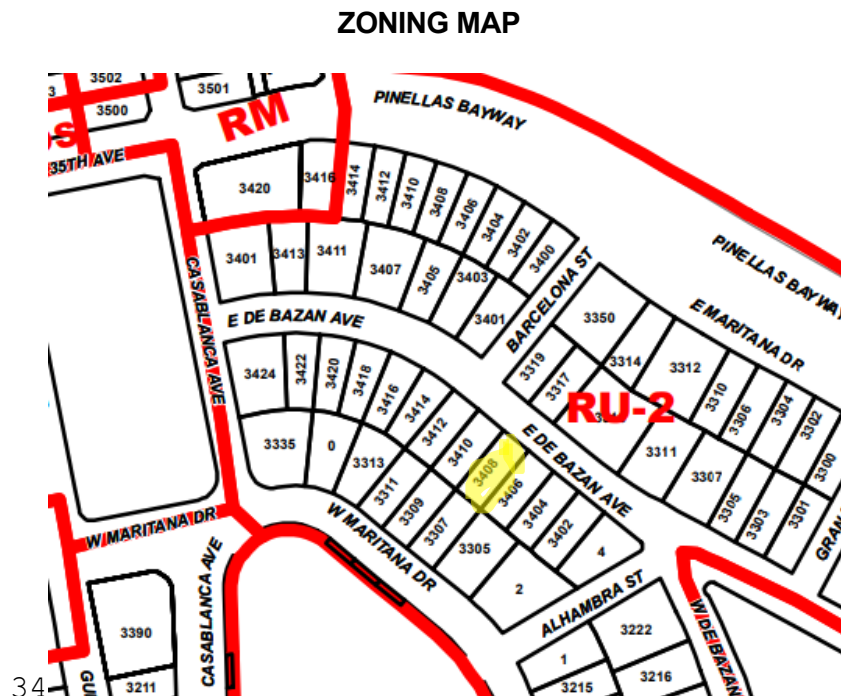
- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or

Staff analysis: Staff supports this application to locally designate 3408 E DeBazan 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 Don CeSar Place and St. Pete Beach.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this residential property located at 3521 Casablanca Avenue because it:

- a. It reflects the broad cultural, economic, and social history of Don CeSar Place and St. Pete Beach.



SUBJECT PROPERTY:
3521 Casablanca Ave

ZONING
RU-2 District



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24081

Property Owner Name & Address

Agent or Representative Name & Address

Patricia Armstrong / Paul Mueller
3521 Casablanca Ave
St Pete Beach 33700

Phone _____

Phone _____

Email Address _____

Email Address _____

Property Address, Legal Description, Parcel ID

- 3521 Casablanca Ave
- Don Ce-Sar Place Blk 12, Lot 11
- 07-32-16-21852-012-0110

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): P116171

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of _____ located at _____ 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: _____ Date: _____

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.

LAND AREA: 5,502 SF ACREAGE: 0.12

LAND DIMENSIONS: 50 X 110

FUNCTION OR USEHistoric Functions

Current Functions

SINGLE FAMILY HOME

DESCRIPTIONArchitectural Classification

SPANISH MEDITERRANEAN
DESIGN

Materials

STUCCO, GABLE ROOF, w/
RED TILE

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 1960's era, midcentury modern

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

1963/1964 with addition in 2000/2002
SPANISH MEDITERRANEAN style house w/ RED
tile ROOF.

3. Significant Persons

ORIGINAL owners Robert A. Bayers/Bernice W. Bayers
w/ the latter Bernice W. Bayers being a patron
of the arts, an artist/sculptor possibly and descendant
* OF Benjamin West. See ATTACHED Research.

4. Cultural Affiliation/Historic Period

* See ATTACHED Historical Structure form
Completed by SPB June/Sept 8, 2024.
Field Date of survey 6/24/24
Form Date of survey 9/8/24.

5. Architect

6. Builder

Narrative Description

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

Major Bibliographic References

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



NARRATIVE DESCRIPTION:

3521 Casablanca Avenue is an architecturally beautiful example of Spanish Mediterranean architecture in keeping with the historically relevant Don Cesar neighborhood it is located in. Prominent exterior features are terra cotta pathway leading to rounded arched entry way with red tiled roof. House is of solid cement block construction.

As per city records an addition was added in 2000 which square footage in the back of the house all rear windows have a view of the historically significant pink palace, Don Cesar hotel.

3521 Casablanca in keeping with the style and the spirit of the Don Cesar area would be an asset to the SPB historical architectural registry, as it adds significant aesthetical value to the neighborhood and Don Cesar community.

ATTACHED REFERENCE DOCUMENT:

Historical Structure Form, Florida Master Site file as completed by the city of SPB.

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. Continuous 2. Concrete 3. Concrete
 Foundation Material(s): 1. Concrete Block 2. Concrete 3. Concrete

Main Entrance (stylistic details)

glass door with sidelight inset porch

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

round column, gable roof

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

Narrative Description of Resource

This is a Ranch style building with vinyl windows, gable roof with concrete tile, and attached garage.

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 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 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

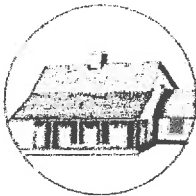
① USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED

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.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

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

Site#8 **PI16171**Field Date **6-24-2024**Form Date **9-8-2024**

Recorder # _____

Site Name(s) (address if none) **3521 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

Street Number **3521** Direction ☒ Street Name **CASABLANCA** Street Type **Avenue** Suffix Direction ☒
 Address: **3521**
 Cross Streets (nearest / between) **Intersection of Casablanca Ave and 36th 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** 1/4 section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # **073216218520120110** Landgrant _____
 Subdivision Name **DON CE-SAR PLACE** Block **12** Lot **110**
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting **3 2 8 8 1 0** Northing **3 0 6 6 4 8 8**
 Other Coordinates: X: **27.71184033** Y: **-82.7363509** Coordinate System & Datum **WGS 1984**
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: **1964** ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use **Private Residence (House/Cottage/Cabin)** From (year): **1964** To (year): **2024**
 Current Use **Private Residence (House/Cottage/Cabin)** From (year): **1964** To (year): **2024**
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: **7-27-2020** Nature **windows, porch**
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): **Unknown** Builder (last name first): **Unknown**
 Ownership History (especially original owner, dates, profession, etc.)
MUELLNER, PAUL EBERHARD; ARMSTRONG, PATRICIA MARIE (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. _____ 3. _____
 Roof Type(s) 1. **Gable** 2. _____ 3. _____
 Roof Material(s) 1. **Concrete tile** 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
2-light sliding vinyl lnd; 1-light sliding vinyl flanking 1-light fixed

Distinguishing Architectural Features (exterior or interior ornaments)
wide eaves, stucco molded window trim, Bahama 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 ObjectionNR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see *National Register Bulletin 15*, p. 2)

Insert: Armstong/Muellner Application for Local Historic Designation

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY:

Site Map:

3521 Casablanca Avenue Aerial Overview from County Tax Assessors Site



Front Porch Detail



View From Rear Window:

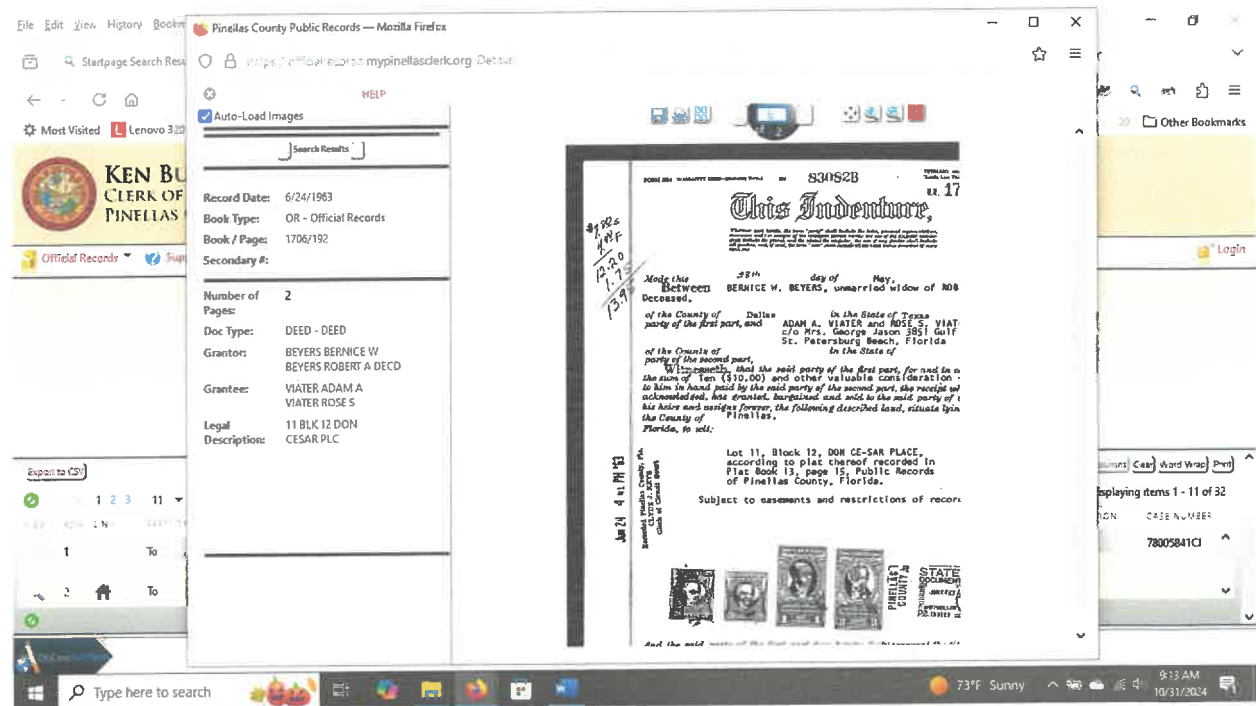


AREAS OF SIGNIFICANCE:

3. Significant persons: Original owners Robert A. Beyer and Bernice W. Beyers. **Bernice W. Beyers** looks to be a descendant/family member of Benjamin West American born painter 1738-1820 as well as an artist/sculptor herself and a patron of the arts. The linkage is from the deed below with her address listed as Dallas, TX and subsequent supporting data is attached below.

This was initially found in searching Pinellas County Property appraiser site which linked to County Clerk (<https://officialrecords.mypinellasclerk.org/Details/>) site. Bernice W. Roberts sold 3521 Casablanca Avenue in 1936 to Adam Andrew Viater and Rose Viater.

SOURCE: Pinellas County Public Records



SOURCE: National Gallery of Art Provenance of Telemachus and Calypso c 1809 Benjamin West American born painter 1738-1820

Possibly (the artist's estate sale, Henry J. and George Henry Robins, London, 20-22 June 1829, 1st day, no. 132, as Telemachus in the Island of Calypso, unfinished).[1] possibly Henry Corbould [1787-1844], in 1832.[2] (Mortimer Brandt [1905-1993], New York); acquired by Mrs. E. Lovette West [1885-1962, Bess Palmer West], Bronxville, New York; her daughter, Mrs. Robert A. Beyers

3521 Casablanca Avenue St Pete Beach, Florida 33706

[1906-1987, Bernice West Beyers], Chittenden, Vermont, and Dallas;[3] gift 1963 to the Corcoran Gallery of Art, Washington; acquired 2015 by the National Gallery of Art.

SOURCE: SMITHSONSONIAN ARCHIVE OF AMERICAN ART

Bernice Delemar West was born on April 26, 1906 in New York City

She first worked in the studio of Lu Duple, her former teacher at the Bennett School. From 1927 to 1929, she also studied under Alexander Archipenko, Edmond R. Amateis, and Winold Reiss. In the fall of 1929, West began studies at the Art Students League under William Zorach.

Beginning in 1934, she exhibited primarily in New England and Florida. She was later influenced by the Haitian and Mayan art work she encountered while on a Guggenheim Fellowship in 1937-1938.

West was married in March 1940 to Robert Arthur Beyers, and their family moved permanently to Dallas, Texas, where they were primarily patrons of the arts.

Bernice West Beyers died in 1987.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

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

Clear Form Values

Site#8 **PI16171**
 Field Date 6-24-2024
 Form Date 9-8-2024
 Recorder # _____

Site Name(s) (address if none) 3521 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

Clear Location Values

Address: Street Number 3521 Direction ▼ Street Name CASABLANCA Street Type Avenue Suffix Direction ▼
 Cross Streets (nearest / between) Intersection of Casablanca Ave and 36th Ave
 USGS 7.5 Map Name PASS-A-GRILLE 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 # 073216218520120110 Landgrant _____
 Subdivision Name DON CE-SAR PLACE Block 12 Lot 110
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 3 2 8 8 1 0 Northing 3 0 6 6 4 8 8
 Other Coordinates: X: 27.71184033 Y: -82.7363509 Coordinate System & Datum WGS 1984
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1964 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1964 To (year): 2024
 Current Use Private Residence (House/Cottage/Cabin) From (year): 1964 To (year): 2024
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 7-27-2020 Nature windows, porch
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.)
MUELLNER, PAUL EBERHARD; ARMSTRONG, PATRICIA MARIE (current)

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

DESCRIPTION

Clear Description Values

Style Ranch Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Concrete tile 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
2-light sliding vinyl lnd; 1-light sliding vinyl flanking 1-light fixed

Distinguishing Architectural Features (exterior or interior ornaments)
wide eaves, stucco molded window trim, Bahama 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. _____
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no ☐ insufficient info Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)

DESCRIPTION (continued)

Clear Description Values

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. Continuous 2. Concrete
 Foundation Material(s): 1. Concrete Block 2. Concrete

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

glass door with sidelight inset porch

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

round column, gable roof

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

Narrative Description of Resource

This is a Ranch style building with vinyl windows, gable roof with concrete tile, and attached garage.

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 aeriels 1942, 1951, 1957, 1984; Pinellas County GIS Historic Aeriels 1926, 1965, 1975; National Environmental Title Research historic aeriels 1969, 1971, 1984

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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 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

Clear Documentation Values

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.

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24086: 108 15th Avenue

Action Request: Motion to approve Case Number 24086 for the local historic designation of the front single-story residence at 108 15th Avenue.

Strategic Objective:

Date: December 12, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The subject parcel contains one complete lot of the Webster's Map plat, which was completed in the early 1900s. The residence on the lot was constructed in 1925 and found to be a contributing resource in both the 2003 boundary increase of the Pass A Grille National Register Historic District, as well as in the local re-survey in 2015. There is a more contemporary detached garage on the property that is not considered a contributing resource.

Funding: N/A

Attachments:

1. Case 24086 Staff Report
2. Application
3. Florida Master Site File
4. November 2024 Photos
5. 24086 - Staff Report



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

Local Historic Designation Case No. 24086: Terry and Margaret Perna

Meeting Date: December 5, 2024

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting local historic designation of the one-story single family residence on the property.
SUBJECT PROPERTY	108 15 th Ave; WEBSTER'S MAP, WARREN BLK C, LOT 91; Parcel ID # 18-32-16-95454-005-0910.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1925
HISTORIC STATUS	Constructed in 1925, the lot contains a single-story, single-family residence that was considered contributing to the Pass A Grille National Register Historic District during its boundary increase in 2003, and was found to remain contributing during the City's re-survey in 2015. A detached single-level garage exists on the property and is not considered contributing as of the 2015 re-survey.
SURROUNDING AREA	North – 15 th Avenue & Hurley Park South – Alleyway & tri-plex residence East – Single-family residence West – Alleyway & residences

BACKGROUND and ANALYSIS

The subject parcel contains one complete lot of the Webster's Map plat, which was completed in the early 1900s. The residence on the lot was constructed in 1925 and found to be a contributing resource in both the 2003 boundary increase of the Pass A Grille National Register Historic District, as well as in the local re-survey in 2015. There is a more contemporary detached garage on the property that is not considered a contributing resource.

Right: A photograph included with the property's 1936 property card, showing the residence.



Right: The residence photographed in 2015 as part of its Florida Master Site File update.



Right: The structure as photographed in November 2024.





Above, left: The 1948 Sanborn map of the property.

Above, center: A 1972 aerial of the property.

Above, right: The current aerial of the property.

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 a simple rectangular frame vernacular residence with weatherboard siding and asphalt shingles, elevated over a crawlspace with lattice. The residence was constructed with a partially enclosed porch that has since been enclosed along the sides with windows and a door entrance installed at the front, and the siding is noted as an alteration. Other alterations and additions include an addition to the rear of the structure. Its distinguishing features include overhanging eaves per its 2015 Florida Master Site File. The half-hipped roof over what was previously utilized as a front porch, as well as the gable roof, is also original to the home.

Staff noted significant damage to the roof during a site visit in November 2024, which the owner stated was due to the recent hurricanes. Minor damage also appears to have been sustained to the lattice over the crawlspace and to the siding at the rear of the structure. The applicant states that there is no damage to the interior of the structure.

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

The structure is noted in the property's 2015 Florida Master Site File as contributing in the areas of architecture and community planning and development.

The home is constructed in a frame vernacular and relatively unadorned. Frame vernacular is the most common architectural style in Pass A Grille, with the 1925-built primary residence reflecting the simple designs that were made more common in the 1930s according to the narrative of the boundary increase nomination in 2003. It was built shortly after the platting of the Morey Beach subdivision, which replaced blocks A through C of the 1913 Phillips division that included what was originally named Washington (now Hurley) Park. The structure was built the

same year as the Hurley Park Apartments, located immediately to its west across an alleyway, and shortly after the replatting of the subdivision. Along with the Apartments, the residence is one of two along 15th Avenue that remains a contributing resource.

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 asphalt roof took significant damage from the 2024 hurricanes, although the applicant states that the interior of the structure is undamaged. The fascia of the residence is also showing deterioration. Damage to the remainder of the exterior of the residence appears to be minor.

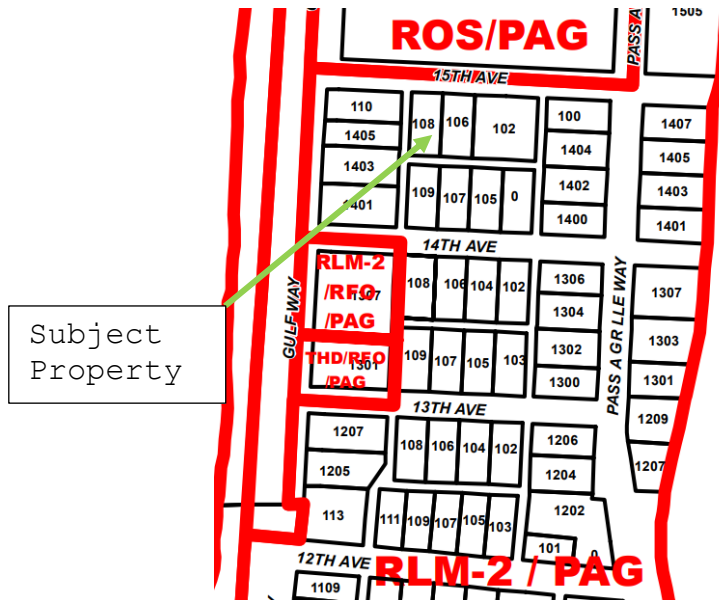
All frontage alterations to the structure have taken place prior to the most recent re-survey of the property. There are no permits for the property dating back to 2007. The homeowner appears to have made superficial repairs or cleaning of the weatherboard siding, and painted the door at some point between 2015 and 2019.

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

The applicant is only seeking to restore the roof at this time. The structure is and will remain a single-family residence.

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

108 15th 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 structure is utilized as a single-family residence and there are no known zoning threats to the structure as maintained. Should the applicant seek to expand the structure in the future, it faces threats from required setbacks and lot coverage maximums, the latter due to an existing garage at the rear of 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 one-story residence for designation as a local historic building. The structure retains the simple architecture of the frame vernacular style in the 1920s, and is appropriate for its location in terms of scale and massing. Staff recommends the overhanging eaves, half-hipped roof, and crawlspace with lattice as the features 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 front structure at 108 15th 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 (early 20th century).

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the front single-story residence at 108 15th Ave (Case No. 24086).

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/NARApodstorage/lz/electronic-records/rg-079/NPS_FL/03000943.pdf.



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24086

Property Owner Name & Address

Agent or Representative Name & Address

Terry + Margaret Perna
108 15th ave
Pass A Grille, FL 33706

Phone 727-463-4843

Phone _____

Email Address HeidiPerna62@gmail

Email Address _____

Property Address, Legal Description, Parcel ID

108 15th ave, St. Pete Beach (Pass a Grille), FL 33706
Webster's Map, Warren block, Lot 91, parcel # 18-32-16-95454-005-
0910
FMSE # PI 12558

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): PI12558 - Contributing

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of _____ located at 108 15th ave and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Terry + M. Heidi Perna Date: 11/5/24

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.

Websters MAP, Warren block C, Lot 9¹, parcel 18-32-16-95454-005-0910
 Lot is 50x100.

FUNCTION OR USE**Historic Functions**

Current Functions

single family home
 property use # 0110

DESCRIPTION**Architectural Classification**

Frame Vernacular Home

Materials

wood frame, heart pine floor,
 wood lath, chicken wire, plaster
 rough cut siding. foundation, piers

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

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

constructed 1925

3. Significant Persons

4. Cultural Affiliation/Historic Period

5. Architect

6. Builder

Narrative Description

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

Major Bibliographic References

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

To the members of the Historic Board of Pass a Grille:

Please consider our request to have our home located at 108 15th ave Pass a Grille designated as historic. I live here with my husband Terry and son Colt. My husband bought our little cotage in 1977. He grew up on 13th ave with his now decesased parents. This has been home to us , our only home, for a long time. People have knocked on our door and offered to buy it, storms have scared us, its small, but we made it work. Our daughter was career US Coast Guard and after all her moves while serving she still considers this home. Our son Colt played baseball at Hurley Park, ran the beach , swam in the Gulf practically every day, made lifelong friends both young and old here. I was a Navy brat and moved alot. In fact, I attended 12 schools. This has been my only true home. I carefully decorated it, and even talked to it whenever we had to do something to it, telling it we won't hurt you. When we left for hurricane Milton I kissed the front door, prayed for it, telling it to hang in there. I felt like Scarlet O' Hara when we came around the corner and saw our little cottage still standing and in good shape. This is not a second home, an Airbnb, or an investment. it's our home and we love it like a child. I am asking that our cottage be included in the Historic Registry of Pass a Grille to protect and preserve it. Thank you for your consideration.

Sincerely,

Terry, Heidi, Colt and Tara Perna.









☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12558**
 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) 108 15th 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 108 Direction _____ Street Name 15th Avenue Street Type Avenue Suffix Direction _____
 Address: 108 15th Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-95454-005-0910 Landgrant _____
 Subdivision Name WARREN WEBSTER'S MAP Block C Lot 91
 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 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 Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Weatherboard 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (domers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 2/2 double-hung wood sash
 Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A modern 2-bay garage is located on the rear of the property and does not contribute.

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. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Poured Concrete Footing 2. _____
 Main Entrance (stylistic details) Central, 1-leaf door is located on the enclosed porch.

Porch Descriptions (types, locations, roof types, etc.) The front porch has a half-hipped roof and has been enclosed with weatherboard siding and 2/2 double-hung wood sash windows.

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

Narrative Description of Resource Set on tapered concrete piers, the 1-story dwelling is of wood-frame construction and is clad with weatherboard siding. It features 2/2 double-hung wood sash windows and enclosed half-hipped porch with central, 1-leaf door.

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. The modern garage does not contribute.

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.



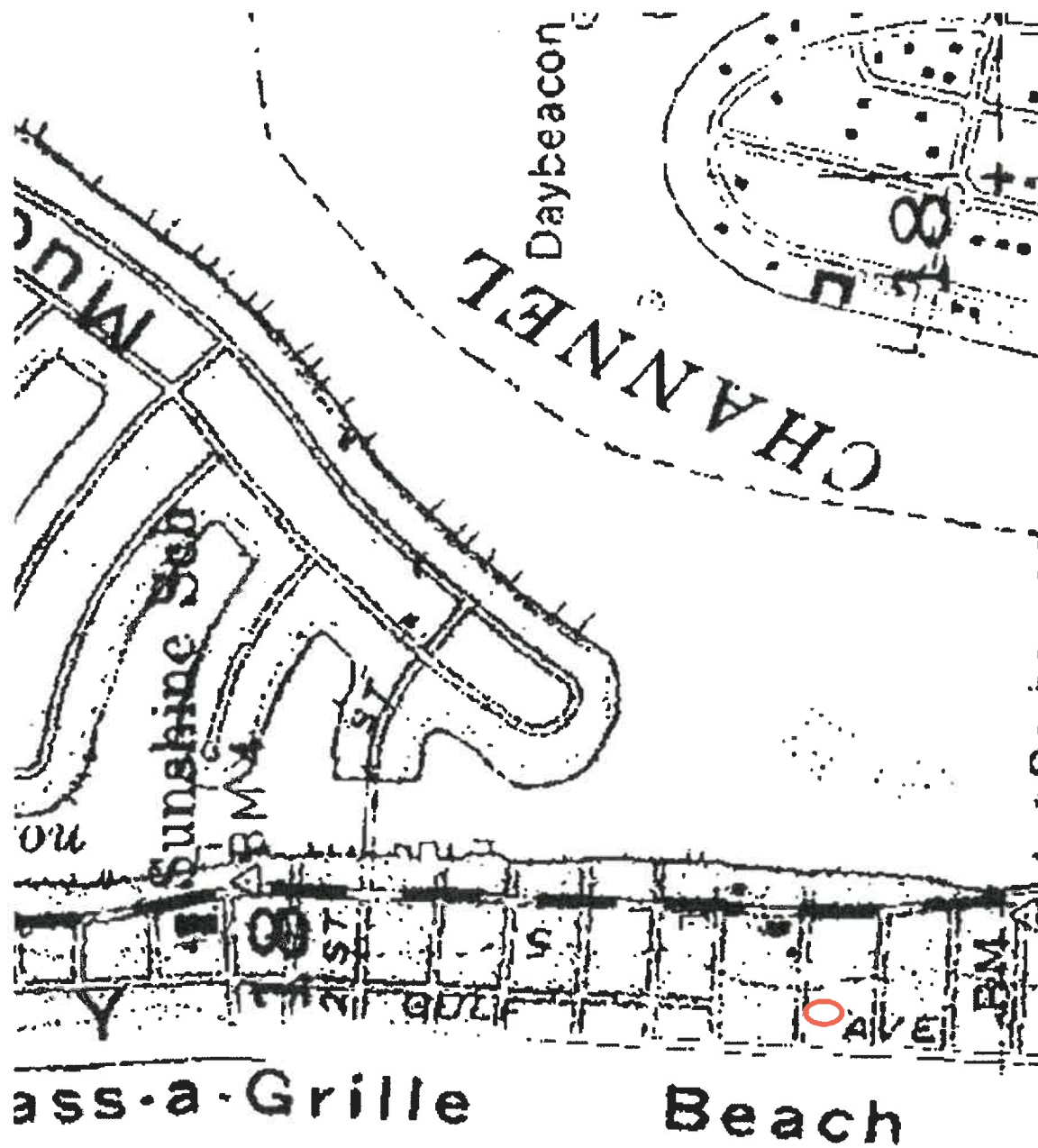
13th_100_P112556_02



15th_100_P112556_03



18th_100_P112556_01



Address: 108 15TH AVENUE

Site #8P112558

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12558**
 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) 108 15th 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 108 Direction _____ Street Name 15th Avenue Street Type Avenue Suffix Direction _____
 Address: 108 15th Avenue Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 18 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 18-32-16-95454-005-0910 Landgrant _____
 Subdivision Name WARREN WEBSTER'S MAP Block C Lot 91
 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 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 Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Weatherboard 2. _____ 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.) 2/2 double-hung wood sash
 Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A modern 2-bay garage is located on the rear of the property and does not contribute.

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)				

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
 Structural System(s): 1. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Piers 2. _____
 Foundation Material(s): 1. Poured Concrete Footing 2. _____
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Porch Descriptions (types, locations, roof types, etc.) The front porch has a half-hipped roof and has been enclosed with weatherboard siding and 2/2 double-hung wood sash windows.

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

Narrative Description of Resource Set on tapered concrete piers, the 1-story dwelling is of wood-frame construction and is clad with weatherboard siding. It features 2/2 double-hung wood sash windows and enclosed half-hipped porch with central, 1-leaf door.

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. The modern garage does not contribute.

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.



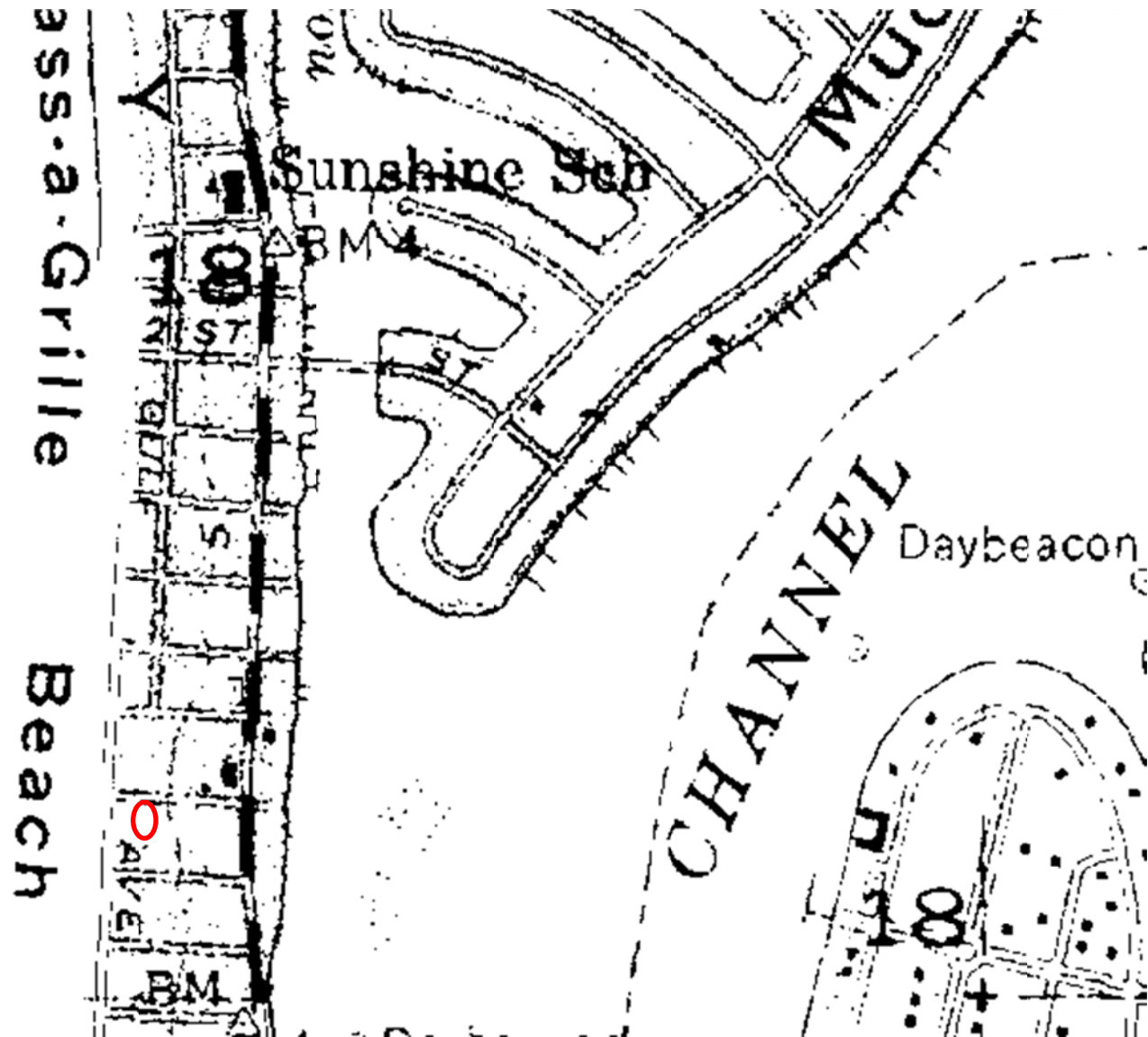
15th_108_P112558_01



15th_108_P112558_03

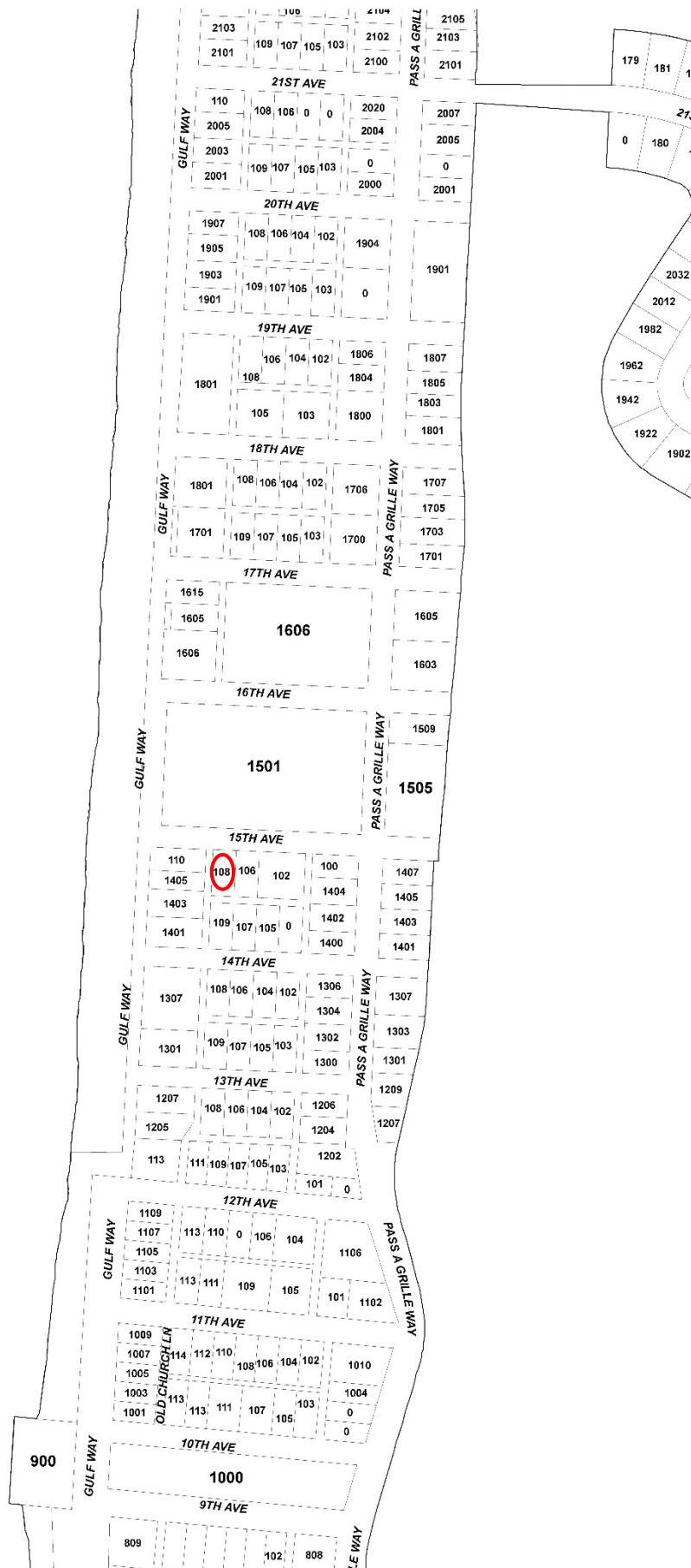


15th_108_P112558_02



Site #8PI12558

Address: 108 15TH AVENUE







WELCOME
TO OUR
COTTAGE

108

PEACE
LOVE
SUNSHINE







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

Local Historic Designation Case No. 24086: Terry and Margaret Perna

Meeting Date: December 5, 2024

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting local historic designation of the one-story single family residence on the property.
SUBJECT PROPERTY	108 15 th Ave; WEBSTER'S MAP, WARREN BLK C, LOT 91; Parcel ID # 18-32-16-95454-005-0910.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1925
HISTORIC STATUS	Constructed in 1925, the lot contains a single-story, single-family residence that was considered contributing to the Pass A Grille National Register Historic District during its boundary increase in 2003, and was found to remain contributing during the City's re-survey in 2015. A detached single-level garage exists on the property and is not considered contributing as of the 2015 re-survey.
SURROUNDING AREA	North – 15 th Avenue & Hurley Park South – Alleyway & tri-plex residence East – Single-family residence West – Alleyway & residences

BACKGROUND and ANALYSIS

The subject parcel contains one complete lot of the Webster's Map plat, which was completed in the early 1900s. The residence on the lot was constructed in 1925 and found to be a contributing resource in both the 2003 boundary increase of the Pass A Grille National Register Historic District, as well as in the local re-survey in 2015. There is a more contemporary detached garage on the property that is not considered a contributing resource.

Right: A photograph included with the property's 1936 property card, showing the residence.



Right: The residence photographed in 2015 as part of its Florida Master Site File update.



Right: The structure as photographed in November 2024.





Above, left: The 1948 Sanborn map of the property.

Above, center: A 1972 aerial of the property.

Above, right: The current aerial of the property.

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 a simple rectangular frame vernacular residence with weatherboard siding and asphalt shingles, elevated over a crawlspace with lattice. The residence was constructed with a partially enclosed porch that has since been enclosed along the sides with windows and a door entrance installed at the front, and the siding is noted as an alteration. Other alterations and additions include an addition to the rear of the structure. Its distinguishing features include overhanging eaves per its 2015 Florida Master Site File. The half-hipped roof over what was previously utilized as a front porch, as well as the gable roof, is also original to the home.

Staff noted significant damage to the roof during a site visit in November 2024, which the owner stated was due to the recent hurricanes. Minor damage also appears to have been sustained to the lattice over the crawlspace and to the siding at the rear of the structure. The applicant states that there is no damage to the interior of the structure.

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

The structure is noted in the property's 2015 Florida Master Site File as contributing in the areas of architecture and community planning and development.

The home is constructed in a frame vernacular and relatively unadorned. Frame vernacular is the most common architectural style in Pass A Grille, with the 1925-built primary residence reflecting the simple designs that were made more common in the 1930s according to the narrative of the boundary increase nomination in 2003. It was built shortly after the platting of the Morey Beach subdivision, which replaced blocks A through C of the 1913 Phillips division that included what was originally named Washington (now Hurley) Park. The structure was built the

same year as the Hurley Park Apartments, located immediately to its west across an alleyway, and shortly after the replatting of the subdivision. Along with the Apartments, the residence is one of two along 15th Avenue that remains a contributing resource.

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 asphalt roof took significant damage from the 2024 hurricanes, although the applicant states that the interior of the structure is undamaged. The fascia of the residence is also showing deterioration. Damage to the remainder of the exterior of the residence appears to be minor.

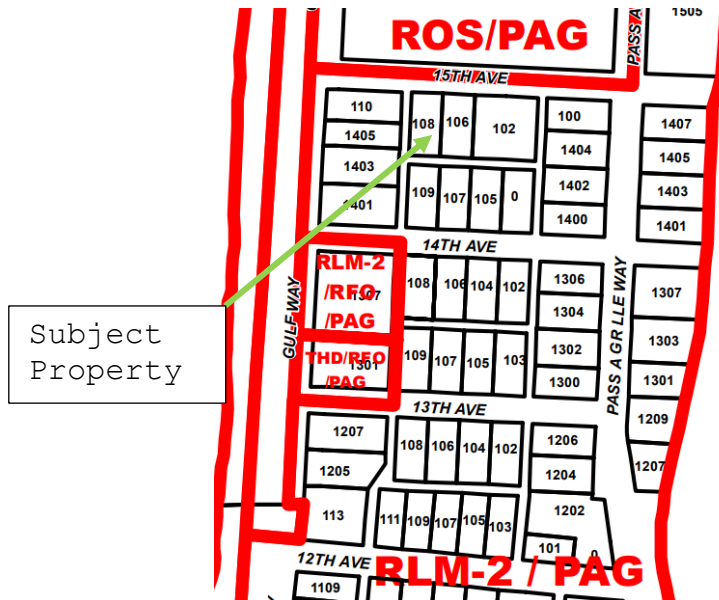
All frontage alterations to the structure have taken place prior to the most recent re-survey of the property. There are no permits for the property dating back to 2007. The homeowner appears to have made superficial repairs or cleaning of the weatherboard siding, and painted the door at some point between 2015 and 2019.

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

The applicant is only seeking to restore the roof at this time. The structure is and will remain a single-family residence.

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

108 15th 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 structure is utilized as a single-family residence and there are no known zoning threats to the structure as maintained. Should the applicant seek to expand the structure in the future, it faces threats from required setbacks and lot coverage maximums, the latter due to an existing garage at the rear of 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 one-story residence for designation as a local historic building. The structure retains the simple architecture of the frame vernacular style in the 1920s, and is appropriate for its location in terms of scale and massing. Staff recommends the overhanging eaves, half-hipped roof, and crawlspace with lattice as the features 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 front structure at 108 15th 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, with craftsman details) and period (early 20th century).

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the front single-story residence at 108 15th Ave (Case No. 24086).

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.

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24087: 3611 Casablanca Avenue

Action Request: Motion to approve Case Number 24087 for the local historic designation of the property at 3611 Casablanca Avenue.

Strategic Objective:

Date: December 12, 2024

Prepared By: Gilbert Martinez, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: This duplex currently utilized as a single-family home, located in the Don CeSar Place neighborhood, is a contributing masonry Mid-Century ranch-style building. The exterior features a combination of block and stucco materials, complemented by Art Deco elements. The original front porch and the steps leading to the in-law quarters have been preserved. Since 2020, the property has seen updates, including the addition of Bahama shutters and a new roof. The house was evaluated as part of a historic survey conducted earlier this year (June 2024) of the Don CeSar Place and Belle Vista neighborhoods. The survey concluded that 3611 Casablanca Avenue is a contributing structure to a potential Don CeSar historic district, as it enhances the neighborhood's overall character through its architectural style and preservation. The property was prepared a Florida Master Site File, but as of the drafting of this report, is not part of a local or National Register historic district.

Funding: N/A

Attachments:

1. 24087 - Staff Report
2. Application
3. Florida Master Site File
4. Photos - November 2024



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

Local Historic Designation Case No. 24087: Phyllis Parker

Meeting Date: December 5, 2024

Prepared By: Gil Martinez, Senior Planner, Community Development

REQUEST	The property owner of this duplex style residential structure with its original connected in-laws quarter located in Don CeSar Place is requesting Local Historic Designation for this property.
SUBJECT PROPERTY	3611 Casablanca Avenue – Don CeSar Place BLK 13, LOTS 5 AND 6. Property I.D. #07-32-16-21852-013-0050
LAND USE / ZONING	RU-2, Residential District
YEAR BUILT	Circa 1949 (per attached Florida Master Site File (PI16175))
HISTORIC STATUS	Constructed in 1949, 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 South – Single-Family Residential East – Multi Family Duplex Style West – Duplex Style Multi Family Residential

BACKGROUND and ANALYSIS

This duplex structure, located in the Don CeSar Place neighborhood, is a contributing masonry Mid-Century ranch-style building. The exterior features a combination of block and stucco materials, complemented by Art Deco elements. The original front porch and the steps leading to the in-law quarters have been preserved. Since 2020, the property has seen updates, including the addition of Bahama shutters and a new roof. The house was evaluated as part of a historic survey conducted earlier this year (June 2024) of the Don CeSar Place and Belle Vista neighborhoods. The survey concluded that 3611 Casablanca Avenue is a contributing structure to a potential Don CeSar historic district, as it enhances the neighborhood's overall character through its architectural style and preservation. The property was prepared a Florida Master Site File, but as of the drafting of this report, is not part of a local or National Register historic district.

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 duplex, built in 1949, is a contributing masonry ranch-style structure within the Don CeSar Place neighborhood. It reflects the key characteristics of Mid-Century Florida Ranch architecture. An evaluation during a recent survey identified the property as a contributing structure to the Don CeSar historic district, as it enhances the neighborhood's overall character 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 1949, this residence at 3611 Casablanca Avenue, with its original attached in-law quarters, meets the criteria for community planning and development and contributes to the overall character of the neighborhood. According to the FMSF form, the property is not associated with significant people or events but remains an important part of the neighborhood's character.

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 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.

3611 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 the residential structure at 3611 Casablanca Avenue be designated as a local historic landmark, as requested by the property owner. The property is consistent with other residential structures in Don CeSar Place and was recently identified in a historic survey as a contributing property to the 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 3611 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 3611 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



AERIAL PHOTOGRAPH

Residence at
3611 Casablanca
Avenue



FLORIDA MASTER SITE FILE PHOTOGRAPH (2024)



Existing Damage











Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Agent or Representative Name & Address

Phyllis Parker
3611 Casablanca Ave
St. Pete Beach 33706

Phone 317-753-6332 Phone _____

Email Address dade36@sbeglobal.net Email Address _____

Property Address, Legal Description, Parcel ID

3611 Casablanca Ave, Donce-Sar Place
Blk-13 Lots 5 And 6 07-32-16-21852-013-0050

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 _____ located at 3611 Casablanca Ave and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Phyllis Parker Date: 11/6/24

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**

Single Family / multi

Current Functions

Single Family / Multi

DESCRIPTION**Architectural Classification**

1949 Ranch / mid Century
With Art Deco Features

Materials

Block / stucco

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 or 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)

1949 Built, 2020 Roof, ~~Windows + Doors~~
~~on house 2020~~, Bahama
 Shutters 2020,

3. Significant Persons

4. Cultural Affiliation/Historic Period

1949 Post war

5. Architect

Classic mid Century Florida Ranch
 with original Front Porches and steps
 on the in law house it has the
 original Porch over hang with curved
 Detailing. original Fire Place.

6. Builder

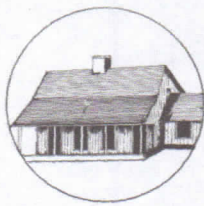
Narrative Description

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

Major Bibliographic References

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

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Site#8 PI16175
 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) 3611 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

Clear Location Values

Street Number Direction Street Name Street Type Suffix Direction
 Address: 3611 CASABLANCA
 Cross Streets (nearest / between) Between Casablanca Ave and E Maritana Dr
 USGS 7.5 Map Name PASS-A-GRILLE 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 1/4 section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name:
 Tax Parcel # 073216218520130050 Landgrant
 Subdivision Name DON CE-SAR PLACE Block 13 Lot 50
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 3 2 8 7 9 0 Northing 3 0 6 6 5 8 6
 Other Coordinates: X: 27.71272301 Y: -82.73657097 Coordinate System & Datum WGS 1984
 Name of Public Tract (e.g., park)

HISTORY

Clear History Values

Construction Year: 1949 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use ~~Preschool~~ Single Family/Duplex From (year): 1949 To (year): 2024
 Current Use ~~Preschool~~ " " From (year): 1949 To (year): 2024
 Other Use From (year): To (year):
 Moves: ☐ yes ☒ no ☐ unknown Date: Original address
 Alterations: ☒ yes ☐ no ☐ unknown Date: 8-26-2020 Nature windows, roof
 Additions: ☐ yes ☒ no ☐ unknown Date: Nature
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.)
 PARKER, THOMAS D; PARKER, PHYLLIS (current)

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

DESCRIPTION

Clear Description Values

Style Mid-century Rancha Exterior Plan Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. 3.
 Roof Type(s) 1. Hip 2. 3.
 Roof Material(s) 1. Composition shingles 2. 3.
 Roof secondary strucs. (dormers etc.) 1. 2.
 Windows (types, materials, etc.)
 1/1 shs vinyl w/ 6/6 false muntins ribbon paired & Ind; 1/1 SHS vinyl Ind & paired
 Distinguishing Architectural Features (exterior or interior ornaments)
 corner windows, wide eaves, Bahama shutters, molded stucco flanking windows
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
 integrated two-car garage

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

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 2 Chimney Material(s): 1. _____ 2. _____Structural System(s): 1. Concrete Block 2. slab 3. _____Foundation Type(s): 1. Crawl space 2. slab 3. _____

Foundation Material(s): 1. _____ 2. _____

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

fiberglass door with leaded glass light; slab door with 1-light

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

square columns, vinyl railings, extension of main roof original to house
over hanging on in law cottage is original to houseCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource

This is a Ranch style building with a two-car integrated garage separating the main residence from a mother-in-law suite.

Column between garage are original to houseArchaeological 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

Clear Significance Values

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

DOCUMENTATION

Clear Documentation Values

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

- | | |
|--|---|
| 1) Document type _____ | Maintaining organization <u>Stantec, Inc.</u> |
| Document description <u>Photos and field notes</u> | File or accession #s <u>172608547</u> |
| 2) Document type _____ | Maintaining organization _____ |
| Document description _____ | File or accession #s _____ |

RECORDER INFORMATION

Recorder Name Kimberly Hinder Affiliation Stantec, Inc.
 Recorder Contact Information 912 267 0060 / 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.



















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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24091: 109 7th Avenue

Action Request: Motion to approve Case Number 24091 for the local historic designation of the single-story residence at 109 7th Avenue.

Strategic Objective:

Date: December 12, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The subject parcel until recently contained one complete lot of the Morey Beach plat, which was completed in the late 1800s when Pass A Grille was still part of Hillsborough County. In 2021 the owner transferred approximately 15 square feet of the lot to the neighboring property. The residence on the lot was constructed in 1925 (1922 in some sources) and found to be a contributing resource in both the 2003 boundary increase of the Pass A Grille National Register Historic District, as well as in the local re-survey in 2015. The structure is a single-story residence elevated on a concrete block foundation which was classified as frame vernacular in the 2015 re-survey.

Funding: N/A

Attachments:

1. Case 24091 Staff Report
2. Application
3. Florida Master Site File (PI12522)
4. November 2024 Photos



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

Local Historic Designation Case No. 24091: Jeff & Joseph James Catanzarita

Meeting Date: December 5, 2024

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting local historic designation of the one-story single family residence on the property.
SUBJECT PROPERTY	109 7 th Ave; Morey Beach Block 6, Lot 13, less a portion as described in O.R. Bk 21434, Pg. 1666; Parcel # 19-32-16-58932-006-0130.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1925
HISTORIC STATUS	Constructed in 1925, the lot contains a single-story, single-family residence that was considered contributing to the Pass A Grille National Register Historic District during its boundary increase in 2003, and was found to remain contributing during the City's re-survey in 2015.
SURROUNDING AREA	North – Alleyway & Bar South – 7 th Avenue & Single-family residence East – Single-family residence West – Single-family residence

BACKGROUND and ANALYSIS

The subject parcel until recently contained one complete lot of the Morey Beach plat, which was completed in the late 1800s when Pass A Grille was still part of Hillsborough County. In 2021 the owner transferred approximately 15 square feet of the lot to the neighboring property. The residence on the lot was constructed in 1925 (1922 in some sources) and found to be a contributing resource in both the 2003 boundary increase of the Pass A Grille National Register Historic District, as well as in the local re-survey in 2015. The structure is a single-story residence elevated on a concrete block foundation which was classified as frame vernacular in the 2015 re-survey.

Right: A photograph included with the property's 1936 property card, showing the residence. The front of the structure has been altered since this photo, with the western porch being converted to living space, the roofline extended, and the foundation of the structure enclosed with concrete.



Right: The residence photographed in 2015 as part of its Florida Master Site File update, showing its current improvements, with the exception of later-added impact windows with mullions.



Right: The structure as photographed in November 2024, showing the windows with six-over one mullions, replacement picture windows, and vinyl surround.





Above, left: The 1948 Sanborn map of the property, showing a detached rear structure that has since been removed.

Above, center: A 1972 aerial of the property, showing a rear addition that has since been removed or modified, with the added front porch area.

Above, right: The current aerial of the property.

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 a frame vernacular, noted in the 2003 boundary increase as a craftsman, which features overhanging eaves as a distinguishing feature. The structure has been modified since its construction, with a low-sloped shed roof enclosed portion added on to the front in an unknown year that preceded 1972 per aerial photographs. The 2015 Florida Master Site File notes vinyl siding, window alterations, and the porch enclosure itself as alterations. The windows have since been replaced with impact-rated windows, some of which contain large mullions, which was found by the City's historic contract planner to more contemporaneous with the 1925 origins of the structure than the sliding windows that adorned it at the time of the most recent historic resources survey. The structure retains the horizontal siding style of the eastern part of the structure from the extant photo provided in 1997, with the western side's vertical siding no longer present. The original eaves are still present behind the shed roof frontage.

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 property's 2015 Florida Master Site File as contributing in the areas of architecture and community planning and development.

The home retains the sole distinguishing element of its original construction, as well as the scale of the single-story bungalow or frame vernacular style that was common in the early 20th century. The applicant states through the application that the structure was constructed by their great

grandfather, although city records of construction are not available and this information cannot be verified. Records show the residence as being with the Catanzarita family since at least 1968.

The construction of the subject structure took place in the early or mid 1920s, and is contemporary with the other extant contributing structures on the block. It was built during the first major boom period in Pinellas County, where population more than doubled by the end of the decade. The structure, along with dozens of other contributing structures in Pass A Grille, were constructed immediately following the opening of the McAdoo Bridge in 1919 which lasted until the land bust in 1926.

The residence is a frame vernacular with later-added vinyl siding to replace what appears to be wood siding from the initial construction. It reflects the simpler design of what the 2003 boundary increase narrative notes as the 1930s frame vernacular construction, which eschewed porches and the more common ornamentation of earlier frame structures, although the structure originally possessed a porch at its frontage that has since been enclosed.

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 applicant states that the structure has not sustained damage from either of the two recent hurricanes. This was verified at the structure's frontage by staff during a site visit.

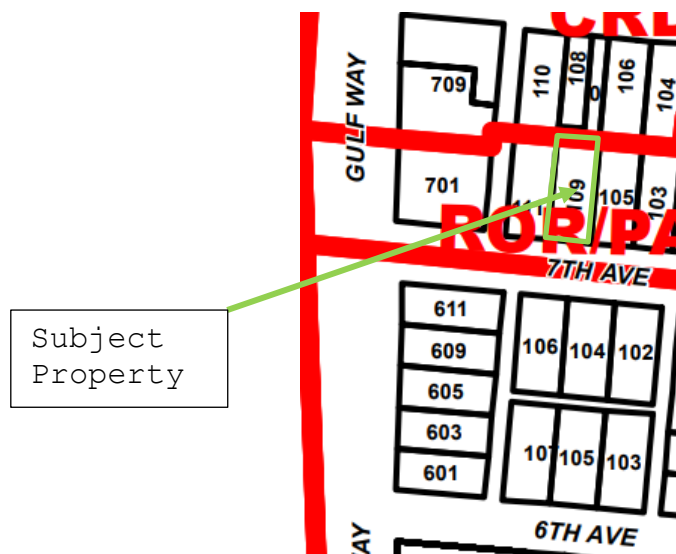
d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicant is not seeking nor is the structure in need of rehabilitation at this time. The building is intended to remain a single-family residential home.

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

109 7th Avenue is zoned ROR Residential/Office/Retail District within the PAG Pass A Grille Overlay District and has a future land use category of ROR, a lower-intensity mixed-use district that allows for standalone residential as well as limited neighborhood-level commercial. The use of the parcel for a single-family home is permitted at the property.

The owner transferred a small segment of the parcel to the abutting neighbor in 2021 without the benefit of City review. The lot retains the minimum width, area, and length for a 'House-Medium' lot in the amended Pass A Grille Overlay District, and is considered conforming to lot dimensions pursuant to Section 20.12. However, it may affect the ability of the lot to be later combined in the future, which is not proposed.



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 one-story residence for designation as a local historic building. The structure retains the simple architecture of the frame vernacular style in the 1920s, and is appropriate for its location in terms of scale and massing. Staff recommends the overhanging eaves as the feature 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 structure at 109 7th Ave 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 (early 20th century).

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the single-story residence at 109 7th Ave (Case No. 24091).

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/NARApodstorage/lz/electronic-records/rg-079/NPS_FL/03000943.pdf.



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24091

Property Owner Name & Address

Agent or Representative Name & Address

JJ & Jeff Catanzarita

109 7th Ave PAG, FL 33706

Phone 646.300.0405

Phone _____

Email Address catanzarita@yahoo.com

Email Address _____

Property Address, Legal Description, Parcel ID

109 7th Ave Legal Description: Block 6 Lot 13 Parcel ID 19-32-16-58932-006-0130

Book 3665 Pg. 848

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): PI12522-Contributing

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of 109 7th AVE PAG, FL 33706 located at 109 7th AVE PAG, 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: _____

Date: 11/11/24

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.

Block 6 Lot 13 4335-sqft County records show 1920 as it's built date. I have an updated survey if requested.

FUNCTION OR USE**Historic Functions**

Great Grandparent's House and family beach house

Current Functions

My homesteaded residence and my brother's House. I live here

DESCRIPTON**Architectural Classification**

1920's Bungalow 3bdr 2ba single story

Materials

Wood frame

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 or 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 1920, accoring to county records

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

Approx 1920

3. Significant Persons

Great Grandparents, Grandparents, Mother & Father

4. Cultural Affiliation/Historic Period

PAG Historic Distict 109 7th AVE

5. Architect

Bungalow

6. Builder

Great Grandfather

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.

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12522**
 Field Date 1-5-2015
 Form Date 3-14-2015
 Recorder # _____

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

Site Name(s) (address if none) 109 7th 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 109 Direction _____ Street Name 7th Street Type Avenue Suffix Direction _____
 Address: 109 7th Avenue
 Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
 City / Town (within 3 miles) St Pete Beach In City Limits? ☒ yes ☐ no ☐ unknown County Pinellas
 Township 32S Range 16E Section 19 ¼ section: ☐ NW ☐ SW ☐ SE ☒ NE Irregular-name: _____
 Tax Parcel # 19-32-16-58932-006-0130 Landgrant _____
 Subdivision Name MOREY BEACH Block 6 Lot 13
 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): c1925 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, porch, windows
 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 Frame Vernacular Exterior Plan Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Vinyl 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.) Sliding 1-light, fixed sash

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. Wood frame 2. _____ 3. _____
 Foundation Type(s): 1. Continuous 2. _____
 Foundation Material(s): 1. Concrete Block 2. _____
 Main Entrance (stylistic details) Central, 1-leaf door is located on the enclosed porch

Porch Descriptions (types, locations, roof types, etc.) The shed-roofed front porch has been enclosed with vinyl siding and sliding windows.

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

Narrative Description of Resource The 1-story dwelling has been altered through the application of vinyl siding, replacement windows, and porch enclosure. The vegetation obstructs photography.

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

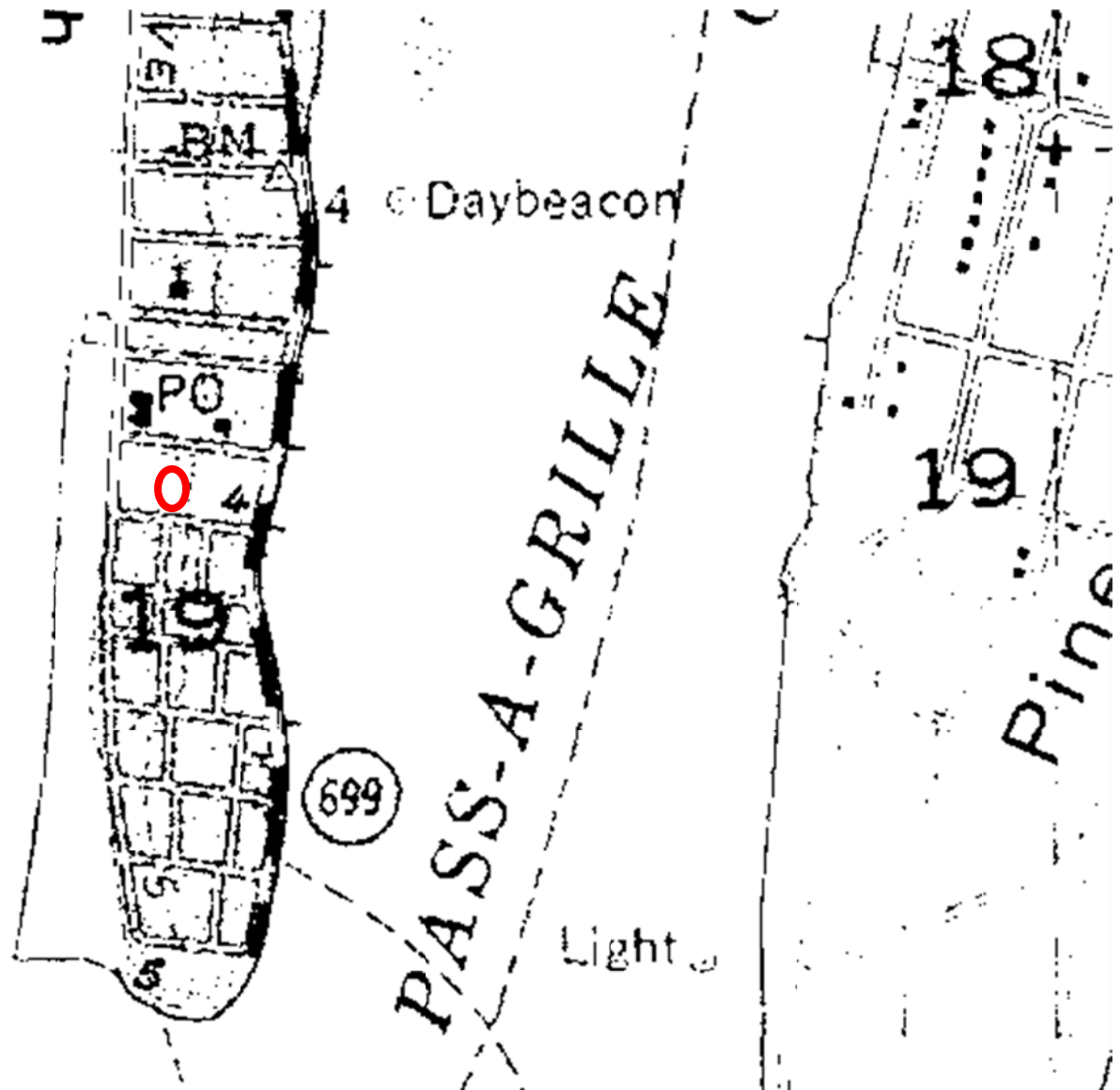
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
 Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.



7th_109_P112522_02

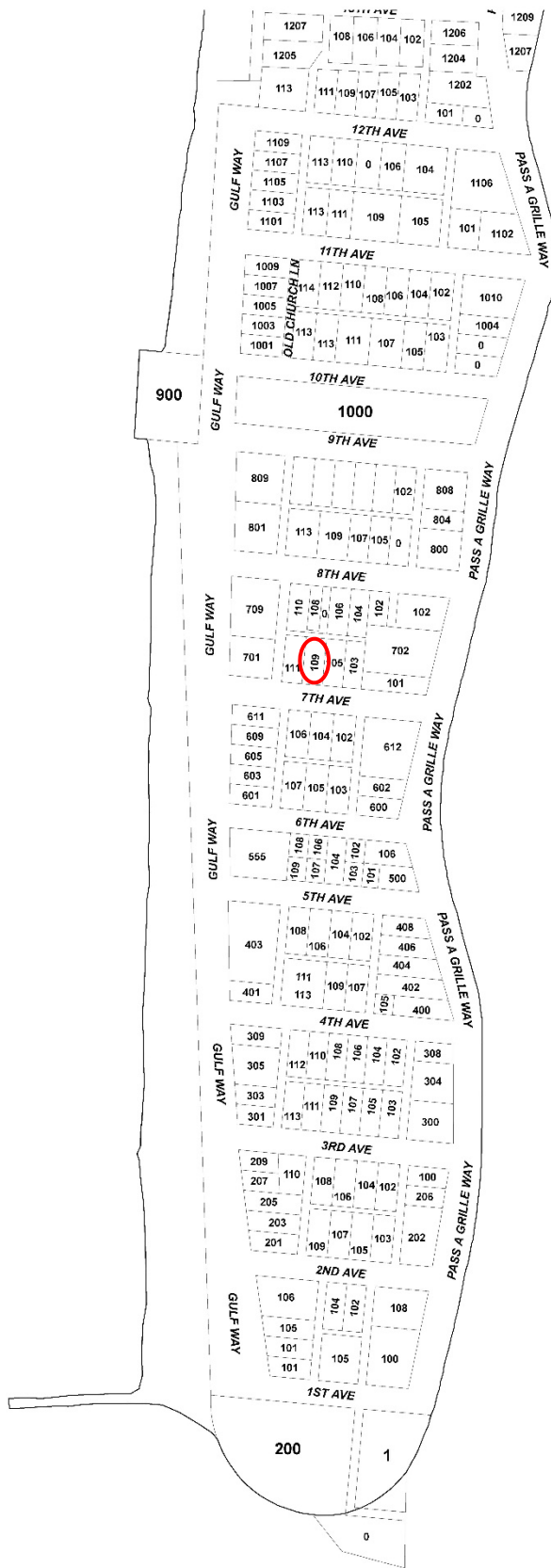


7th_109_P112522_01



Site #8PI12522

Address: 109 7TH AVENUE



Site #8PI12522

Address: 109 7TH AVENUE



109

C 10
HYBRID





109

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24092: 3408 E De Bazan Avenue

Action Request: Motion to approve Case Number 24092 for the local historic designation of the residential property at 3408 E De Bazan Avenue.

Strategic Objective:

Date: December 12, 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 Mid-Century Modern ranch style building of masonry construction. It has a gable roof covered with asphalt shingles. The building's exterior structure is concrete block. And it has a gable roof covered with asphalt shingles. 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 3408 E. DeBazan Avenue to be a contributing structure to the Don CeSar historic neighborhood because it supports the character of the overall Don CeSar neighborhood through its architectural style and integrity.

Funding: N/A

Attachments:

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



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

Local Historic Designation Case No. 24092: Dave Green

Date: December 5, 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	3408 E DeBazan Avenue – Don CeSar Place. Blk 24, Lot 18 Parcel I.D. #07-32-16-21852-024-0180
LAND USE / ZONING	RU-2, Residential District
YEAR BUILT	Circa 1959 (per attached Florida Master Site File (PI16061))
HISTORIC STATUS	Constructed in 1959, this Mid-Century Modern 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 1959 South – Single-family residential circa 1981 East – Single-family residential circa 1959 West – Single-family residential circa 1948

BACKGROUND and ANALYSIS

This single-family residential structure located in the Don Cesar Place neighborhood is a contributing Mid-Century Modern ranch style building of masonry construction. It has a gable roof covered with asphalt shingles. The building's exterior structure is concrete block. And it has a gable roof covered with asphalt shingles. 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 3408 E. DeBazan Avenue to be a contributing structure to the Don CeSar historic neighborhood because it supports the 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 Mid Century masonry ranch style building within the Don CeSar Place neighborhood. It has a gable roof which is covered with asphalt shingles. 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 1959, this single-family residential structure located at 3408 E. DeBazan 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 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 Place 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.

3408 E DeBazan 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 3408 East DeBazan 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 the Don CeSar Place neighborhood 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.

A photograph is attached to this designation report

Sec. 28.22 – Designation criteria established.

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

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

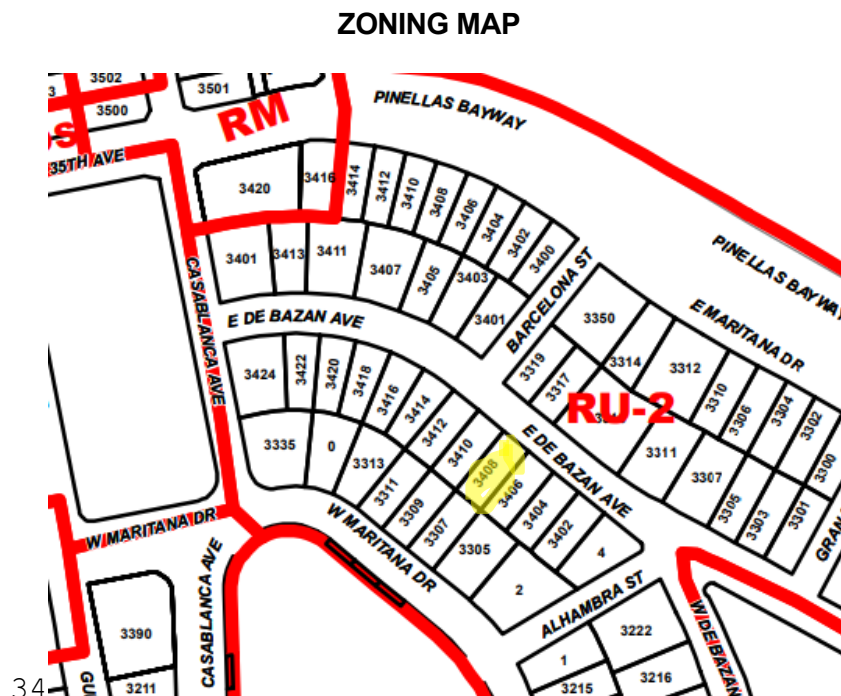
- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or

Staff analysis: Staff supports this application to locally designate 3408 E DeBazan 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 Don CeSar Place and St. Pete Beach.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this residential property located at 3408 East DeBazan Avenue because it:

- a. It reflects the broad cultural, economic, and social history of Don CeSar Place and St. Pete Beach.



SUBJECT PROPERTY:
3408 E DeBazan Ave

ZONING
RU-2 District

AERIAL PHOTOGRAPH



3408 E DeBazan
Avenue

FLORIDA MASTER SITE FILE PHOTOGRAPH (2024)





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24092

Property Owner Name & Address

Agent or Representative Name & Address

DAVE GREEN

3408 E DE BAZAN AVE

SAINT PETE BEACH FLORIDA 33706

Phone 8138179348

Phone _____

Email Address FREEBEACHRIDE@ME.COM

Email Address _____

Property Address, Legal Description, Parcel ID

3408 E DE BAZAN AVE SAINT PETE BEACH FLORIDA 33706

DON CE-SAR PLACE BLK 24, LOT 18

PARCEL NUMBER 07-32-16-21852-024-0180

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): PI16061-contributing

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of OWNER located at 3408 E DE BAZAN AVE and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: _____

Date: NOVEMBER 5TH 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.

LAND SURVEY ATTACHED

TOTAL GROSS AREA 2103

TOTAL LIVING AREA 1353

FUNCTION OR USEHistoric Functions

SINGLE FAMILY HOME

Current Functions

SINGLE FAMILY HOME

DESCRIPTIONArchitectural Classification

MID CENTURY RANCH

Materials

FLOOR - CONCRETE / TERRAZZO

WALLS - STUCCO

ROOF - SHINGLE

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

1959- The nation was still undertaking the second reconstruction period .At this point
The Don Cesar was transforming from a VA Hospital to VA administration building

PLEASE SEE ALSO ATTACHED PLACES 52 (ARIEL VIEW) , 67 (RESULTS AND CONCLUSIONS) 73 POTENTIALLY ELIGIBLE
DISTRICTS AND HOMES) PAGE 74 (ARIEL VIEW HOMES HIGHLIGHTED IN RED AND PAGE 77 (RECOMMENDATIONS)
From the Don Cesar Place and Belle Vista Neighborhoods Survey Pinellas county Florida prepared for the City of Saint Pete
Beach Prepared by Santec August of 2024

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

1959

patio /deck 1969

POOL 1969

3. Significant Persons

Thomas Rowe , Henry Dupont John and Elonor F Bunning the original owners of 3408 E De Bazan ave

and let us not forget the likes of E. Scott Fitzgerald, Al Capone, Lou Gehrig and Franklin D. Roosevelt.

This was there playground , there front yard ,

4. Cultural Affiliation/Historic Period

World War II was over and the Historic Don Cesar was still being used as a VA Headquarters until
1969 . This homes sits 8 homes from the Don Cesar , 400 feet if that to its front doors ,

5. Architect

Unknown (Unfortunately the Gulf beaches Historical Museum did not fair well during our recent storms

6. Builder

Unknown (Unfortunately the Gulf beaches Historical Museum did not fair well during our recent storms

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.

PLEASE SEE ATTACHED NARRATIVE

PLEASE SEE ALSO ATTACHED PLACES 52 (ARIEL VIEW) , 67 (RESULTS AND CONCLUSIONS) 73 POTENTIALLY ELIGIBLE DISTRICTS AND HOMES) PAGE 74 (ARIEL VIEW HOMES HIGHLIGHTED IN RED AND PAGE 77 (RECOMMENDATIONS)
From the Don Cesar Place and Belle Vista Neighborhoods Survey Pinellas county Florida prepared for the City of Saint Pete Beach Prepared by Santec August of 2024

Don Cesar Place and Belle Vista Neighborhoods Historic Survey



Figure 15. Current survey results overview



6 Results and Conclusions

6.1 Conclusions

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

6.1.1 NATIONAL REGISTER OF HISTORIC PLACES

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

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



6.1.3 POTENTIALLY ELIGIBLE DISTRICTS

6.1.3.1 Don Cesar Place

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

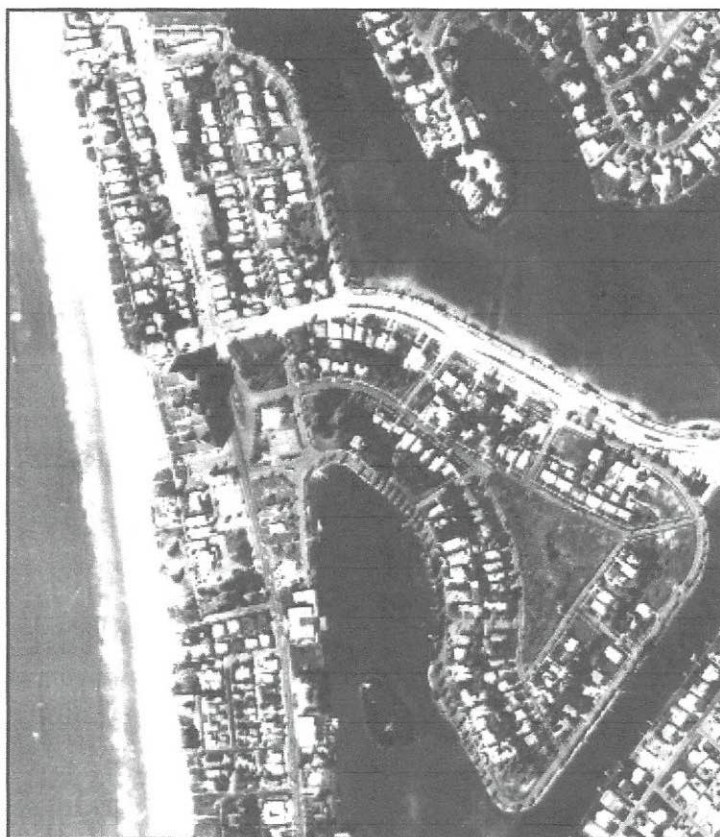


Figure 34. 1975 aerial showing Don Cesar Place neighborhood (Pinellas County Enterprise GIS 1975).



7 Recommendations

7.1 Best Practices for the Treatment of Historic Resources

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

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

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

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

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

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

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



Don Cesar Place and Belle Vista Neighborhoods Historic Survey



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



Narrative Description

Local Historic Designation

Individual Building

Address:

3408 E De Bazan Ave

Saint Pete Beach FL 33706

Owner

David S Green

Neighborhood

Don Cesar Place

I purchased this home at the address above 3408 E De Bazan Ave in Don Cesar Place in late 2004. To have been able to be a part of this history was truly a hidden Blessing ,This home built 65 years ago and this neighborhood that was built in unison and has grown along side the Historical Don CeSar Hotel. A privilege.

The Don Cesar Place neighborhood was created had its beginnings when Don Cesar Hotel Developer Thomas Rowe created the Don Cesar Place Subdivision on land east of the Don Cesar Hotel in the 1920's . Research indicates that only 14 homes remain the Don Cesar place subdivision that were built in the 1920's and 1930's . Until the nations second reconstruction period .

Out the front door directly to the left with in a minute you can stroll to The Historic Don CeSar hotel . Hotelier Thomas Rowe purchased 80 acres of land for the sum of \$100,000 along the shoreline near St. Petersburg, Florida. St. Petersburg—as well as most of the major cities throughout the state—had rapidly undergone a transformation into one of the most renowned holiday destinations in the United States. Seeking to capitalize upon this development, Row sought to construct a luxurious hotel that would resemble a “pink caste.” With a construction budget of \$450,000, Rowe intended to manifest his pink

palace as a six-story masterpiece with 110 luxurious guest rooms. That number was later expanded to account for 220 rooms, which sent the project over its budget by 300%. In 1924, He hired the renowned architect Henry H. DuPont to actualize his dream and employed Carlton Beard as the lead contractor. Over the next four years, DuPont and Brown constructed one of the finest beachside getaways in the country. The two men brilliantly combined elements of Moorish and Mediterranean style architecture into The Don Cesar's structure, having used hotels based in Palm Beach and Boca Raton as a template. The "Pink Palace" as many soon called the hotel adored it for its trademark red-clay tile roofing, arched openings, and tiered balconies. Its most famous architectural feature is its stucco Belgian con create exterior that DuPont and Brown painted in bright pink. Another striking structure component to The Don CeSar is that it is built upon a massive floating concrete pad and pyramid footings. Rowe, DuPont, and Beard all worried that their magnificent hotel would sink into the sand within a matter of years. Beard ingeniously devised the foundation, which has worked amazingly well over the last century. To this day, there is no sign that the hotel has settled from its original elevation.

The Don CeSar first debuted during the "Roaring Twenties," in which flappers, the radio, and the Art Deco movement defined the age. Construction began on his dream project: the "Pink Palace." The historic Don CeSar, named for the chivalrous Don Ce-Sar in Vincent Wallace's light opera Maritana, opened in 1928 and 300% over budget. It instantly attracted some of the era's biggest stars nevertheless, such as F. Scott Fitzgerald and Lou Gehrig. The New York Yankees signed a three-year spring training contract in 1931, helping the Don through the Great Depression. In 1942—two years after Rowe's sudden death—the U.S. Army seized the hotel and used it as a hospital throughout the duration of World War II. The Don entered its "golden age" toward the end of the war as an Air Force convalescent center. In 1945, the luxurious hotel interiors were stripped bare and painted "government green" as the Don endured its next incarnation as the regional office for the U.S. Department of Veteran's Affairs.

By 1969, the historic hotel in St. Petersburg had severely deteriorated. The last of the federal offices abandoned the property and it remained derelict until the early 1970s, when William Bowman, Jr., purchased it for \$460,000. The Don CeSar hotel reopened in 1973 (the name now sans the hyphen) after a \$7.5-million restoration. Once again, the Pink Palace reigned on the Florida coast. In 2009, a million-dollar meeting space renovation was completed. In 2011, the signature restaurant, Maritana Grille, Lobby, Lobby Bar, and Sea Porch Restaurant were reimagined and revitalized. A multi-million-dollar guestroom renovation a year later, followed by a more thorough renovation in 2018.

Thomas Rowe was significant person at this time in History and obviously his visitors and associates when he created or Don Cesar Place Subdivision.

While we yet to find out the builder Our address, it is still in its pristine condition and with a recent inspection and structural appraisal found all to be completely sound and solid .

The address itself “ De Bazan” is well know for its history as known to be the original name of “ Don CeSar de bazan “

Our address itself sits a one minute walk from the sand and the pristine Gulf of Mexico.

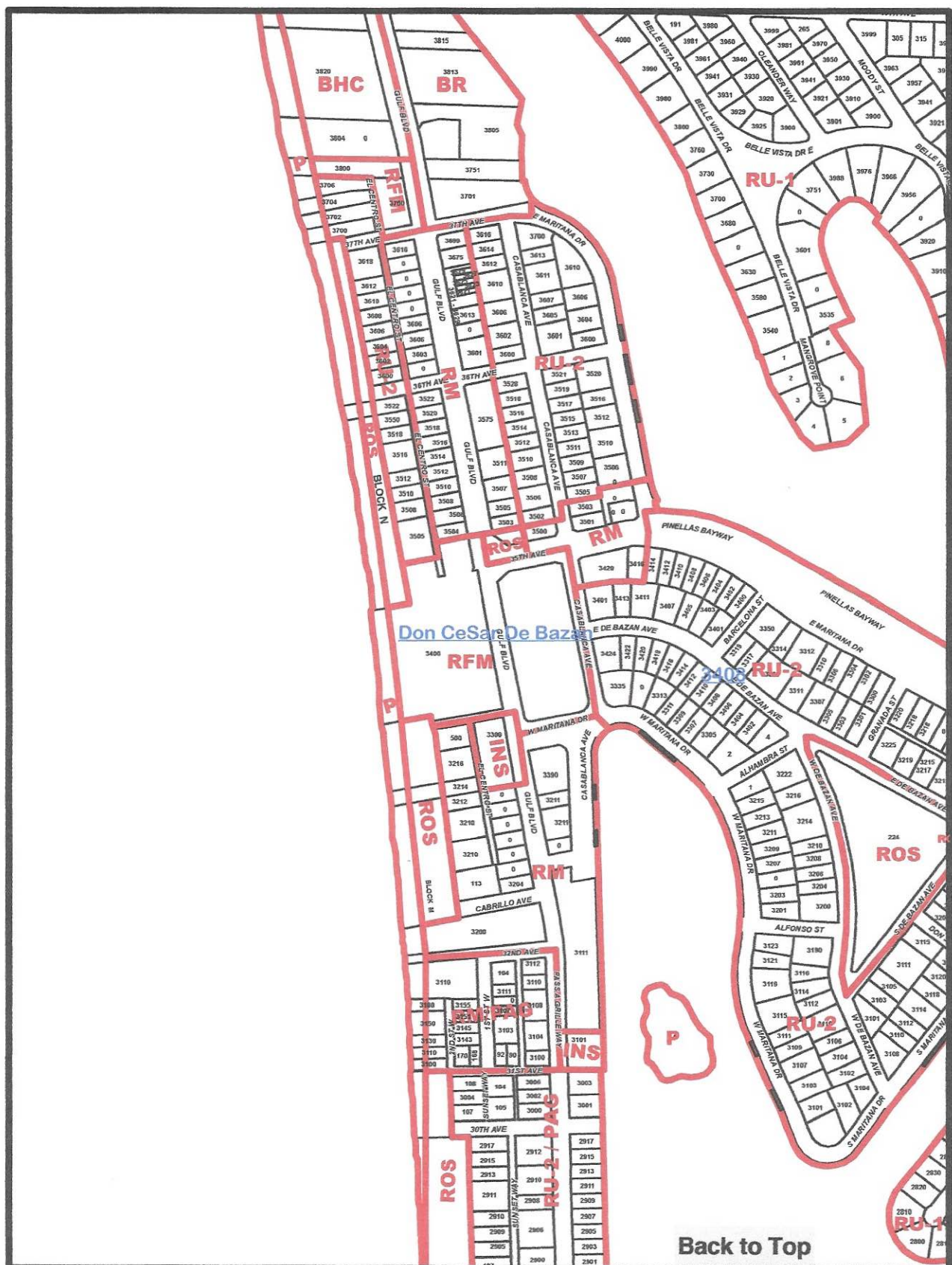
This home has much that has not been altered and still maintains the original terrazzo floors and original Pink tiles bathrooms created by what I call a work of Art.

It is evident that our property with its mid century modern architectural style that occurred through the the United States , Florida , Tampa , and Saint Pete beach . Characterized by the use of man made materials , graphic shapes ,natural hues with pops of color , a lack of ornamentation , large windows , an exterior design based

on functionality and open floor plans that often have a connection to outdoors .

3408 E De Bazan is a modest one story Mid Century Modern Ranch design and reflects a broad cultural history of Saint Pete beach . It embodies the distinctive visible characteristics of an architectural style , period , and method of construction and finally sits with-in a Historical neighborhood that Thomas Rowe built in the 1920's .

Having fallen in love with our loving neighbors in or neighborhood and community , it would be my privilege like many of my neighbors to maintain this beautiful home and neighborhood as is and continue to grow with a part of history .



City of St Pete Beach Official Zoning Map Ord. 2011-34 Effective 07/10/2012

Zoning, Zoning Description

A.C. Activity Center
BHCP, Boutique Hotel Condo/Preservation
BR, Bayou Residential
CC-1, Commercial Corridor Blind Pass
CC-2, Commercial Corridor Gulf Blvd
CC-2UBV, Commercial Corridor Gulf Blvd/Upham Beach Village
CG-1, Commercial District
CG-2, Commercial District
CRD/EA, Community Redevelopment District/Eighth Avenue

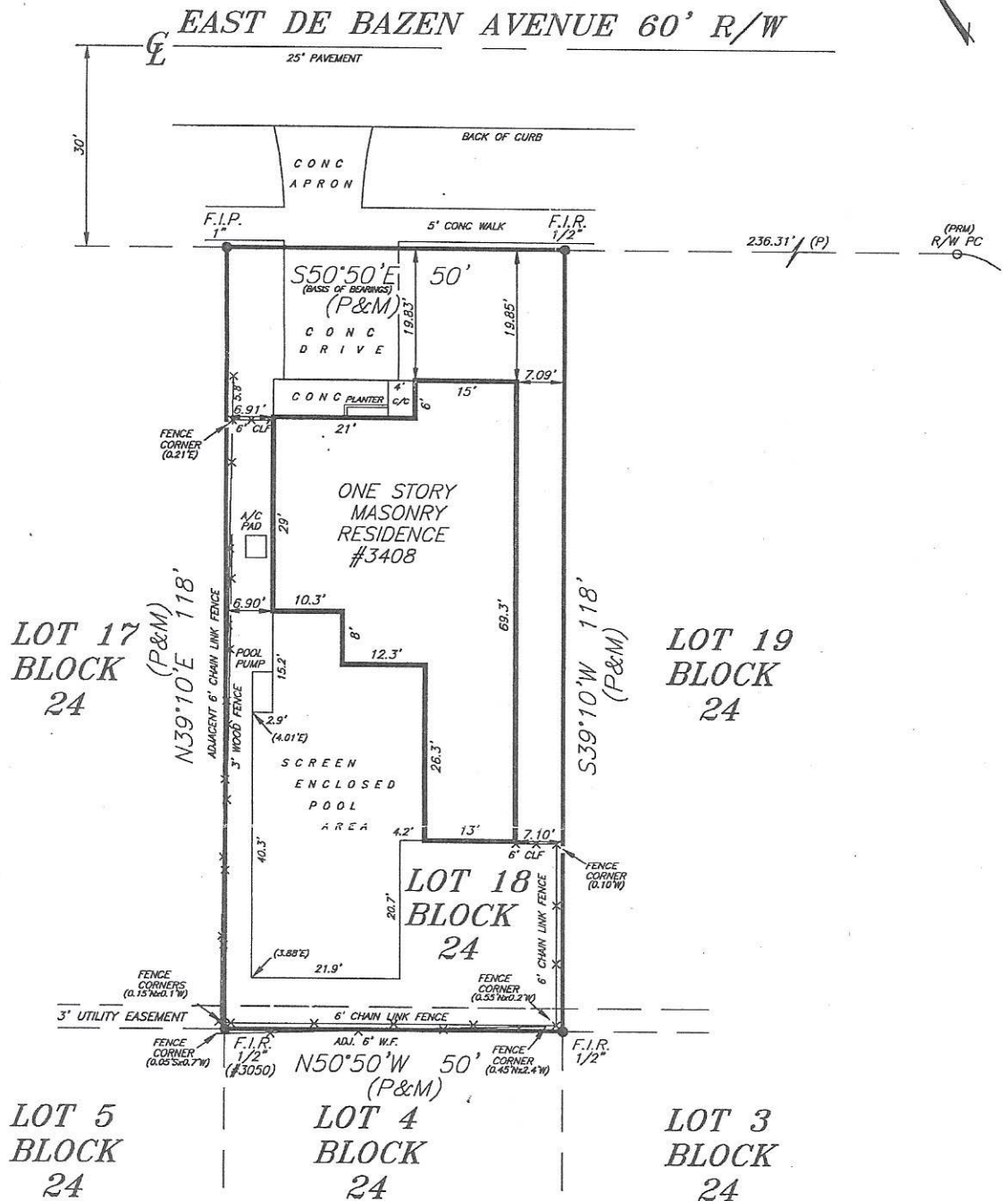
DCR, Downtown Core Residential
INS, Institutional
INS/PAG, Institutional/Pass A Grille Overlay
LR, Large Resort
LR/P, Large Resort/Preservation
P, Preservation
R/O/S, Recreational/Open Space
R/O/S/P, Recreational/Open Space/Preservation
R/O/S/PAG, Recreation/Open Space/Pass A Grille Overlay
RFM, Resort Facilities Medium District

RFM, Resort Facilities Medium District
RFMP, Resort Facilities Medium District/Preservation
RLM-1, Residential District
RLM-2, Residential District
RLM-2PA/G, Residential District/Pass A Grille Overlay
RLM-2RPO, Residential District / Resort Facilities Overlay
RM, Residential District
RMP, Residential District/Preservation
RMPAG, Residential District/Pass A Grille Overlay
RMPAG/P, Residential District/Pass A Grille Overlay/Preservation

ROR, Residential Office Retail District
RORPAG, Residential/Office/Retail/Pass A Grille Overlay
RU-1, Residential District
RU-2, Residential
RU-2/PAG, Residential District/Pass A Grille Overlay
TC-1, Town Center Corey
TC-2, Town Center Corey Cir and Coquina West
THDR/POGAP, Tourist Hotel Dist/Resort Facilities Overlay
TU, Transportation Utilities
UBV, Urban Beach Village

Page 11 of

A Land Survey of Lot 18, Block 24, DON CE-SAR PLACE, according to the map or plat thereof as recorded in Plat Book 13, Pages 15 through 20, Public Records of Pinellas County, Florida.



JOB NUMBER: 41668
TELEPHONE: (727) 360-0636
DATE OF FIELD SURVEY: 11/23/04
SCALE: 1 INCH = 20 FEET
DRAWN BY: DIG

DAVID C. HARNER
PROFESSIONAL LAND SURVEYOR
9925 GULF BOULEVARD
TREASURE ISLAND, FL 33706
SECTION 7 TOWNSHIP 32 SOUTH RANGE 16 EAST

FLOOD ZONE: AE
FLOOD MAP DATE: 9/03/03
COMMUNITY NUMBER: 125149
PANEL NUMBER: 0278 G
CHECKED BY: DCH

CERTIFIED TO:
DAVID S. GREEN
FIRST GUARANTY MORTGAGE CORPORATION
STEWART TITLE OF PINELLAS INC.
STEWART TITLE GUARANTY COMPANY

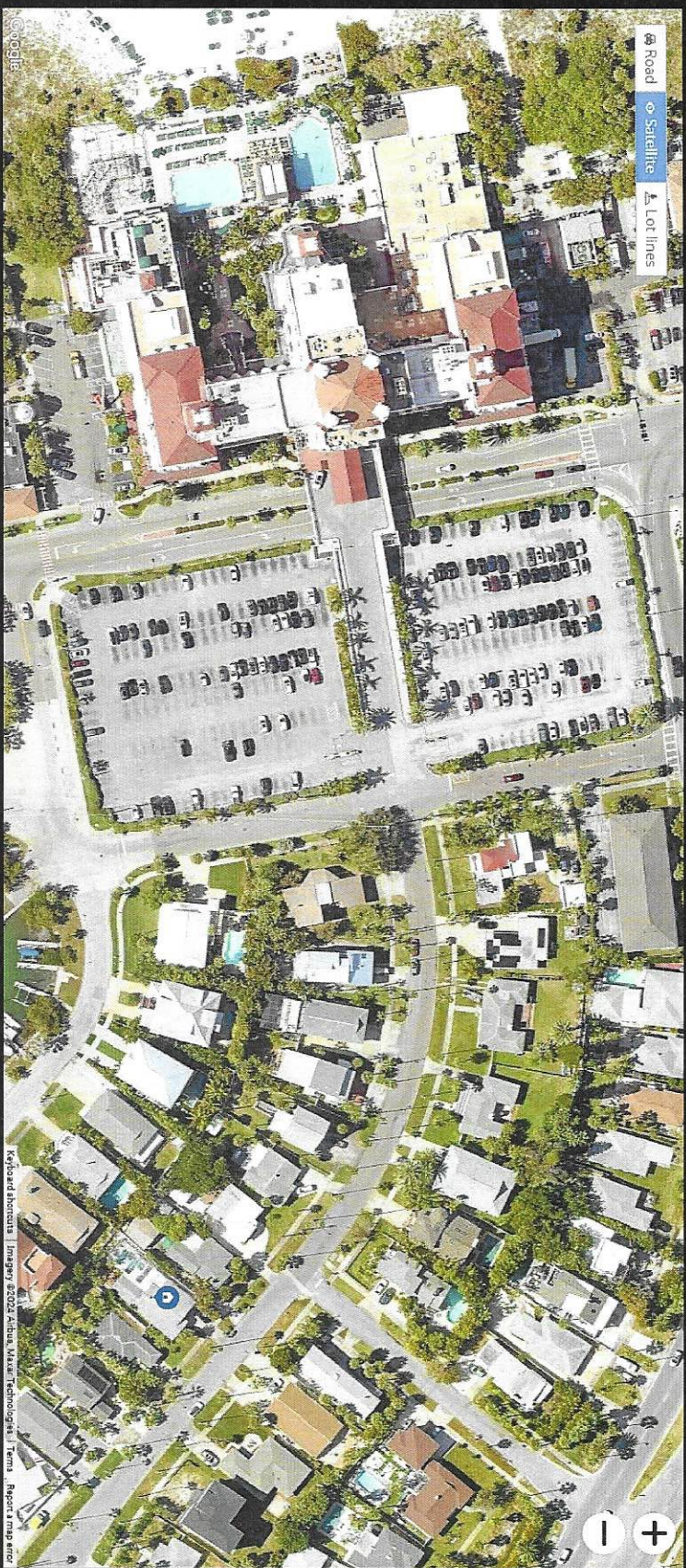
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027.

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

LEGEND:
A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB CH.=CHORD LENGTH C=CALC. C.L.F.=CHAINLINK FENCE
CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE CH. BRG.=CHORD BEARING E.P.=EDGE OF PAVEMENT
EL=ELEVATION FT=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2650
F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED
D=DEED R=RECORD W/W=WING WALL W.F.=WOOD FENCE DR.=DRAINAGE UT.=UTILITY EASE.=EASEMENT
B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT

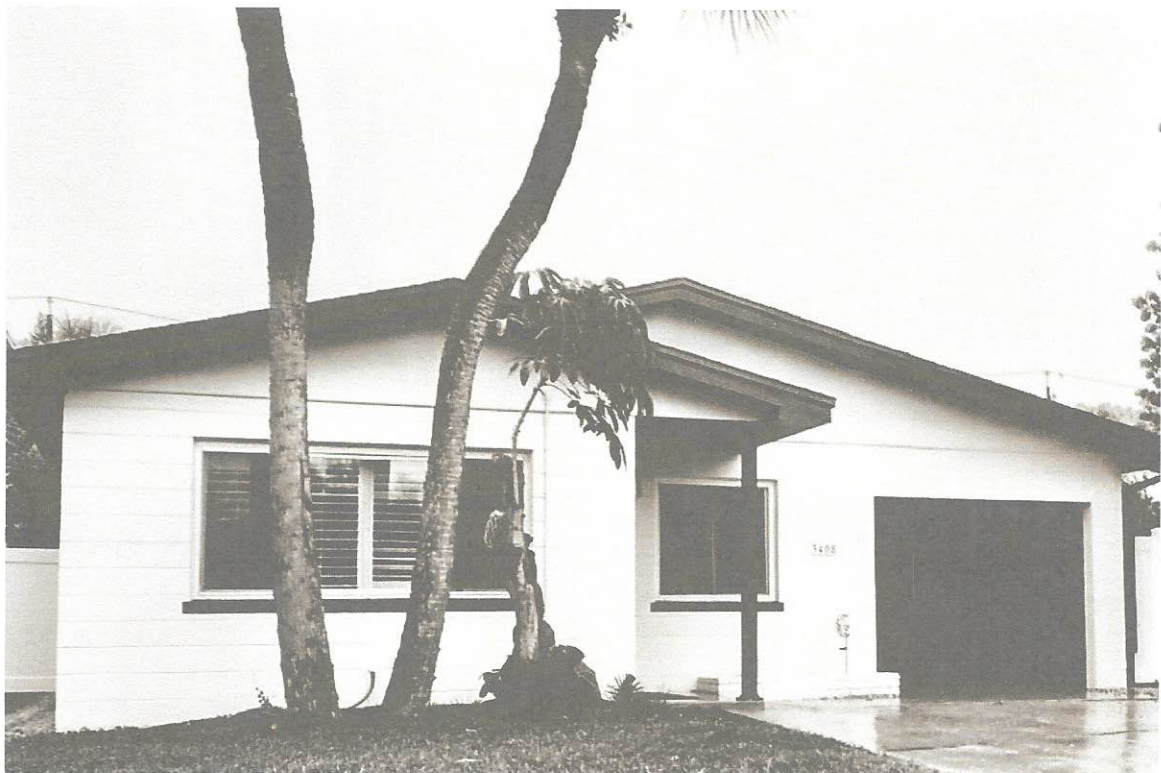
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"

Directions Save Home Share



3408 E De Bazzan Ave
Saint Pete Beach, FL 33706













☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

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

Clear Form Values

Site#8 **PI16061**
 Field Date 4-15-2024
 Form Date 9-8-2024
 Recorder # _____

Site Name(s) (address if none) 3408 E DE BAZAN 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

Clear Location Values

Address: Street Number 3408 Direction E Street Name DE BAZAN Street Type Avenue Suffix Direction ▼
 Cross Streets (nearest / between) between Alhambra St and Barcelona St on SW
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1982 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 07 ¼ section: ☐ NW ☐ SW ☒ SE ☐ NE Irregular-name: _____
 Tax Parcel # 073216218520240180 Landgrant _____
 Subdivision Name DON CE-SAR PLACE Block 24 Lot 18
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 3 2 8 9 6 7 Northing 3 0 6 6 1 6 1
 Other Coordinates: X: 27.70890644 Y: -82.73471582 Coordinate System & Datum WGS 1984
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1959 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1959 To (year): 2024
 Current Use Private Residence (House/Cottage/Cabin) From (year): 1959 To (year): 2024
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1-1-1997 Nature rpl windows
 Additions: ☒ yes ☐ no ☐ unknown Date: 1-1-1980 Nature Rear wing addition
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.)
Harry & Gloria Hillman (prior to 1981), Rosen (1981-1995), Bayliss (1995-1996), Brown (1996-1998), Pickford (1998-2004), Green (2004-present)

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

DESCRIPTION

Clear Description Values

Style Ranch Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Block-concrete 2. Stucco 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.)
2-light sliding metal lnd; 1 light sliding metal flanking 1- light fixed

Distinguishing Architectural Features (exterior or interior ornaments)
Garage integral with main block, shallow pitch gable roof, front wing with door facing driveway (not street), prominent horizontal mortar lines

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. _____
☐ Owner Objection	KEEPER – Determined eligible: ☐ yes ☐ no ☐ insufficient info Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)

DESCRIPTION (continued)

Clear Description Values

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

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

4 panel door with fanlight

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

Small inset porch with one column; screened pool enclosure at rear

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

Narrative Description of Resource

This modest Ranch style house has garage in north half of front gable end. Gable wing projects short distance at southern half. Door in this wing under roofline, facing driveway to NW. Stucco in gable. Concrete driveway. Rear additions.

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 aeriels 1942, 1951, 1957, 1984; Pinellas County GIS Historic Aeriels 1926, 1965, 1975; National Environmental Title Research historic aeriels 1969, 1971, 1984

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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 residence 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

Clear Documentation Values

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.



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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24093: 2806 Pass A Grille Way

Action Request: Motion to approve Case Number 24093 for the local historic designation of the residential structure at 2806 Pass A Grille Way.

Strategic Objective:

Date: December 12, 2024

Prepared By: Gilbert Martinez, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: This single-story home, built in 1949, exemplifies the *Masonry Vernacular* style with its concrete block structure and stucco veneer. Constructed during the post-WWII housing boom, it reflects the early use of these materials in the Pass-A-Grille District. The home features a hipped roof with asphalt shingles, overhanging eaves with vents, and a porch supported by iron filigree posts. A one-bay garage is located at the rear, accessible from Sunset Way. The property retains original elements such as a brick paver driveway, terracotta flooring, and coved plaster ceilings in the main living area. Its footprint has remained unchanged, and it has been used exclusively as a private residence.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Prior Ownership Information
4. Photos
5. Florida Master Site File



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

Local Historic Designation Case No. 24093: Russell & Rene Tiejema

Meeting Date: December 5, 2024

Prepared By: Gil Martinez, Senior Planner, Planning Division

REQUEST	The property owner is requesting Local Historic Designation of the single-family structure at 2806 Pass-A-Grille Way.
SUBJECT PROPERTY	2608 Pass-A-Grille Way; COLONIAL CORP REPLAT BLK 1, LOT 15 Parcel ID #18-32-16-17316-001-0150.
LAND USE / ZONING	RU-2 Residential District within the Pass-A-Grille Overlay District (PAG)
YEAR BUILT	Circa 1949
HISTORIC STATUS	Constructed in 1949, the 1-story, 4 bay dwelling features a hipped roof with wide overhanging eaves and an incised front porch with metal filigree posts. The building, inclusive of its garage, was listed as a contributing resource in the National Register of Historic Places and Historic District Boundary Increase of Pass-A-Grille and as a contributing resource in the 2015 local survey of Pass-A-Grille Way District (PI12662)
SURROUNDING AREA	North – Single Family Residential (more than 1 house per parcel) South – Duplex Residential East – Single Family Residential West – Single-family Residential

BACKGROUND and ANALYSIS

This single-story home, built in 1949, exemplifies the *Masonry Vernacular* style with its concrete block structure and stucco veneer. Constructed during the post-WWII housing boom, it reflects the early use of these materials in the Pass-A-Grille District. The home features a hipped roof with asphalt shingles, overhanging eaves with vents, and a porch supported by iron filigree posts. A one-bay garage is located at the rear, accessible from Sunset Way. The property retains original elements such as a brick paver driveway, terracotta flooring, and coved plaster ceilings in the main living area. Its footprint has remained unchanged, and it has been used exclusively as a private residence.

Over the years, the home has had several owners, with two early residents living there for over 25 years each. John Osten Sacken (1971) was a prominent educator in the Pinellas County School District, and Mr. and Mrs. Richard Wycoff, active in the Pass-A-Grille Community Association, owned the property until Mr. Wycoff's passing in 2016. The building remains structurally sound, with the exterior in excellent condition. Water damage to the interior of the structure caused by recent hurricanes will be addressed with repairs to the wood floors, millwork, and cabinetry.

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-story home, built in 1949, exemplifies the Masonry Vernacular style with its concrete block structure and stucco veneer. Constructed during the post-WWII housing boom, it reflects the early use of these materials in the Pass-A-Grille District. The home features a hipped roof with asphalt shingles, overhanging eaves with vents, and a porch supported by iron filigree posts. A one-bay garage is located at the rear, accessible from Sunset Way

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.

Located in Block 1 of the Colonial Corp Subdivision, re-platted in 1989, the property was originally part of the F.E. & M.M. Hanousek Subdivision, established in 1925. It lies within the National Register of Historic Places and is listed in the Pass-A-Grille Historic District, which was amended in 2003. A 2015 survey designated the property as a Contributing Structure (FMSF # PI12662).

Built in 1949, exemplifies the Masonry Vernacular style with its concrete block structure and stucco veneer. Constructed during the post-WWII housing boom, it reflects the early use of these materials in the Pass-A-Grille District

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

The property retains original elements such as a brick paver driveway, terracotta flooring, and coved plaster ceilings in the main living area. Its footprint has remained unchanged, and it has been used exclusively as a private residence. The building remains structurally sound, with the exterior in excellent condition. Water damage to the interior will be addressed with repairs to the wood floors, millwork, and cabinetry.

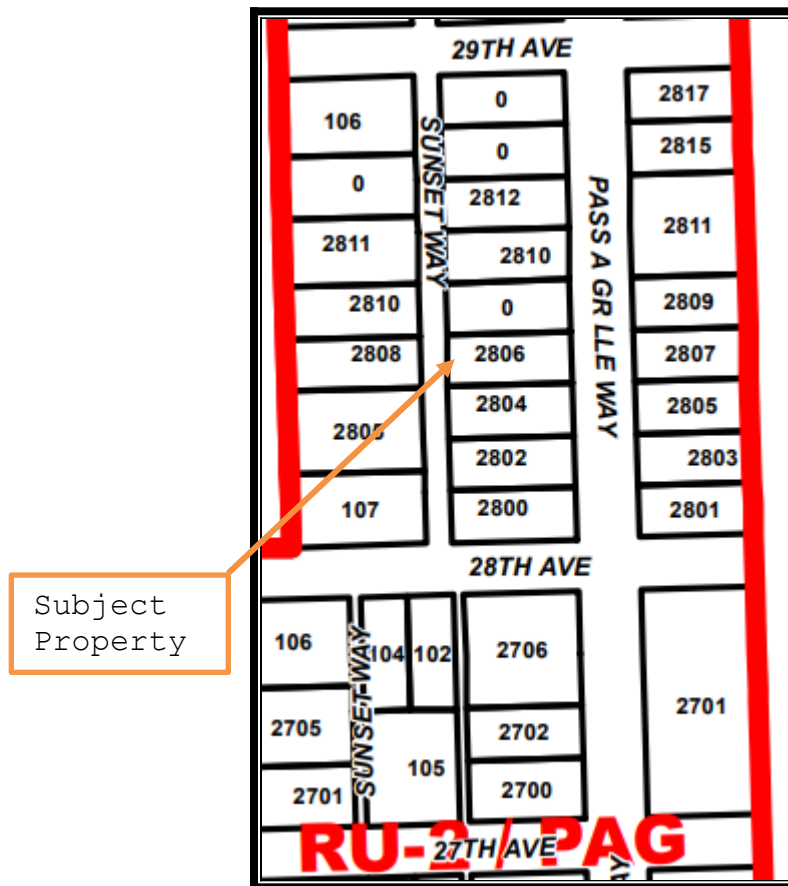
d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicant has expressed their plan to renovate the interior of the structures. There are no new adaptive uses planned.

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

2806 Pass-A-Grille Way is zoned (RU-2) Residential District within the PAG Pass A Grille Overlay District and has a future land use category of Residential Urban (RU).

ZONING MAP



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 single-family structure at 2806 Pass-A-Grille Way for designation as a local historic resource based on 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 Masonry Vernacular style with its use of block and stucco elements. Constructed during the post-WWII housing boom, it reflects the early use of these materials in the Pass-A-Grille District.

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 2806 Pass-A-Grille Way 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 (Masonry Vernacular) and period (mid-century).

Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of the residence 2806 Pass-A-Grille Way (Case No. 24093),

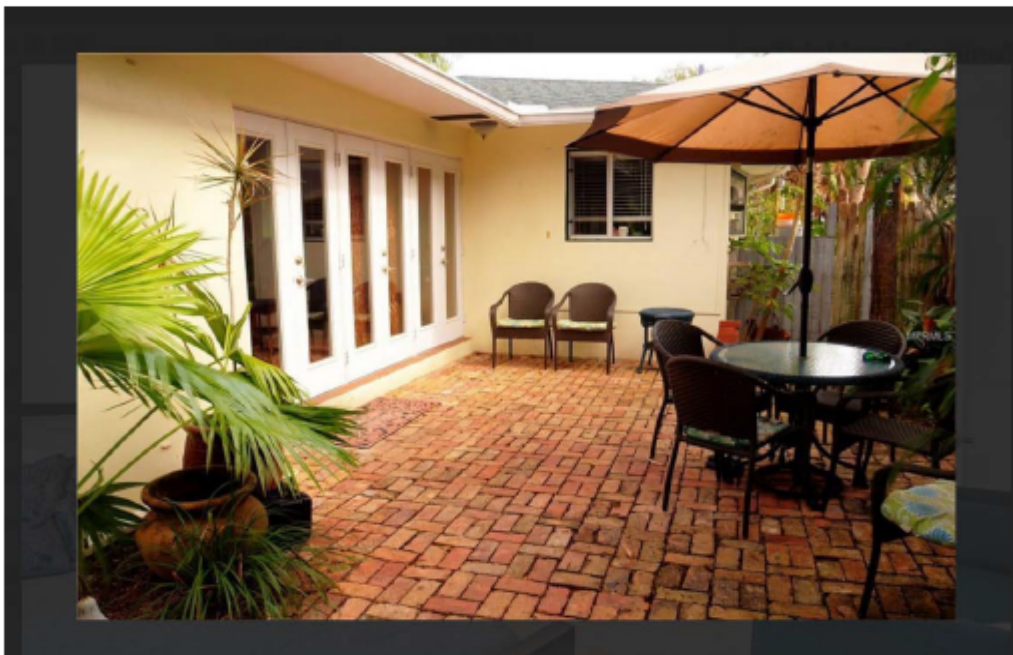
AERIAL PHOTOGRAPH



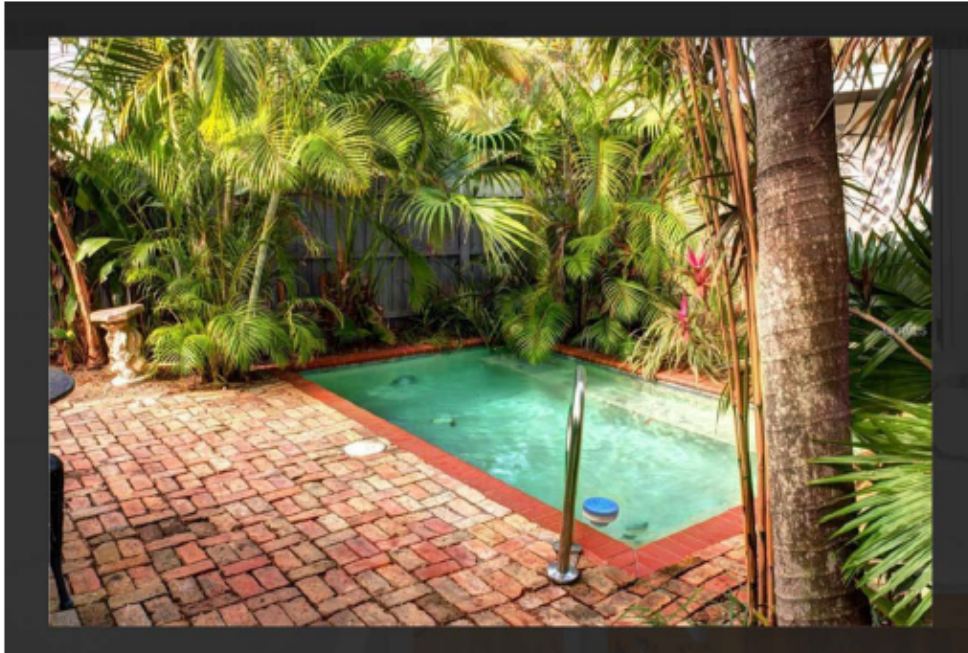
PHOTOGRPHS 2015 SURVEY



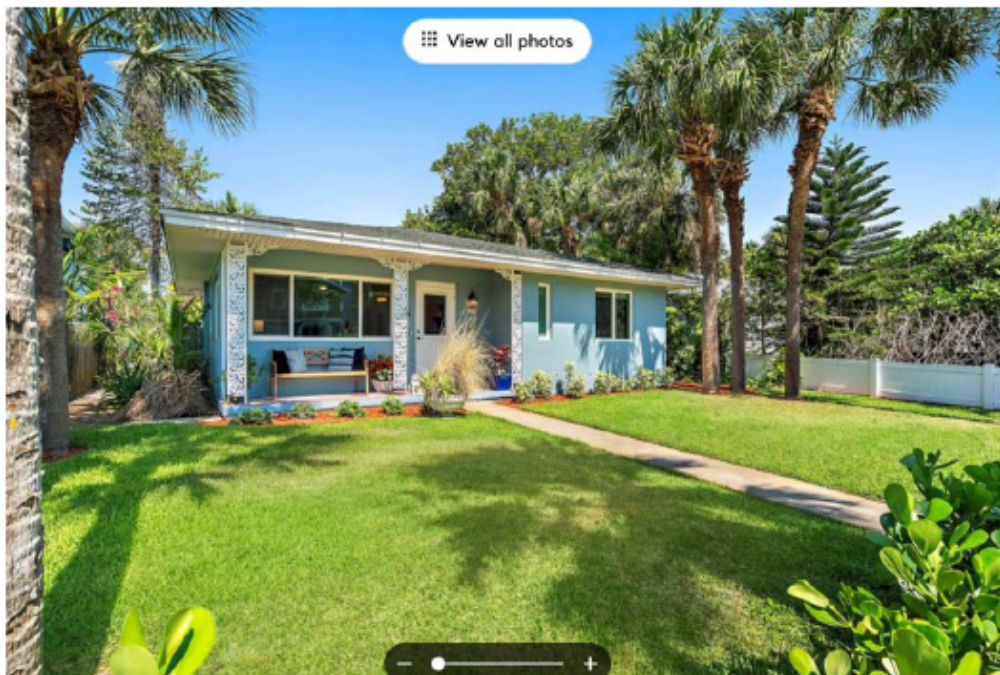
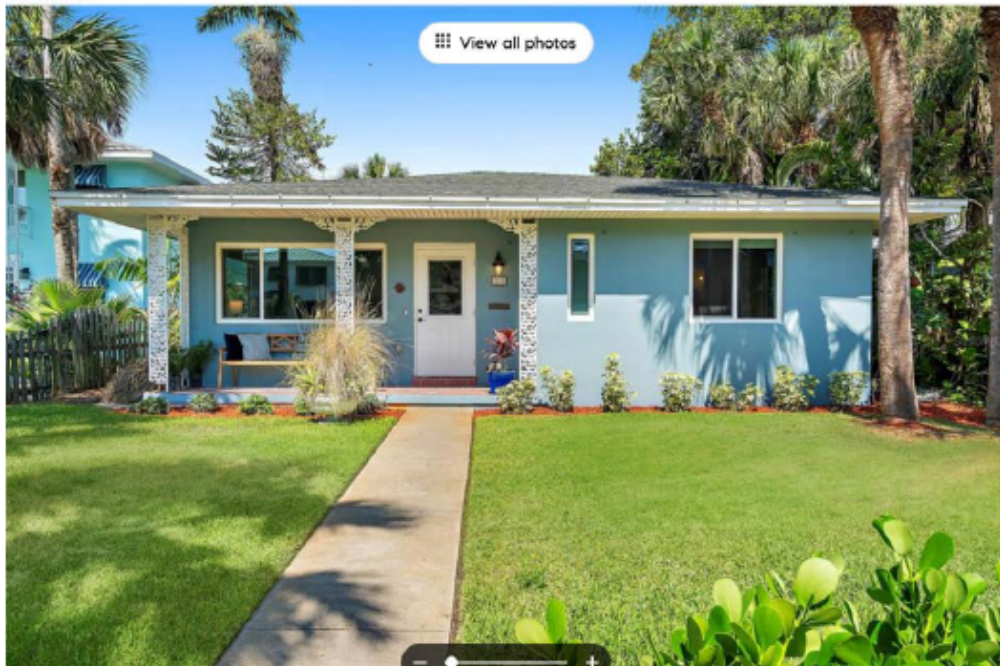
2016 MLS Listing for 2806 Pass-A-Grille Way



2016 MLS Listing for 2806 Pass-A-Grille Way



2024 MLS Listing for 2806 Pass-A-Grille Way





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24093

Property Owner Name & Address

Agent or Representative Name & Address

RUSSELL & RENE TIEJEMA
4210 W. SYLVAN RAMBLE ST.
TAMPA, FL 33609

N/A

Phone (248) 417-5084

Phone _____

Email Address RSTIEJEMA@YAHOO.COM

Email Address _____

Property Address, Legal Description, Parcel ID

2806 PASS-A-GRILLE WAY ST. PETE BEACH, FL 33706
COLONIAL CORP REPLAT BLK 1, LOT 15
TAX PARCEL # 18-32-16-17316-001-0150

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

Florida Master Site File Number (if applicable): PI 12662 -contributing

Florida Master Site File Recorder:

(Name and Title, if applicable): GEOFFREY HENRY / ELLEN RANKIN
TRC SOLUTIONS LANHAM, MD

I (the undersigned) am the legal owner legal representative of 2806 PASS-A-GRILLE WAY located at PASS-A-GRILLE 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:

Rene S. Tiejema
[Signature]

Date:

11/10/2024
11/10/2024

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.

LAND AREA 5,998 SF (0.13 ACRE)

BOUNDARY TO EAST : PASS-A-GRIFFE WAY

BOUNDARY TO WEST : SUNSET WAY

FUNCTION OR USEHistoric Functions

PRIVATE RESIDENCE

Current Functions

PRIVATE RESIDENCE

DESCRIPTIONArchitectural Classification

MASONRY VERNACULAR

Materials

1. STUCCO OVER CONCRETE BLOCK
2. IRON FILIGREE PORCH POSTS
3. HIP ROOF W/ ASPHALT SHINGLES
(STEEL ROOF IN REAR OVER GARAGE)

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

HOME WAS CONSTRUCTED DURING POST-WWII RESIDENTIAL DEVELOPMENT BOOM AND BUILT IN A STYLE INDICATIVE OF THE INITIAL USE OF BLOCK AND STUCCO HOUSES ON PASS-A-GRIFFE.

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

HOME CONSTRUCTED IN 1949.
FULL ENCLOSURE OF GARAGE W/ HURRICANE-RATED DOOR (2020)
INSTALLATION OF HURRICANE-RATED WINDOWS AND EXTERIOR DOORS (2021)

3. Significant Persons

ONE EARLY OWNER, JOHN OSTEN-SACKEN, WAS A PINELLAS COUNTY SCHOOL TEACHER FOR 26 YEARS AND LIVED IN THE HOME UNTIL 1993. THE NEXT OWNER, RICHARD WYCOFF II, WAS A

4. Cultural Affiliation/Historic Period

FORMER PRESIDENT OF PASS-A-GRIFFE COMMUNITY ASSOC, AND RESIDED IN THE HOME UNTIL HIS DEATH IN 2016.

N/A

5. Architect

UNKNOWN

6. Builder

UNKNOWN

Narrative Description

(PLEASE SEE ATTACHED.)

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.

- PASS-A-GRILLE HISTORIC SITES SURVEY, APRIL 2015
- HISTORICAL STRUCTURE FORM, FLORIDA MASTER SITE FILE, 2015
- FORMER MLS LISTINGS INCLUSIVE OF BOTH FORMER AND CURRENT PHOTOGRAPHS
- PINELLAS COUNTY TAX ASSESSORS WEBSITE

St. Pete Beach Application for Local Historic Designation

Narrative Description of Property

- 1) The building is a single-story Masonry Vernacular residential home fronting Pass-a-Grille Way, constructed of concrete block on a continuous concrete foundation, with stucco exterior veneer. It features a hipped roof, wide overhanging eaves with integrated vents in the exterior walls, and an incised porch with metal filigree posts. A single story one-bay garage is attached at the rear of the property, with access via Sunset Way.

The home's footprint remains unchanged since construction, and it retains many other features believed to be original (e.g. brick paver drive and patio on the south and west sides of the home, terra cotta flooring and coved plaster ceilings in the main interior living area).

- 2) The home stands at its original construction site in the 1925 Colonial Corporation Replat from 28th Avenue to 30th Avenue, and is believed to have been used exclusively and continuously as a private single-family home since construction in 1949. Two early residents are believed to have lived there in excess of 25 years each and were both active contributors to the Pass-A-Grille and greater Pinellas County communities.

The home lies within the National Register-listed Pass-A-Grille Historic District (as amended in 2003, following the original listing in 1989 associated with a historic sites survey conducted in Pass-A-Grille in 1986-87). The footprint of the home remains unchanged since construction in 1949.

As part of the Pass-A-Grille Historic Sites Survey conducted by TRC Consultants in 2015, the home (as well as outbuildings) was identified as being a Contributing Structure and is filed as FMSF # PI12662.

- 3) The building is structurally sound and the exterior is in excellent condition, although improvements to landscaping and the fence bordering the south side of the property are warranted and planned.
- 4) The interior of the home has sustained water damage to be addressed via replacement of certain wood floor and millwork surfaces and cabinetry.
- 5) See attached package of photographs which also contains copies of a map showing location of the property and a historical survey.

APPENDIX A

RESULTS OF THE 2014-2015 PASS-A-GRILLE HISTORIC SITES SURVEY

The following table summarizes the results of the 2014-2015 Pass-A-Grille Historic Sites Survey. The survey was conducted within the National Register-listed Pass-A-Grille Historic District (listed in 1989, with boundary increase in 2003), a 116-acre historic district bounded roughly on the west by the east side of Gulf Way, on the south by the north side of 1st Avenue, on the east by the east side of Pass-A-Grille Way, and on the north by the south side of 31st Avenue. Survey also was conducted in Pass-A-Grille outside the historic district boundaries (mostly along sections of Sunset, Gulf, and Pass-A-Grille Ways), resulting in a comprehensive survey of all built resources in what was until 1957 the City of Pass-A-Grille (now entirely within the City of St. Pete Beach), as well as within an additional three-block area to the north of the Pass-A-Grille Historic District and south of the National Register-listed Don CeSar Hotel in the former Don CeSar Place section of St. Pete Beach. *The following definitions apply:*

FMSF # (Florida Master Site File) number is the unique identifier assigned to a resource (building, structure, object, site or district) by the Department of State-Division of Historical Resources. The FMSF number includes the prefix PI- for Pinellas County. A resource identified as N/A is located within the survey boundary defined above but was less than 50 years old in 2015 and therefore did not receive a FMSF number.

Address is the address on record with the Pinellas County Tax Assessor.

Contributing status is the resource's ability to contribute to the National Register-listed Pass-A-Grille Historic District and/or the Pass-A-Grille Historic District recommended for designation as a local historic landmark by the City of St. Pete Beach as a result of the 2014-2015 survey. Where a property contains more than one resource (a dwelling and a garage for example), the contributing or non-contributing status of the ancillary building is also addressed in the adjacent column under "Contributing Status of Outbuildings."

According to City of St. Pete Beach Ordinance No. 2006-01, § 1, adopted Jan. 24, 2006, Division 28 "Historic Preservation":

Historic district means a geographically definable area designated pursuant to this division possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past development. A district may also be linked by association or history. To qualify as an historic district, an area may contain both contributing and noncontributing properties.

Contributing property means and includes any building, structure or site which contributes to the overall historic significance of a designated historic district and which was present during the period of historic significance. In addition, the building, structure or site possesses historic integrity reflecting the character of that time or is capable of yielding important information about a historically significant period or independently meets the criteria for designation as a historic resource.

Noncontributing property means and includes any building, structure or site which does not contribute to the overall historic significance of a designated historic district due to alterations, disturbances or other changes and, therefore, no longer possesses historic integrity or was not present during the period of historic significance or is incapable of yielding important information about that period.

Local historic landmarks are marked with a * and are defined as a building, structure or site which may not qualify to be on the National Register, but is recognized by the City as having local historic significance.

FMSF #	Address	Construction Date	Contributing Status	Contributing Status of Outbuildings
N/A	2804 Pass-a-Grille Way	Post 1965	Non-Contributing	
PI12661	2805 Pass-a-Grille Way	1938	Contributing	
PI12662	2806 Pass-a-Grille Way	1949	Contributing	Contributing
N/A	2807 Pass-a-Grille Way	Post 1965	Non-Contributing	
PI12663	2808 Pass-a-Grille Way	1937	Contributing	Contributing
N/A	2809 Pass-a-Grille Way	Post 1965	Non-Contributing	
PI12664	2811 Pass-a-Grille Way	1941	Contributing	
PI01300	2812 Pass-a-Grille Way	1928	Contributing	Contributing (Guest House and Garage)
PI12665	2815 Pass-a-Grille Way	1953	Contributing	
PI01301	2817 Pass-a-Grille Way	1925	Contributing	
PI01302	2900 Pass-a-Grille Way*	1920	Contributing	Contributing
PI01303	2901 Pass-a-Grille Way	1926	Contributing	
PI12666	2903 Pass-a-Grille Way	1940	Contributing	
PI12667	2905 Pass-a-Grille Way	1934	Contributing	
PI12668	2906 Pass-a-Grille Way	c. 1960	Contributing	
N/A	2908 Pass-a-Grille Way	Post 1965	Non-Contributing	
PI12669	2910 Pass-a-Grille Way	1945	Contributing	
PI12670	2912 Pass-a-Grille Way	1959	Contributing	
PI01297	3000 Pass-a-Grille Way	1939	Contributing	
PI12672	3002 Pass-a-Grille Way	1947	Contributing	
PI12673	3006 Pass-a-Grille Way	1954	Contributing	
PI12674	3100 Pass-a-Grille Way	c. 1950	Contributing	
N/A	3104 Pass-a-Grille Way	Post 1965	Non-Contributing	
PI12676	3110 Pass-a-Grille Way	1925	Contributing	Contributing

Prior Ownership for 2806 Pass-A-Grille Way



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Website Search



Select Language



Home Search Exemptions Tools Forms Data How Do I... Learn About Contact Us



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.

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Sales History ^

Show 5 entries

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
10-Jul-2024	\$1,725,000	Q	I	FLAHERTY THOMAS C	TIEJEMA RUSSELL T	22857/1516
15-Feb-2021	\$1,000,000	Q	I	DILLON FRANCIS XAVIER	FLAHERTY THOMAS C	21402/1403
09-Mar-2017	\$652,000	Q	I	MCCABE ERIN WYCOFF	DILLON FRANCIS XAVIER	19575/0769
06-Feb-2017	\$0	U	I	WYCOFF RICHARD H II EST	MCCABE ERIN WYCOFF	19510/2496
21-Sep-1993	\$165,000	Q	I	OSTENSACKEN JOHN L	WYCOFF, RICHARD H. II	08409/1138

Showing 1 to 5 of 6 entries

Previous 1 2 Next

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Prior Ownership for 2806 Pass-A-Grille Way

John Lamont Osten-Sacken

 Send Flowers

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ABOUT

[University of Miami](#)

[University of Michigan](#)

RECORDS

[View more records for Osten-Sacken on Ancestry.com®](#)

Sponsored

John Osten-Sacken Obituary

Osten-Sacken, John Lamont 12/20/1932 - 3/31/2015 Hart, MI John (Jack) Lamont Osten-Sacken of Hart, MI, 82, passed away peacefully on Tuesday, March 31, 2015 surrounded by family. Jack was born on December 20, 1932 in Fanwood, NJ, to Irving and Edith (Lamont) Osten-Sacken. Jack graduated from Hart High School in 1950. He attended the University of Michigan, graduating in 1954 with a Bachelor's degree from the College of Art and Design. Jack served four years in the United States' Air Force's 662nd Aircraft Control and Warning Squadron attaining the rank of Staff Sergeant. He then received a Bachelor's degree of Education from the University of Miami. Jack taught elementary art in the Pinellas County School District for twenty-six years. Jack enjoyed gardening, was an avid reader and supported many charities, loving all creatures big and small. Jack is survived by his wife Judith (Wood) and stepchildren Mark (Laura) Mather, Kristine (David) Wilson, Karen Chandler, Richard (Cathleen) Mather, Allison (Phillip) McTaggart, Sarah (Ernesto Cid) Mather, fourteen grandchildren and life-long friends Jerry Spencer, Bill Stevens and Karen and Walter Urick. He is preceded in death by his parents and by his sister, Helen. If you would like to make a gift in Jack's honor, please send a donation to Harbor Hospice, 317 N. Rowe St., Ludington, MI 49431, or the Hart Area Public Library, 415 S. State Street, Hart, MI 49420.

Prior Ownership for 2806 Pass-A-Grille Way

Dignity®
MEMORIAL

CALL MENU

OBITUARY

Richard H Wycoff II

JANUARY 30, 1934 – NOVEMBER 12, 2016



IN THE CARE OF

Beach Memorial Chapel

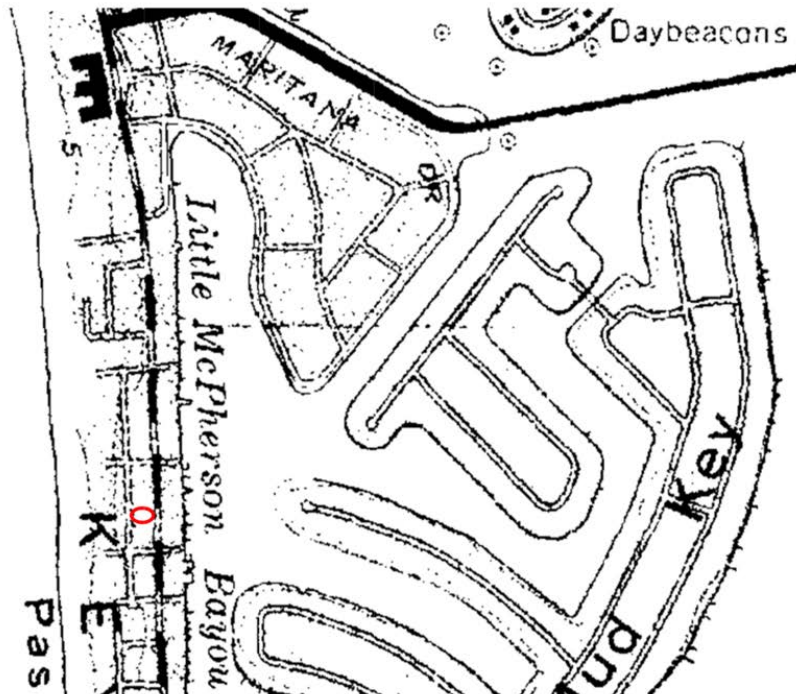
WYCOFF, Richard "Dick" II, a Pass A Grille resident, passed away November 12 at home, surrounded by loving family. Dick was a Pass A Grille resident for 27 years and was a past president and active member of the Pass A Grille community association. Dick was a devout Catholic who always made God and family a priority. He is survived by 3 daughters, Kim, Erika, and Erin, and 2 sons, Richard and Louis, 10 adoring grandchildren and 1 adoring great granddaughter. The family would like to express their heartfelt thanks to the close family and friends who have been so supportive during Dick's struggle. A special debt of gratitude goes out to the caring staff of Hospice. In lieu of flowers, donations can be made to the Alzheimer's Association. The family has set up a tribute page with Beach Memorial Chapel, St. Pete Beach. For a full online tribute go to beachmemorial.com.

Pass-A-Grille Historic Sites Survey 2015
2806 Pass-A-Grille Way Photos



Pass-A-Grille Historic Sites Survey 2015

2806 Pass-A-Grille Way Photos



Site #8P112662

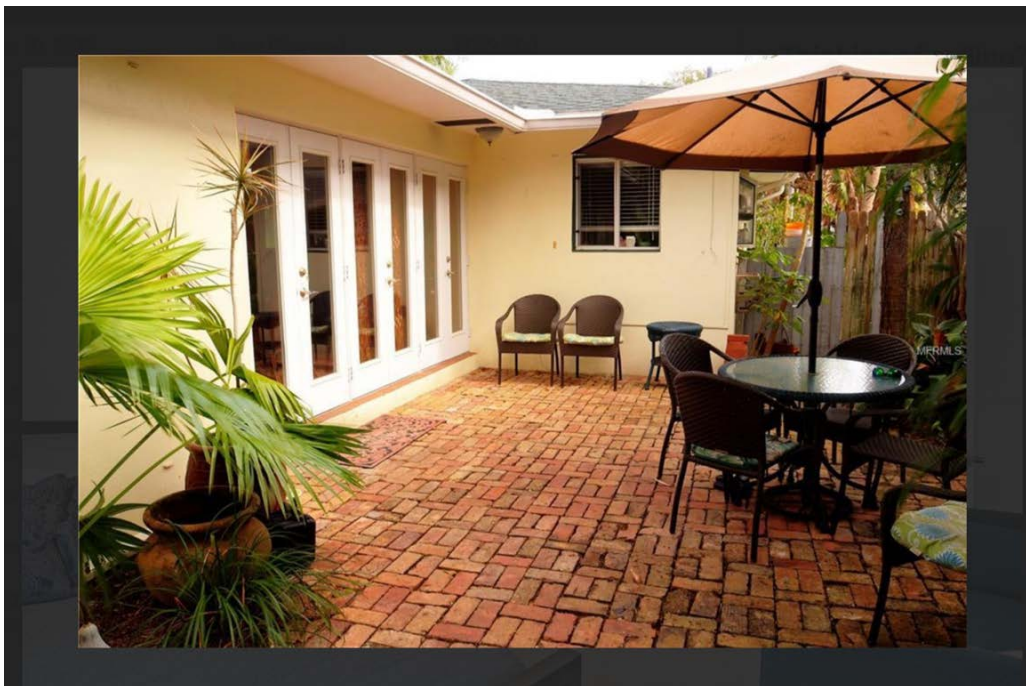
Address: 2806 PASS-A-GRILLE WAY

Pass-A-Grille Historic Sites Survey 2015

2806 Pass-A-Grille Way Photos



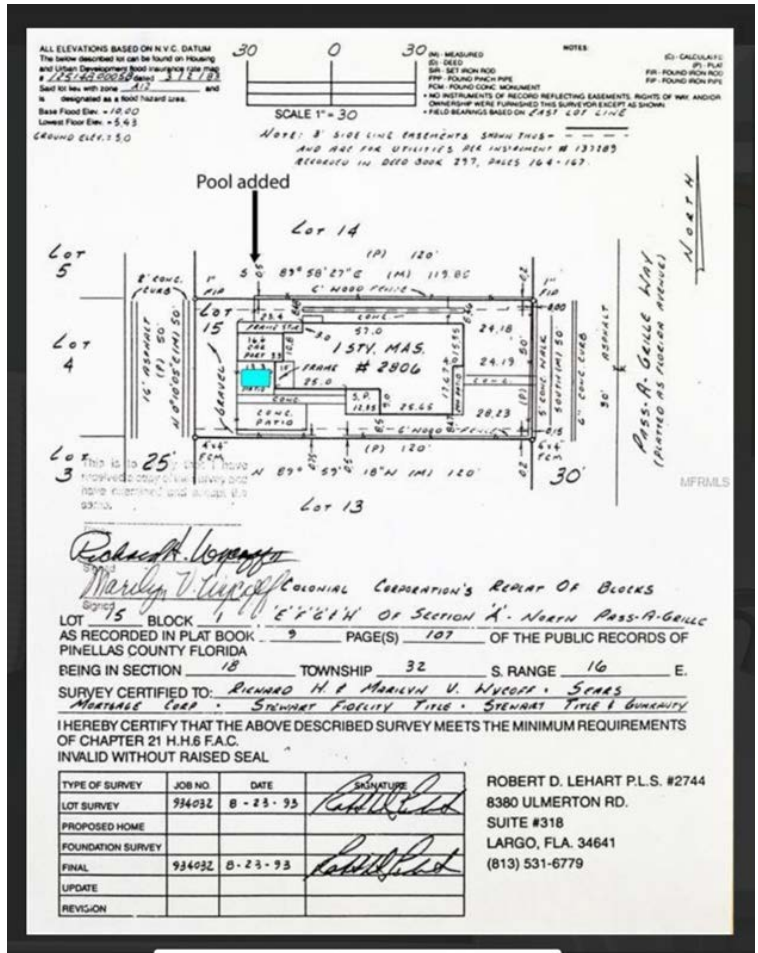
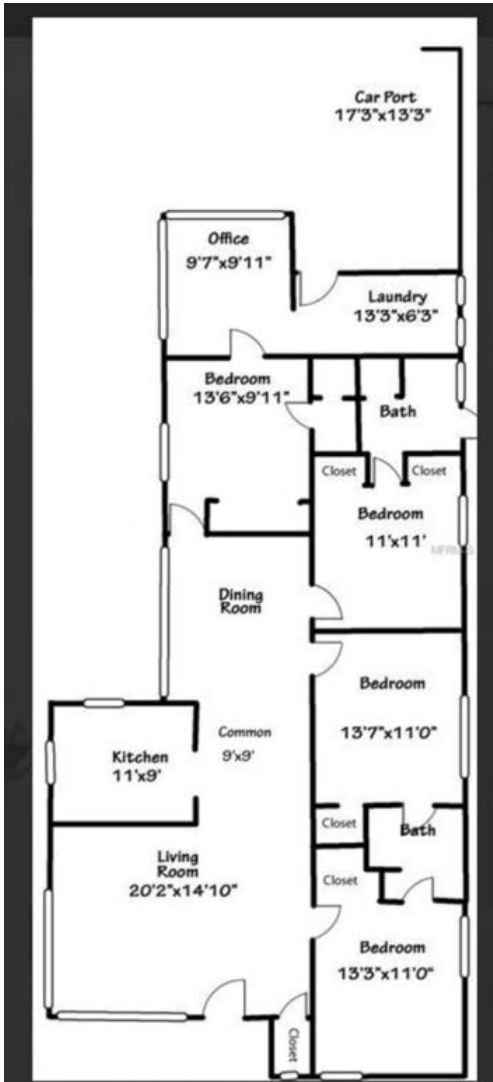
2016 MLS Listing for 2806 Pass-A-Grille Way



2016 MLS Listing for 2806 Pass-A-Grille Way



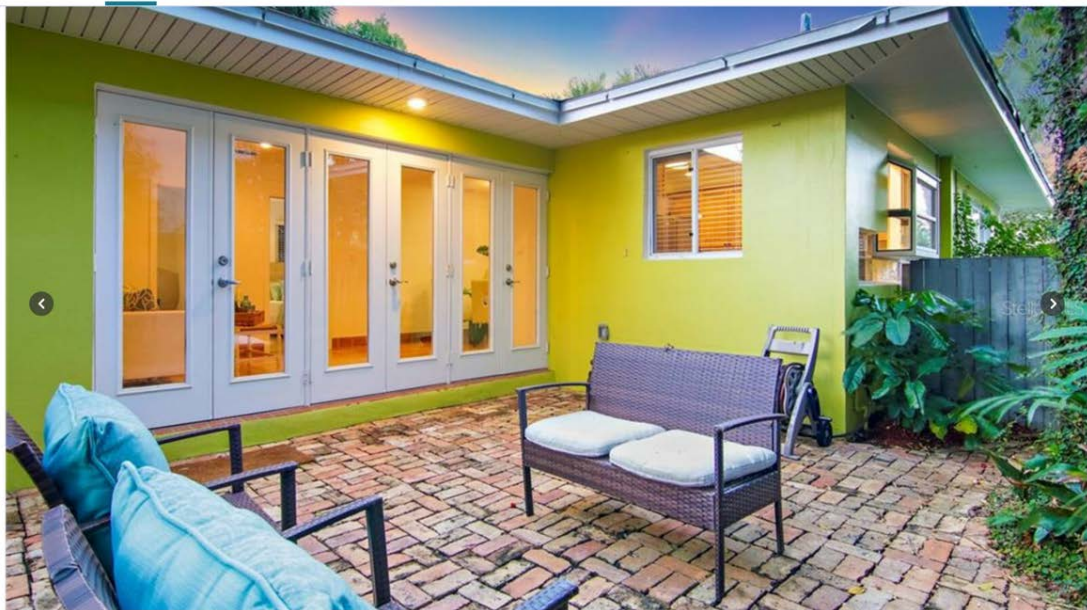
2016 MLS Listing for 2806 Pass-A-Grille Way



2020 MLS Listing for 2806 Pass-A-Grille Way



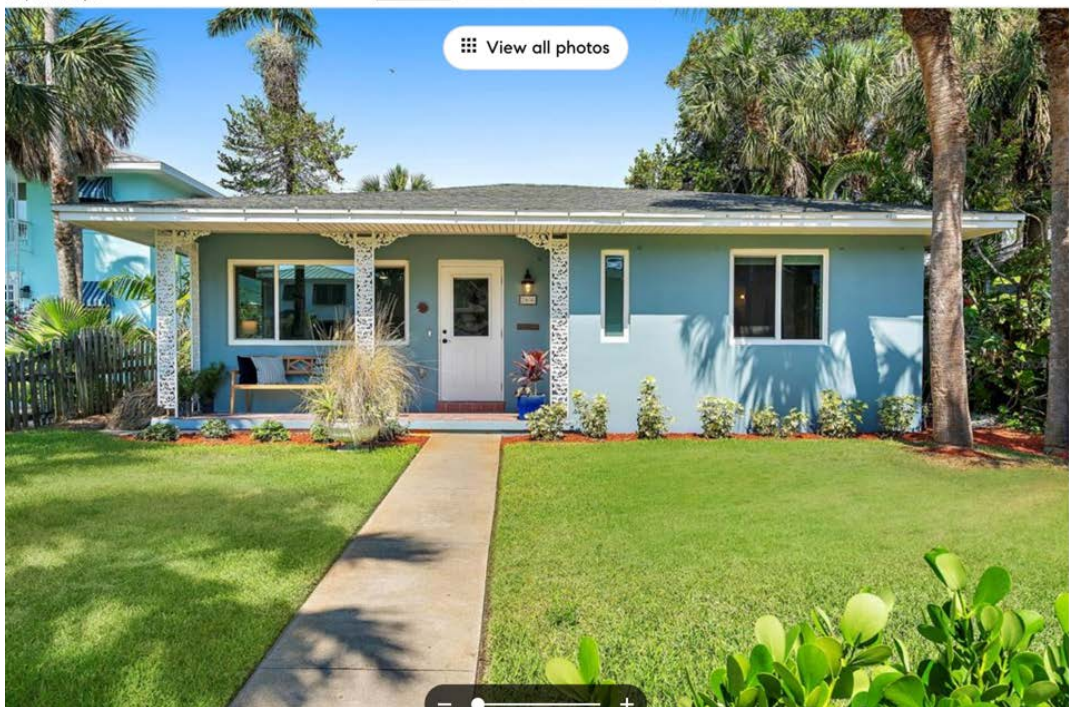
2020 MLS Listing for 2806 Pass-A-Grille Way



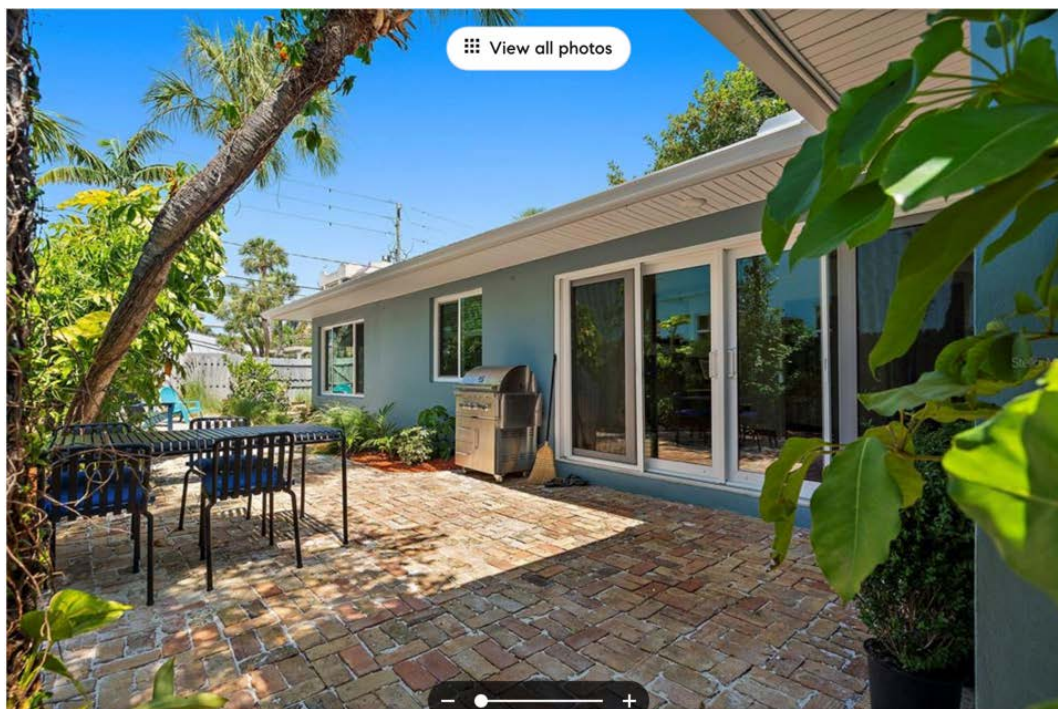
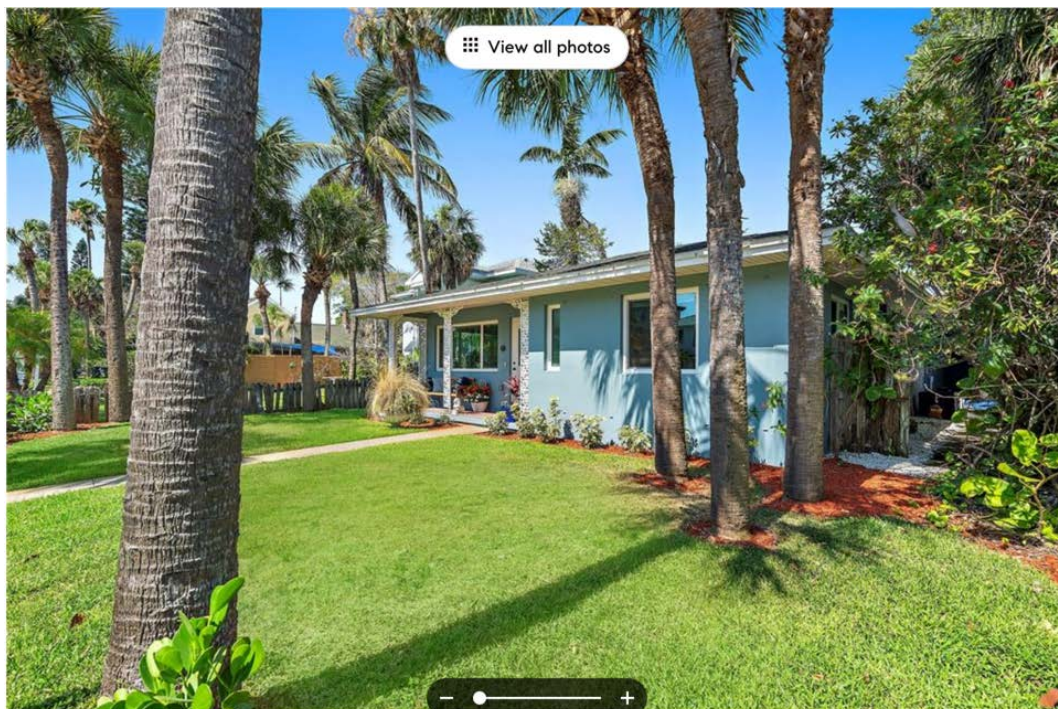
2020 MLS Listing for 2806 Pass-A-Grille Way



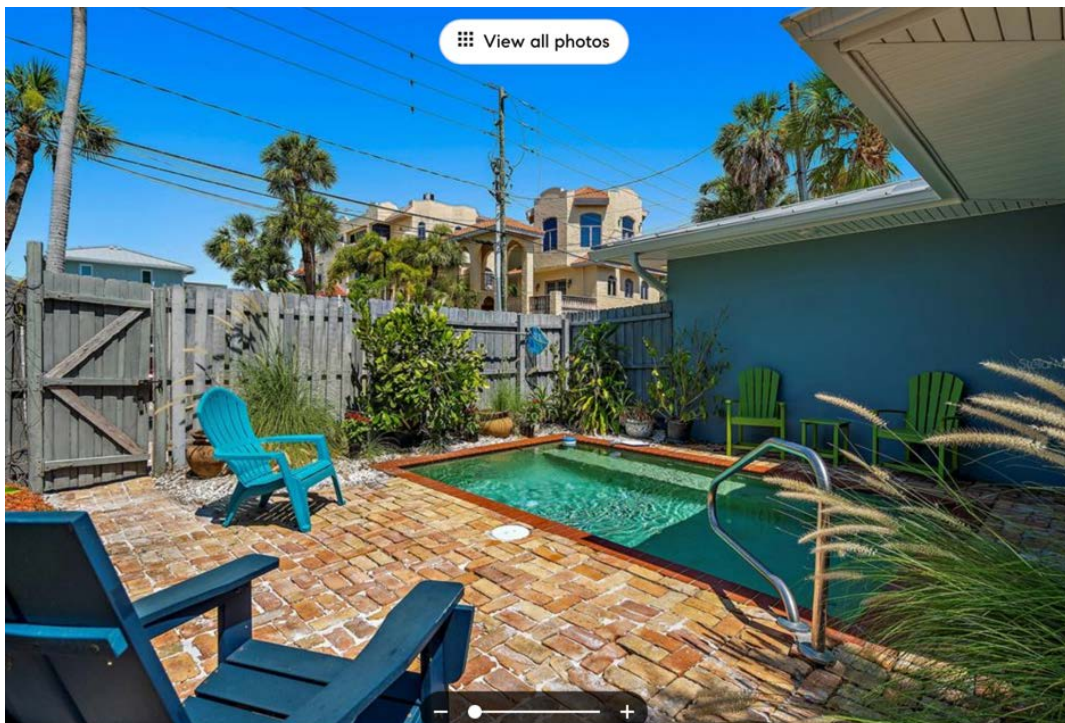
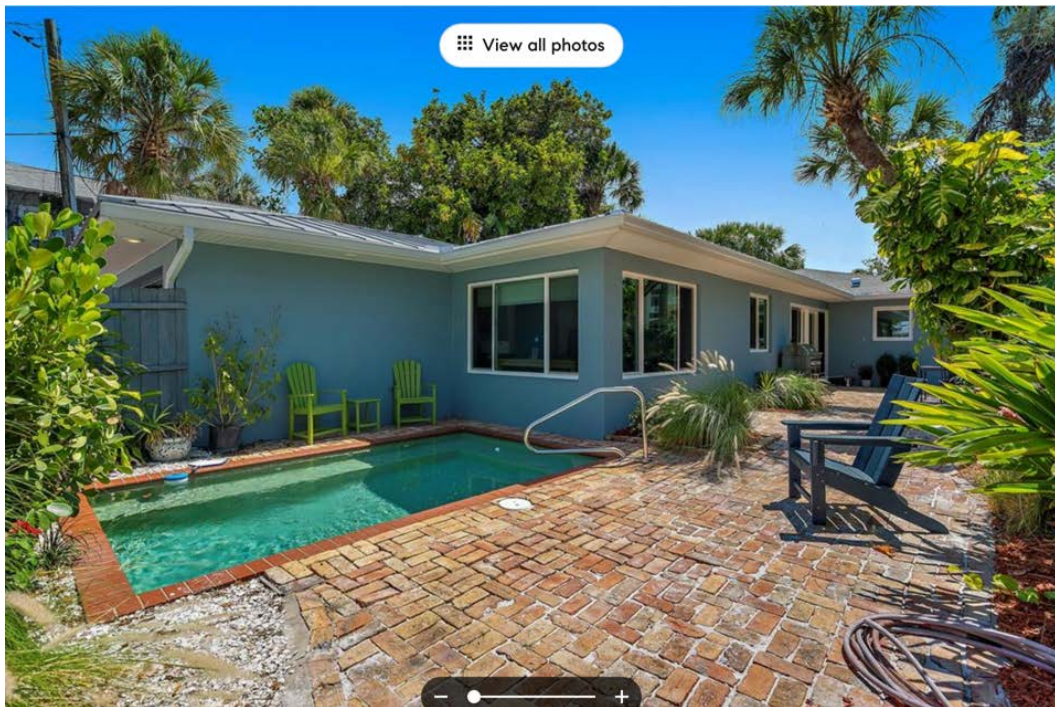
2024 MLS Listing for 2806 Pass-A-Grille Way



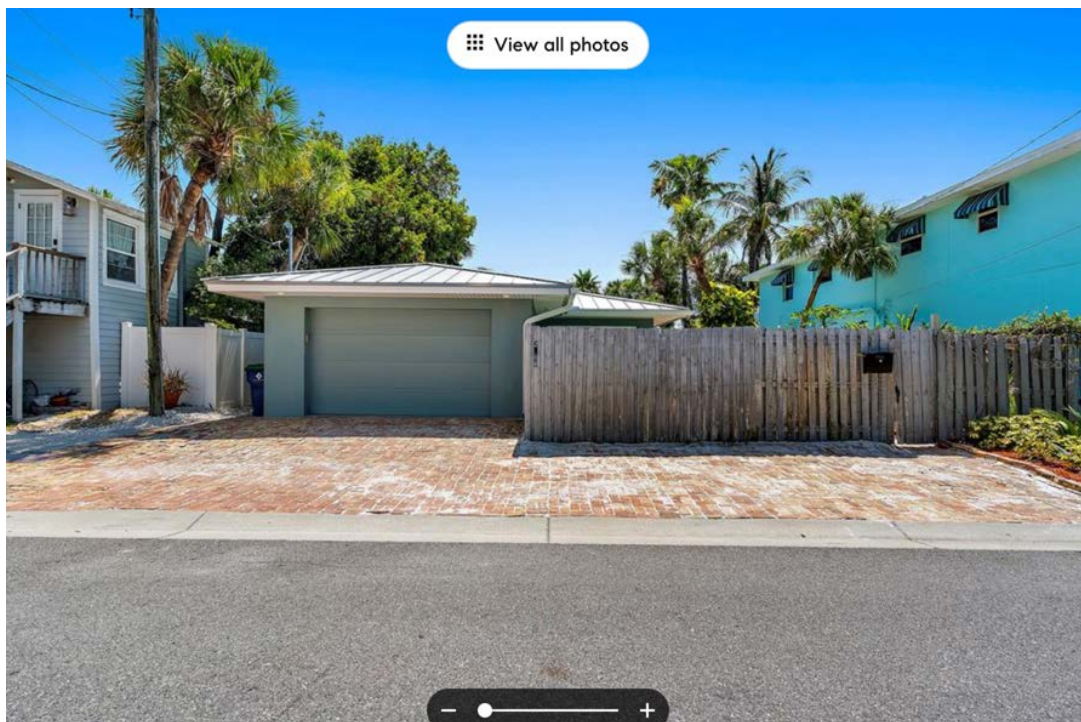
2024 MLS Listing for 2806 Pass-A-Grille Way



2024 MLS Listing for 2806 Pass-A-Grille Way



2024 MLS Listing for 2806 Pass-A-Grille Way



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI12662**
 Field Date 1-5-2015
 Form Date 3-2-2015
 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) 2806 Pass-a-Grille Way 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 2806 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: 2806 Pass-a-Grille Way
 Cross Streets (nearest / between) 28th Avenue/29th 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 # 18-32-16-17316-001-0150 Landgrant _____
 Subdivision Name COLONIAL CORP REPLAT Block 1 Lot 15
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1949 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1949 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 Rectangular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 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-light casement windows, glass block

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves with integrated vents, metal filigree posts

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

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)				

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) Central, 1-leaf door set within a incised porch

Porch Descriptions (types, locations, roof types, etc.) The front porch is incised on the southern bays of the facade and features metal filigree posts.

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

Narrative Description of Resource The 1-story, 4-bay dwelling features a hipped roof with wide overhanging eaves, an incised porch with metal filigree posts, and replacement 1-light vinyl casement windows.

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 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.



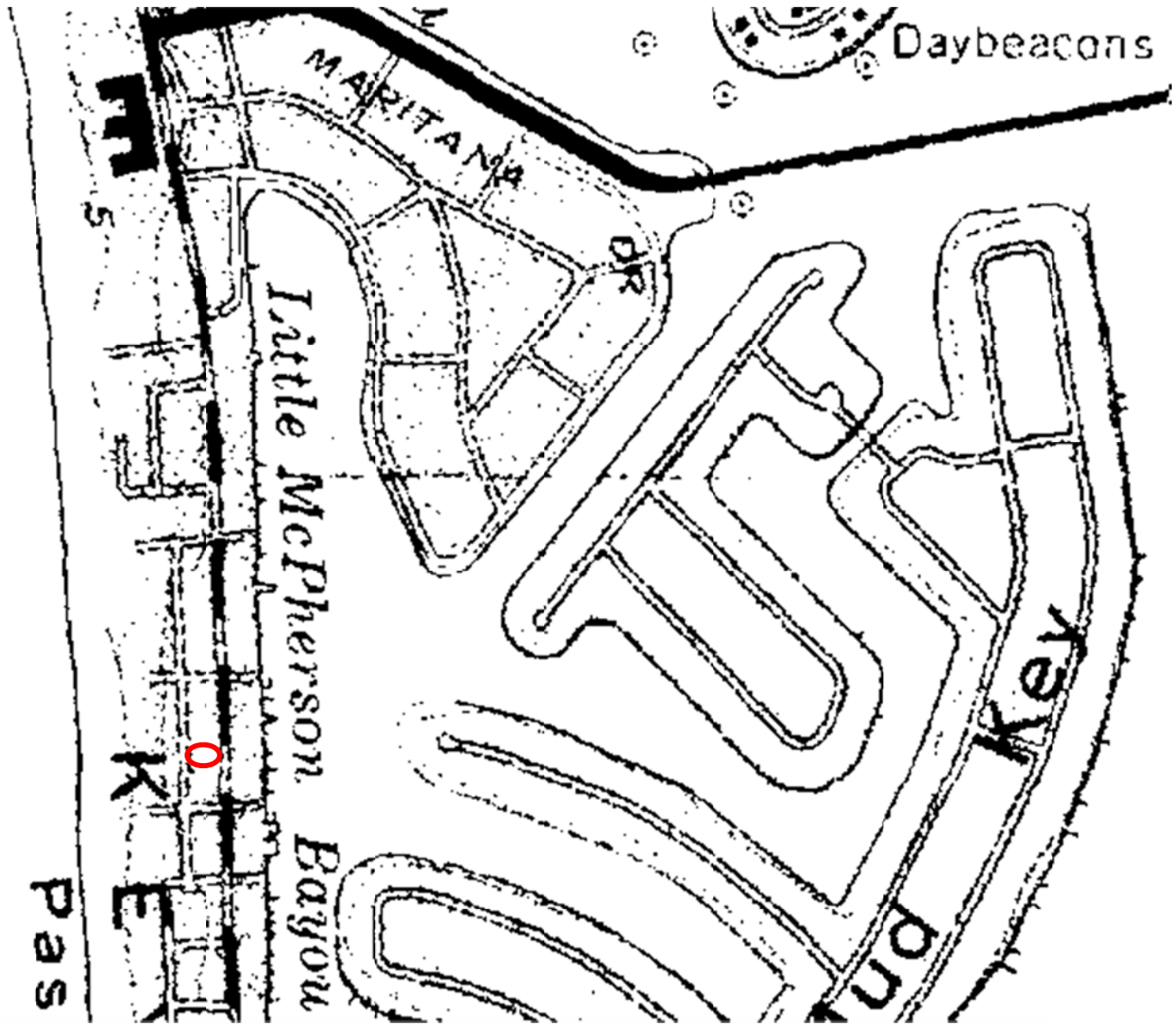
Pass-a-Grille_2806_P112662_03



Pass-a-Grille_2806_P112662_01

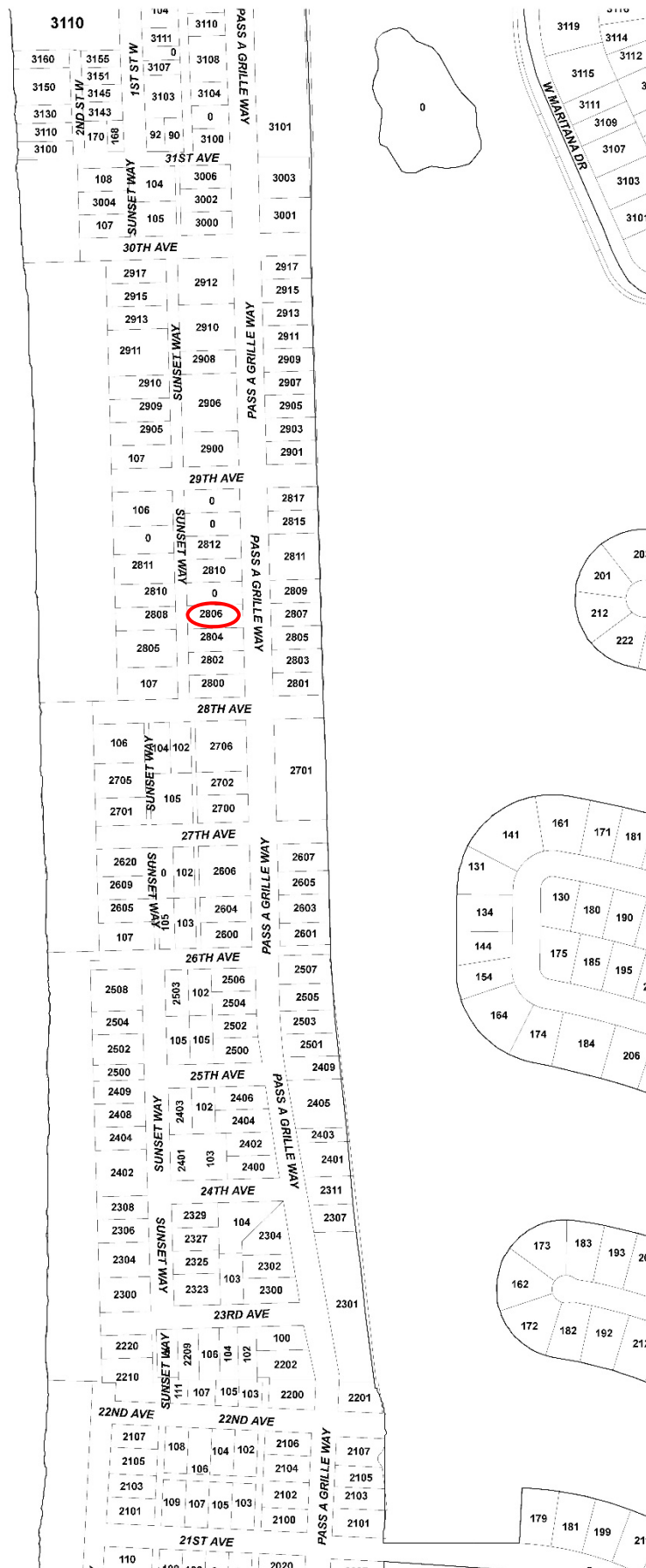


Pass-a-Grille_2806_P112662_02



Site #8PI12662

Address: 2806 PASS-A-GRILLE WAY



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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24094: 3610 Casablanca Avenue

Action Request: Motion to approve Case Number 24094 for the local historic designation of the single-story duplex residence at 3610 Casablanca Ave.

Strategic Objective:

Date: December 12, 2024

Prepared By: Kristin Coman, Community Development Director

Through: Denise Sanderson, Community Development Director

Summary of Issue: his residential structure located in the Don Cesar Place neighborhood on a parcel of approximately .25 acres is a contributing masonry ranch style building that was constructed and still currently used as a duplex. Review of city records indicate limited permits have been obtained in connection with any improvements which indicate the original character of the dwelling has been maintained since it was initially constructed. The dwelling was included in a historic survey of the Don CeSar Place and Belle Vista neighborhoods conducted in early 2024. Evaluation of this property during the historic survey concluded 3610 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 area of historical significance of community planning and development.

Funding: N/A

Attachments:

1. Staff Report
2. Home Plans
3. Application
4. Florida Master Site File
5. 24094 - Interior Photos from Applicant
6. 24094 - Exterior Photos, Nov. 2024



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

Local Historic Designation Case No. 24094: Anna and Kevin Morriss

Hearing Date: December 5, 2024

Prepared By: Kristin Coman, Senior Planner

REQUEST	The property owner of this duplex residential property located in Don CeSar Place is requesting Local Landmark Designation for this property.
SUBJECT PROPERTY	3610 Casablanca Avenue – Don CeSar Place. Blk 10, Lots 5 & 6 Parcel I.D. #07-32-16-21852-010-0050
LAND USE / ZONING	RU-2, Residential District
YEAR BUILT	Circa 1949 (per attached Florida Master Site File (PI16147))
HISTORIC STATUS	Constructed in 1949, 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 1994 South – Single-family residential circa 1948 East – Duplex residential circa 1949/Casablanca Ave. West – Multifamily (5) units circa 1998

BACKGROUND and ANALYSIS

This residential structure located in the Don Cesar Place neighborhood on a parcel of approximately .25 acres is a contributing masonry ranch style building that was constructed and still currently used as a duplex. Review of city records indicate limited permits have been obtained in connection with any improvements which indicate the original character of the dwelling has been maintained since it was initially constructed. The dwelling was included in a historic survey of the Don CeSar Place and Belle Vista neighborhoods conducted in early 2024. Evaluation of this property during the historic survey concluded 3610 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 area of historical significance of community planning and development.

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 residential structure is a contributing masonry ranch style building within the Don CeSar Place neighborhood. It contains a hip roof that is covered with concrete tile shingles. The building's exterior is stucco with picture windows, wide eaves, and molded stucco shutters. Evaluation of this property during the 2024 survey determined it to be a contributing structure to the Don CeSar historic neighborhood.

Florida Master Site File Photo (2024)



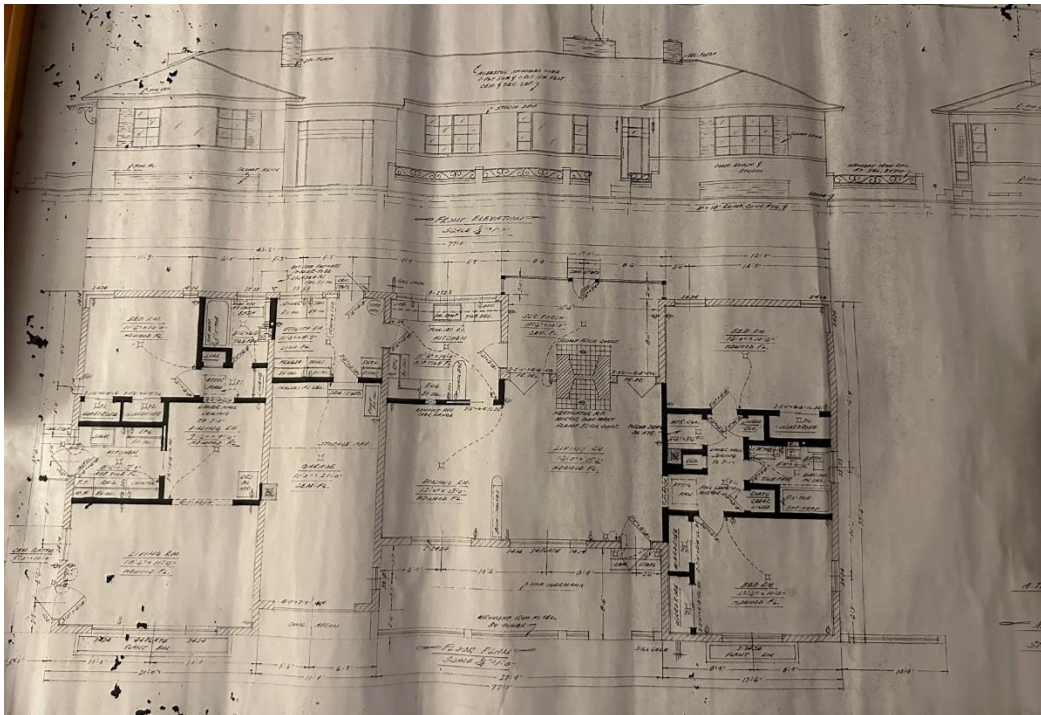
b. A statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by this division.

Built in 1949 as a duplex, this structure located at 3610 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.

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.

While the applicant did not provide historic photographs of the exterior of the property, photos of the architectural blueprints were supplied that included elevations of the dwelling exterior as shown below.



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:

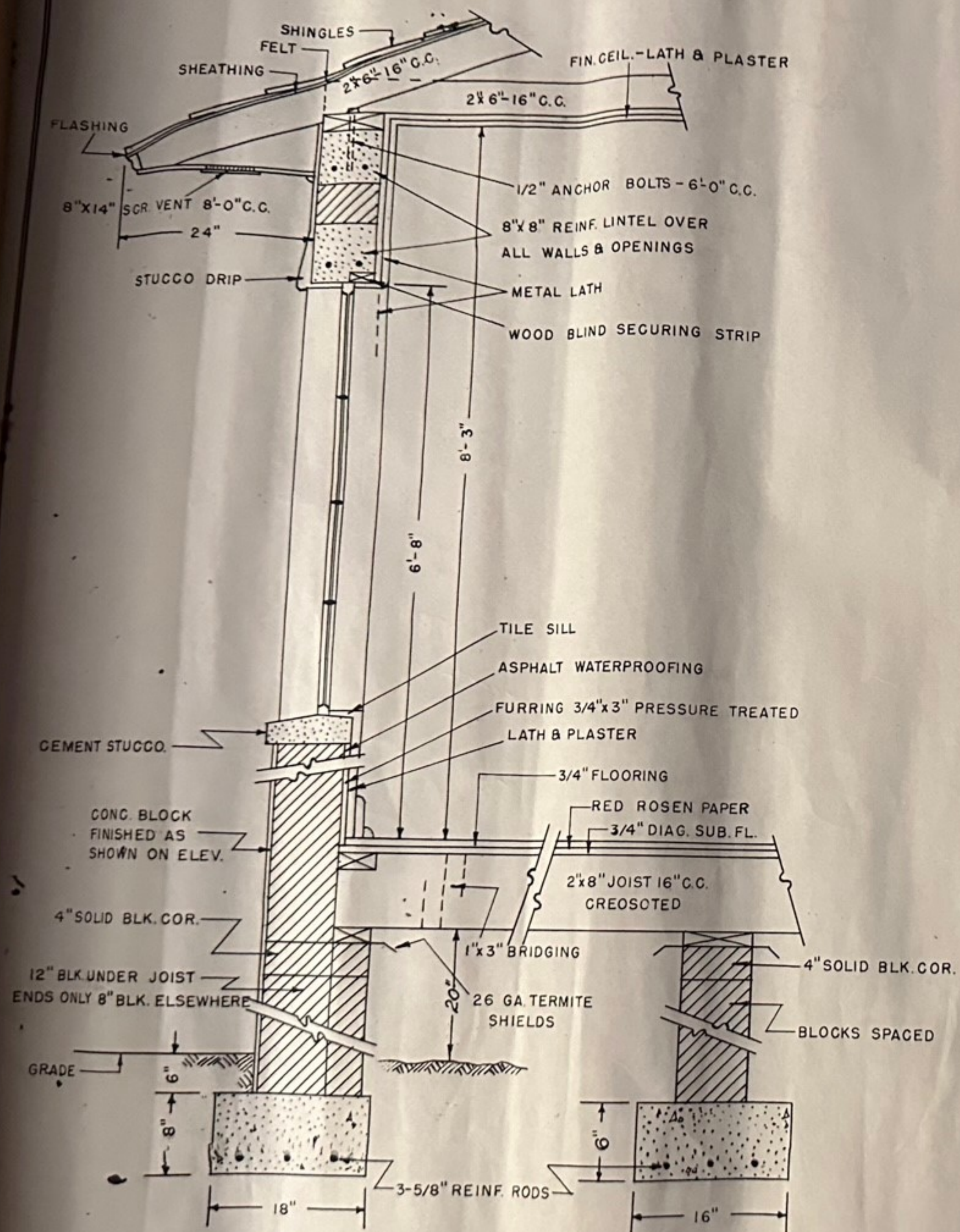
- a. Exemplifies or reflects the broad cultural, political, economic, or social history of the city, the county, the state or the United States.
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated 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.

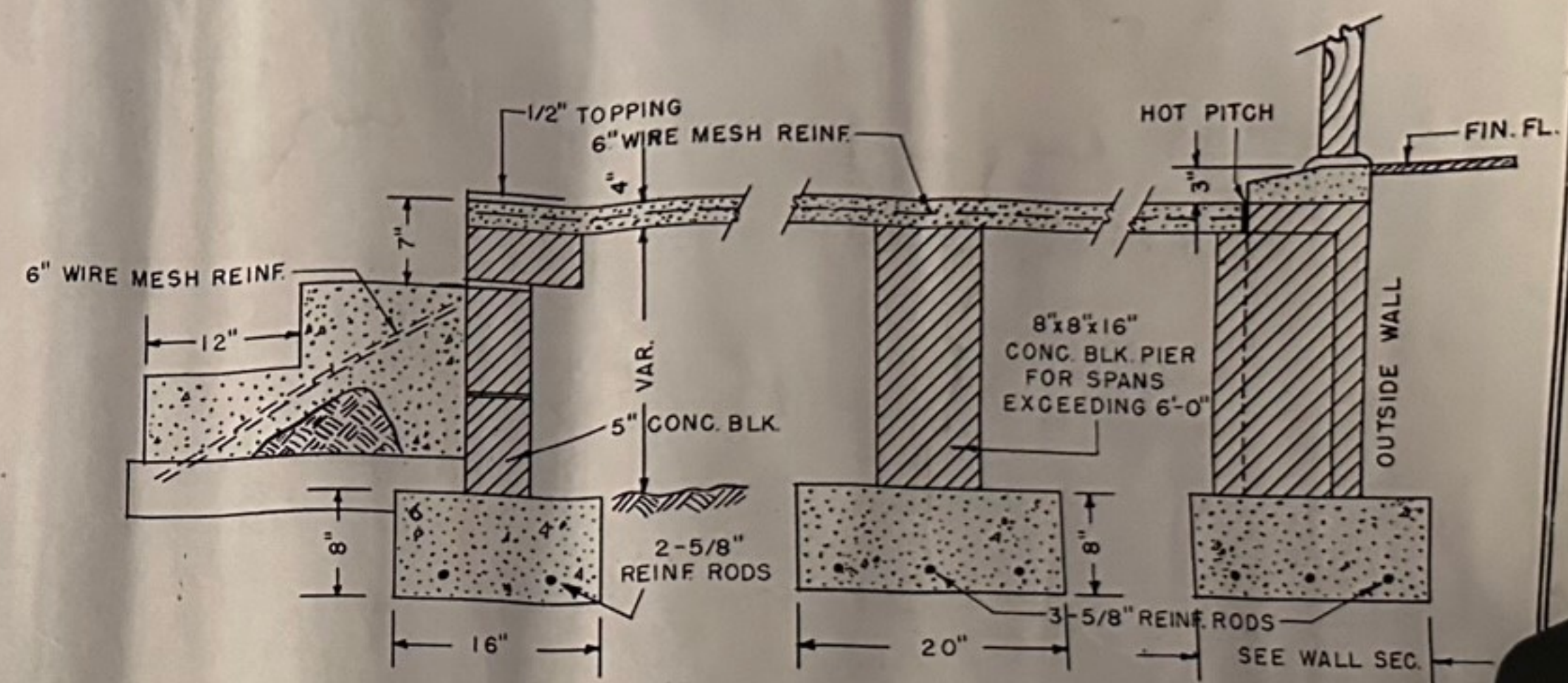
Staff analysis: Staff supports this application to locally designate 3610 Casablanca Avenue as an historic property. Staff finds that the building is significant in the following areas:

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

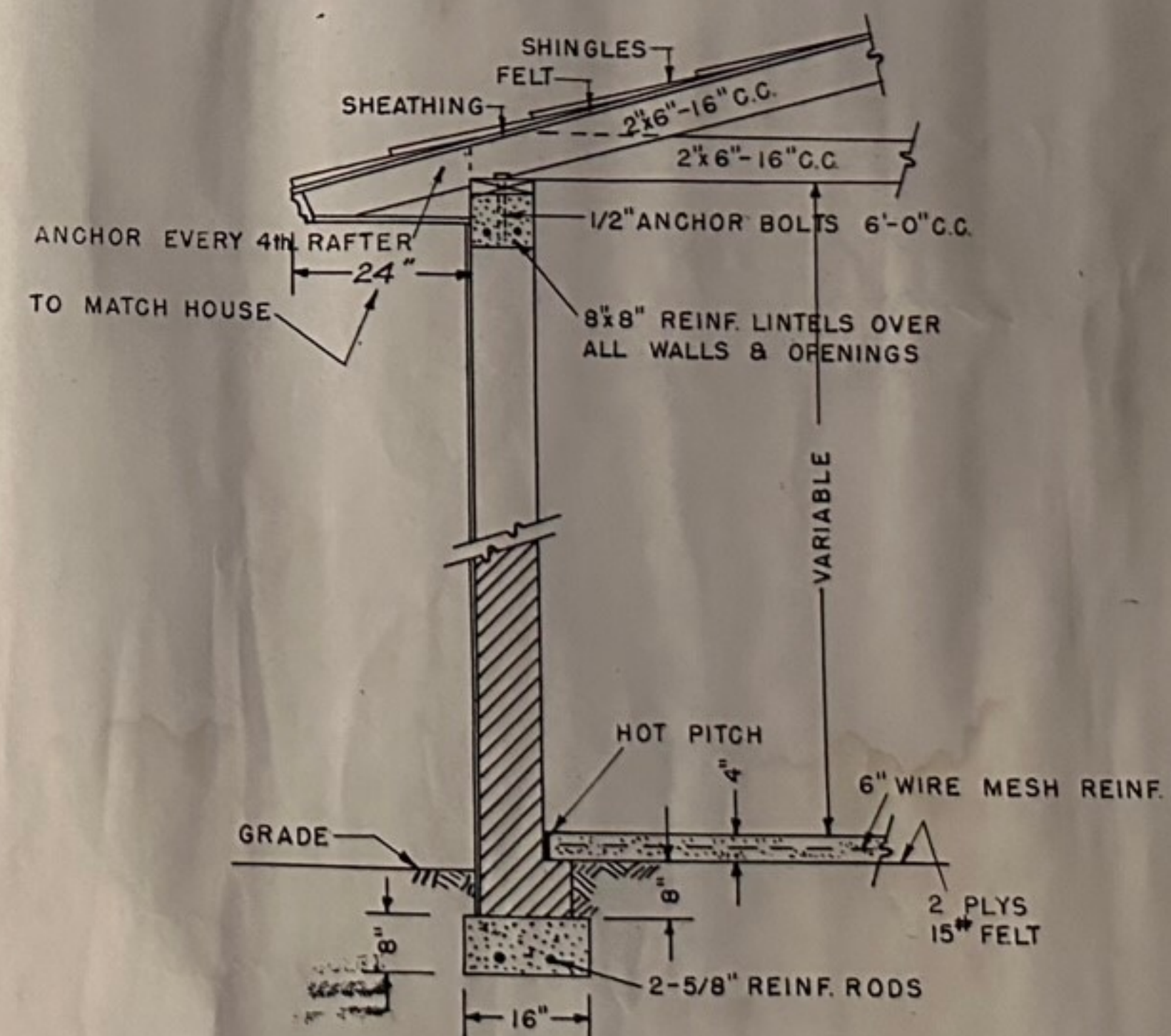
Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this residential duplex property located at 3610 Casablanca Avenue because it:



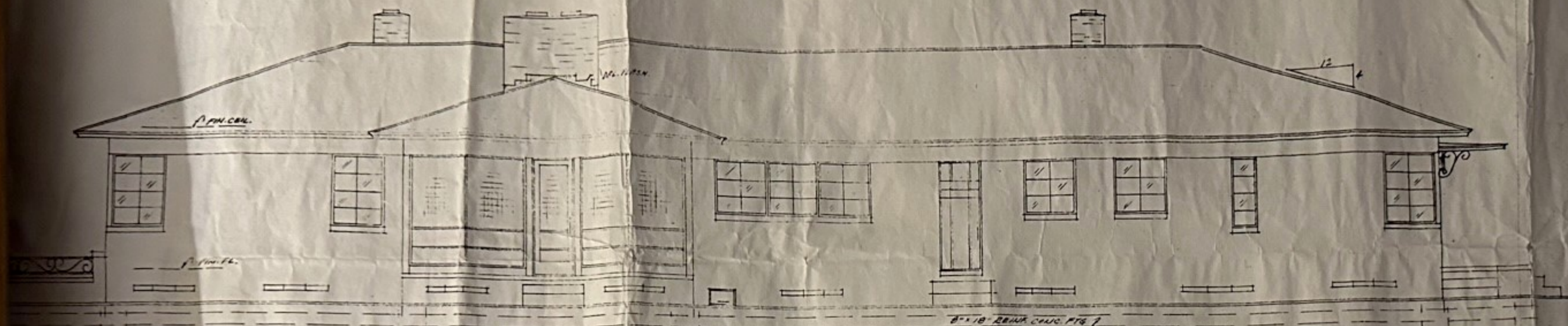
TYPICAL WALL SECTION
SCALE 1"=1'-0"



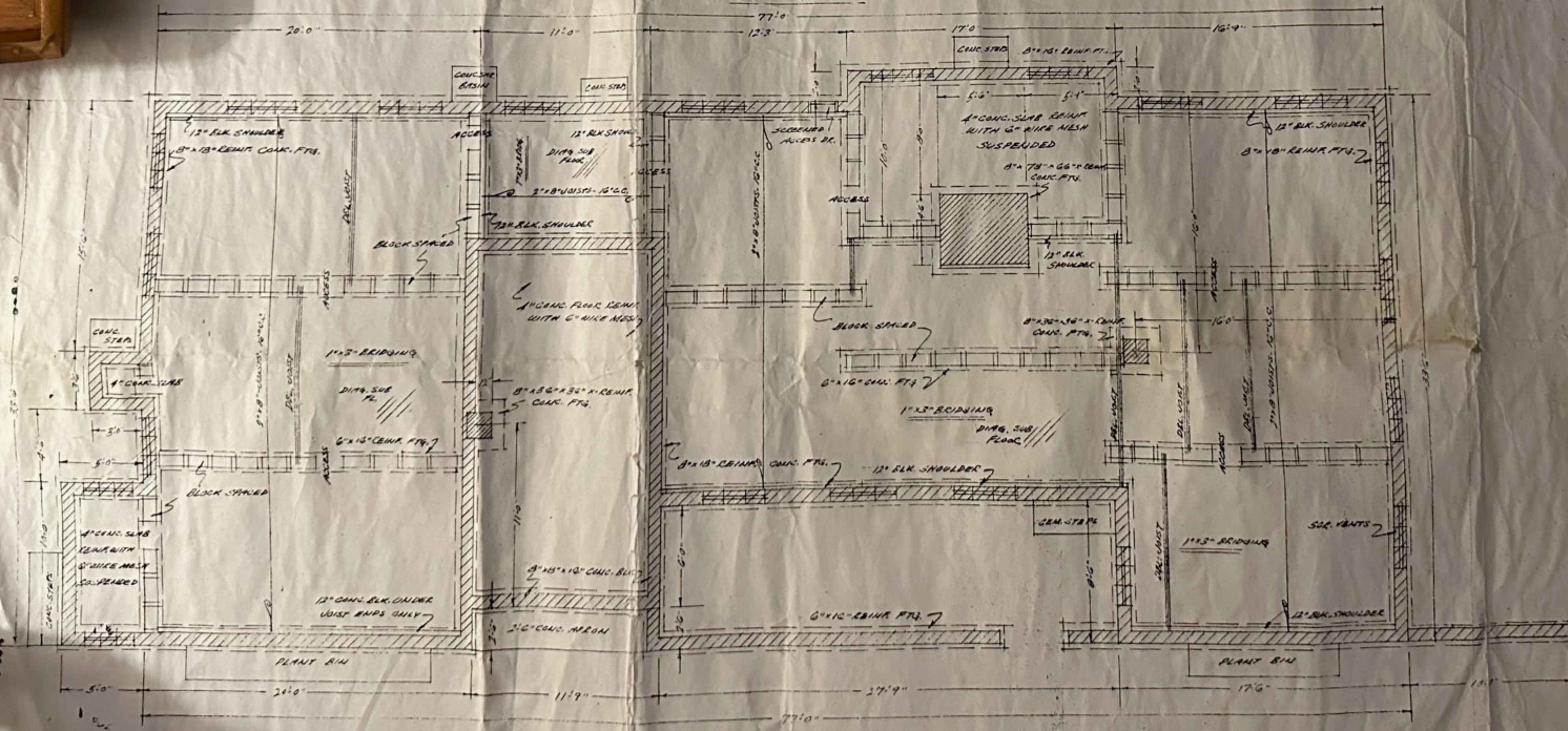
SLAB & STEPS SECTION
SCALE 1 1/2"=1'-0"



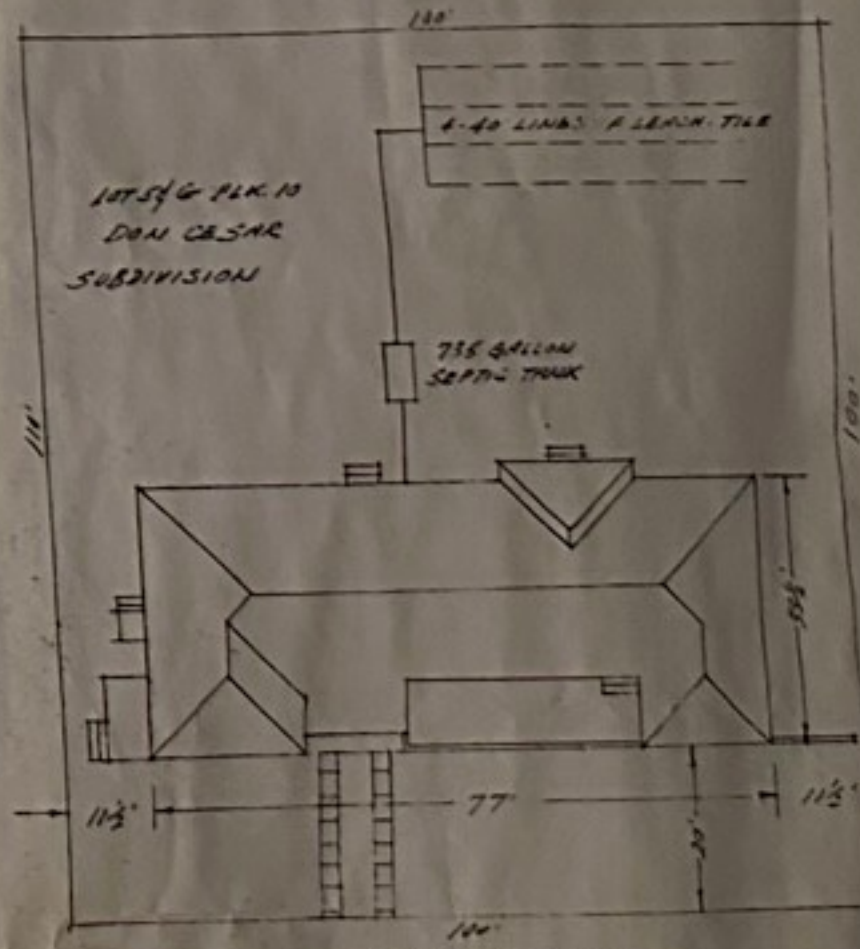
GARAGE SECTION
SCALE 1 1/2"=1'-0"



REAR ELEVATION
SCALE 1/4" = 1'-0"



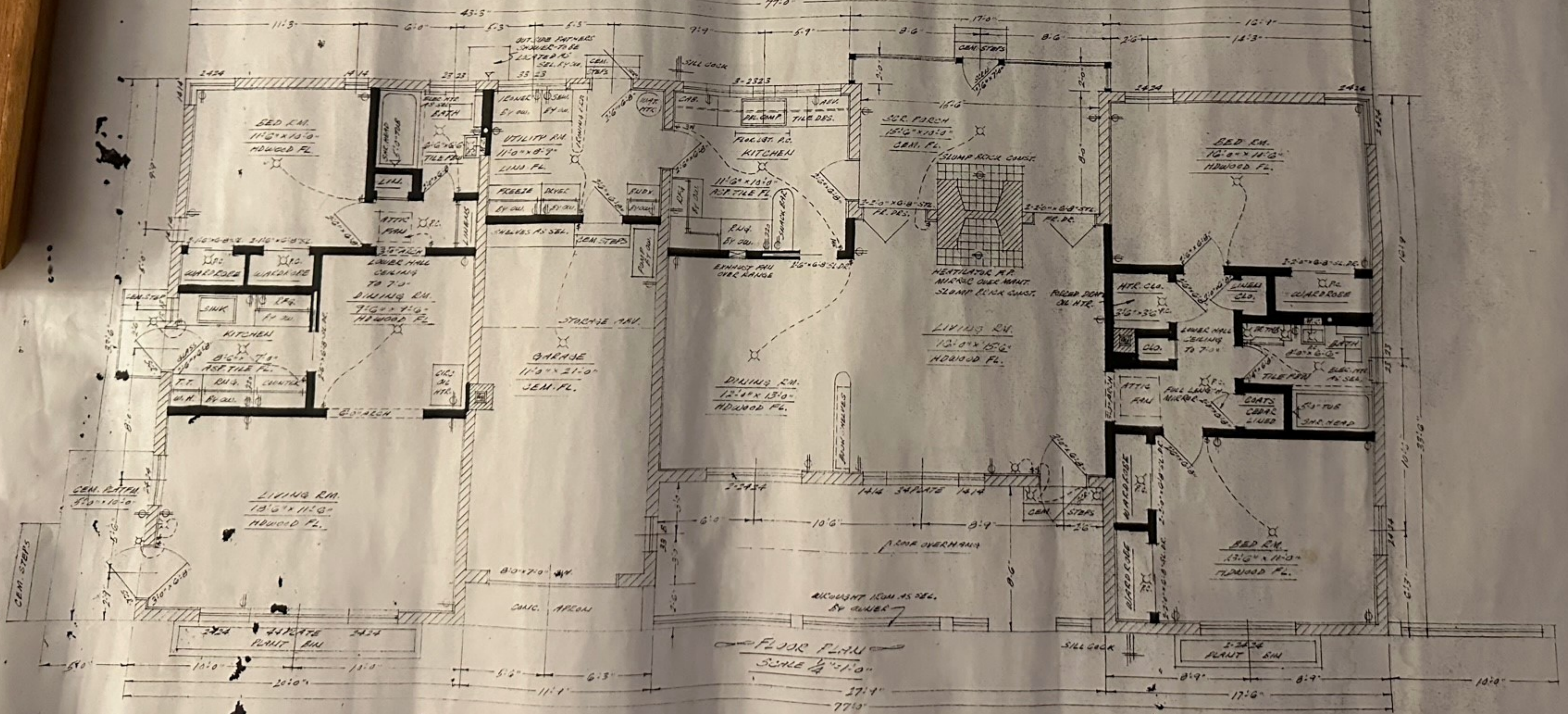
FOUNDATION PLAN
SCALE 1/4" = 1'-0"



PLOT PLAN
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



FLOOR PLAN
SCALE 1/4" = 1'-0"

A TEN RM.
TO BE
MR. & MRS.
ST. PETERSE



Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Agent or Representative Name & Address

Anna & Kevin Morriss _____

3610 Casablanca Ave _____

St. Pete Beach 33706 _____

Phone (714) 264-2373 _____

Phone _____

Email Address annajoy Morriss@gmail.com _____

Email Address _____

Property Address, Legal Description, Parcel ID

3610 Casablanca Avenue, St. Pete Beach 33706 _____

Parcel # 07-32-16-21852-010-0050 _____

Don CeSar Place, Block 10, Lots 5 and 6 _____

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 Anna J. Morriss located at 3610 Casablanca Ave. St. Pete Beach FL 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: Anna J. Morriss Date: 6 Nov 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.

Casablanca Avenue to the east, surrounded by lots 7 (north side) and 4 (south side), and block 1 to the west.

Land area = 0.25 acres; structure is 1,954 square feet.

FUNCTION OR USE

Historic Functions

Duplex home built in 1949 by the Wooley Family

Current Functions

Residence of the Morriss family on a seasonal basis

Permanent residence of Anna's mom, Sheila
McChesney

DESCRIPTON

Architectural Classification

midcentury ranch style duplex.

Materials

Wood floors with a crawlspace. Stucco external walls.

Please see photos of blueprints.

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)

Built in 1949 by the Wooley family. Please see pictures of blueprints. Most of the original features are still intact. Every effort has
been made to retain the elements designed by the Wooleys.

3. Significant Persons

4. Cultural Affiliation/Historic Period

5. Architect

6. Builder

Narrative Description

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

Major Bibliographic References

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

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Clear Form Values

Site#8 **PI16147**
 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) 3610 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

Clear Location Values

Address: Street Number 3610 Direction ▼ Street Name CASABLANCA Street Type Avenue Suffix Direction ▼
 Cross Streets (nearest / between) Gulf Blvd and Casablanca Ave
 USGS 7.5 Map Name PASS-A-GRILLE 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 # 073216218520100050 Landgrant _____
 Subdivision Name DON CE-SAR PLACE Block 10 Lot 50
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 3 2 8 7 4 5 Northing 3 0 6 6 5 7 6
 Other Coordinates: X: 27.71262397 Y: -82.73702566 Coordinate System & Datum WGS 1984
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1949 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Duplex From (year): 1949 To (year): 2024
 Current Use Duplex From (year): 1949 To (year): 2024
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 1-26-2016 Nature windows, roof
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.)
MORRISS, ANNA J; MORRISS, KEVIN (current)

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

DESCRIPTION

Clear Description Values

Style Ranch Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Concrete tile 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____

Windows (types, materials, etc.)
2-light sliding vinyl ind; 1-light sliding vinyl flanking 1- light fixed; 1/1 shs vinyl ind;

Distinguishing Architectural Features (exterior or interior ornaments)
wide eaves, picture windows, molded stucco shutters

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

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 ☐ insufficient info Date _____
	NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. Concrete 2. Concrete Block 3. Concrete Block

Structural System(s): 1. Concrete 2. Concrete Block 3. Concrete Block

Foundation Type(s): 1. Continuous 2. Concrete Block 3. Concrete Block

Foundation Material(s): 1. Concrete Block 2. Concrete Block 3. Concrete Block

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

Fiberglass door with oval light

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

iron railings, extension of main roof

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

Narrative Description of Resource

This is a Ranch style building currently used as a duplex. The building has picture windows, molded shutters, and an attached garage.

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 aeriels 1942, 1951, 1957, 1984; Pinellas County GIS Historic Aeriels 1926, 1965, 1975; National Environmental Title Research historic aeriels 1969, 1971, 1984

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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 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

Clear Documentation Values

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.



23 of 123



StellarMLS

[Request Info](#)

35 of 123



StellarMLS

Request Info



111 of 123



Request Info







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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24100: 3607 Casablanca Avenue

Action Request: Motion to approve Case No. 24100 for the local historic designation of the single-story residence at 3607 Casablanca Avenue.

Strategic Objective:

Date: December 12, 2024

Prepared By: Lynn Rosetti, Consultant

Through: Denise Sanderson

Summary of Issue: This single-family residential structure located in the Don Cesar Place neighborhood is a contributing Mid-Century Modern ranch style building of stucco covered masonry construction. It has a gable roof covered with composition shingles. The windows are vinyl and are 1/1 and 2- light sliding vinyl. The foundation materials are concrete block, and the structural system is concrete, and the concrete block foundation is continuous. The porch has metal railing, and the main roof extends over the porch. This house was surveyed earlier this year during an historic survey of the Don CeSar Place and Belle Vista neighborhoods. Evaluation of this property during the survey determined 3607 Casablanca Avenue to be a contributing structure to the Don CeSar historic neighborhood because it supports the character of the overall Don CeSar neighborhood through its architectural style and integrity.

Funding: N/A

Attachments:

1. 24100 - LHD Staff Report
2. 24100 - 2607 Casablanca Ave, LHD Application
3. 24100 - PI16174 FMSF



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

Local Historic Designation Case No. 24100: Kathryn Garchow

Date: December 5, 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	3607 Casablanca Avenue – Don CeSar Place. Blk 13, Lot Parcel I.D. #07-32-16-21852-013-0040
LAND USE / ZONING	RU-2, Residential District
YEAR BUILT	Circa 1954 (per attached Florida Master Site File (PI16174)
HISTORIC STATUS	Constructed in 1954, this Ranch styled residential structure was determined to be contributory to the Don CeSar Place neighborhood during the 2024 historic survey of Don CeSar Place.
SURROUNDING AREA	North – 36 th Avenue / Two unit circa 1949 South – Single-family residential circa 1966 East – Single-family residential circa 1949 West – Casablanca Avenue / Single-family residential circa 1948

BACKGROUND and ANALYSIS

This single-family residential structure located in the Don Cesar Place neighborhood is a contributing Mid-Century Modern ranch style building of stucco covered masonry construction. It has a gable roof covered with composition shingles. The windows are vinyl and are 1/1 and 2- light sliding vinyl. The foundation materials are concrete block, and the structural system is concrete, and the concrete block foundation is continuous. The porch has metal railing, and the main roof extends over the porch. This house was surveyed earlier this year during an historic survey of the Don CeSar Place and Belle Vista neighborhoods. Evaluation of this property during the survey determined 3607 Casablanca Avenue to be a contributing structure to the Don CeSar historic neighborhood because it supports the 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 Mid-Century masonry ranch style building within the Don CeSar Place neighborhood. It has a gable roof with composition shingles. Its garage is attached. 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. Also see the *Background and Analysis* section on page 1 of this report for a thorough physical description.

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 1954, this single-family residential structure located at 3607 Casablanca Avenue meets this requirement in the category of community planning and development as it supports the overall character of the neighborhood as noted in the FMSF form.

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 Place 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.

3607 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 3607 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 the Don CeSar Place neighborhood 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.

A photograph is attached to this designation report.

Sec. 28.22 – Designation criteria established.

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

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

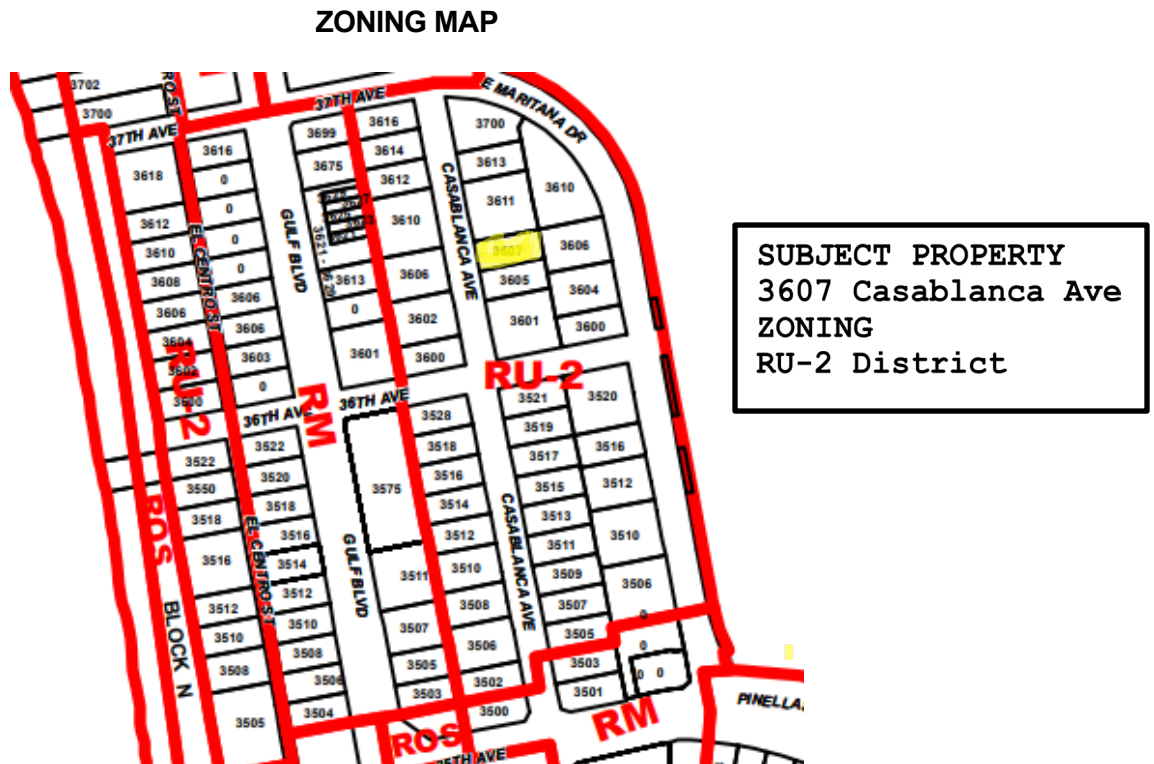
- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or

Staff analysis: Staff supports this application to locally designate 3607 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 Don CeSar Place and St. Pete Beach.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this residential property located at 3607 Casablanca Avenue because it:

- a. It reflects the broad cultural, economic, and social history of Don CeSar Place and St. Pete Beach.



AERIAL PHOTOGRAPH OF 3607 CASABLANCA AVE.



PHOTOGRAPH OF 3607 CASABLANCA AVE.





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24100

Property Owner Name & Address

Agent or Representative Name & Address

Kathryn Garchow

3607 Casablanca Ave

St. Pete Beach, FL 33706

Phone 408-921-7322

Phone 408-921-7322

Email Address KGARCHOW@YAHOO.COM Email Address _____

Property Address, Legal Description, Parcel ID

Don Ce-Sar Place B1K 13, LOT 4

3607 Casablanca Ave. St. Pete Beach, FL 33706

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable): P116174

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of 3607 Casablanca Ave located at _____ 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: Kathryn Garchow

Date: 11/21/2024

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.

Parcel ID # 07-32-16-21852-013-0040

FUNCTION OR USEHistoric Functions

single family home

Current Functions

single family home

DESCRIPTIONArchitectural Classification

1950's mid-century

Materials

black / stucco

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 or 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 1954 in the Don Cesar Place

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

3. Significant Persons

4. Cultural Affiliation/Historic Period

1950's / Mid-century

5. Architect

6. Builder

Narrative Description

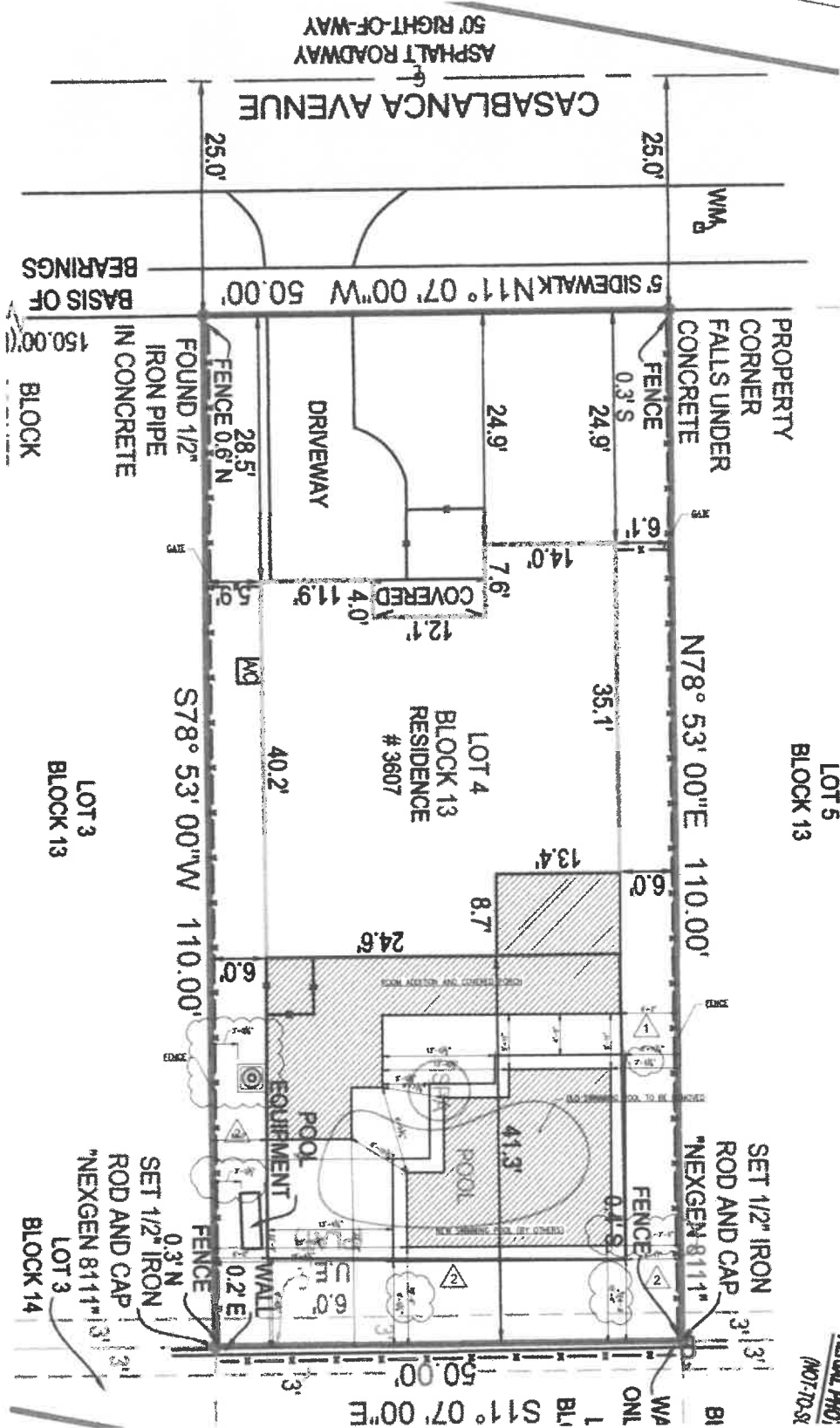
1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation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

Major Bibliographic References

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







SITE PLAN

SCALE: 1/8" = 1'-0"



☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Clear Form Values

Site#8 **PI16174**
 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) 3607 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

Clear Location Values

Address: Street Number 3607 Direction ▼ Street Name CASABLANCA Street Type Avenue Suffix Direction ▼
 Cross Streets (nearest / between) Between Casablanca Ave and E Maritana Dr
 USGS 7.5 Map Name PASS-A-GRILLE 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 # 073216218520130040 Landgrant _____
 Subdivision Name DON CE-SAR PLACE Block 13 Lot 40
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 3 2 8 7 9 3 Northing 3 0 6 6 5 6 3
 Other Coordinates: X: 27.71251177 Y: -82.73653424 Coordinate System & Datum WGS 1984
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1954 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1954 To (year): 2024
 Current Use Private Residence (House/Cottage/Cabin) From (year): 1954 To (year): 2024
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 3-21-2024 Nature windows, roof
 Additions: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.)
GARCHOW, KATHRYN A TRE (current)

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

DESCRIPTION

Clear Description Values

Style Ranch Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 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; 1/1 SHS vinyl ind
 Distinguishing Architectural Features (exterior or interior ornaments)
molded stucco shutters
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
garage

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 ☐ insufficient info Date _____ NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <i>National Register Bulletin 15</i> , p. 2)
--	---

DESCRIPTION (continued)

Clear Description Values

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. Continuous 2. Concrete
 Foundation Material(s): 1. Concrete Block 2. Concrete

Note: you may use the last box in each field to type in an answer that does not appear in the list provided

Main Entrance (stylistic details)

4-paneled door with fan light

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

metal railing, extension of main roof

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

Narrative Description of Resource

This is a Ranch style building with gable roof and attached garage.

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 aeriels 1942, 1951, 1957, 1984; Pinellas County GIS Historic Aeriels 1926, 1965, 1975; National Environmental Title Research historic aeriels 1969, 1971, 1984

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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 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

Clear Documentation Values

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 HinderAffiliation 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.

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

Agenda Report

Agenda Title Name: Design Review No. 24099: 102 15th Avenue

Action Request: No motion necessary if accepting staff-recommended results of design review.

Strategic Objective:

Date: December 12, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: Nate Meyer, RA for Catherine and George Pilhuj request design review of a House-Medium residence proposed to be built on the subject property

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Plans



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

Design Review Case No. 24099

Property Owner: George Pilhuj Trust

Meeting Date: December 5, 2024

Prepared By: Brandon Berry, Planner, Planning and Zoning Division

REQUEST	Staff requests Historic Preservation Board design review of a new single-family residence, constructed to the House – Medium standards of the Pass-a-Grille Overlay District, which is being constructed as a redevelopment of the subject property (LDC Sec. 20.24).
SUBJECT PROPERTY	0 (102) 15 th Ave; WEBSTER'S MAP, WARREN BLK C, LOT 48; Parcel # 18-32-16-95454-005-0480.
LAND USE / ZONING	RLM-2 / PAG
FEMA FLOOD ZONE	AE-9
HISTORIC STATUS	The property is currently vacant following the demolition of a four-plex on the subject property and the lot to its west in 2024, with the lot being approved for split in 2023 (Development Order #23079)
SURROUNDING AREA	North – 15 th Avenue & Hurley Park South – Alleyway & Vacant Parcel East – Alleyway & Single-family Residence West – Vacant Parcel

BACKGROUND and ANALYSIS

The 50x100' lot contains one full platted lot of the Webster's Map subdivision, which formerly contained a portion of a quad-plex that spanned the subject lot and western Lot 57. The lots were approved to be split to their original platted form in late 2023. Due to the split, any vesting of reconstruction on the property will be terminated should each individual lot be developed with a single residential unit, which is the maximum allowable for the properties at their subject sizes.

Sec. 20.22. - General building design (residential).

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building

types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in Section 20.15 must design the building with the following architectural elements:

(a) The mass of a building must include:

(1) Primary mass. The building shall have a distinct primary mass.

The structure has a distinct primary mass, particularly the face of the structure behind its projecting elements.

(2) Secondary mass. A building should also include secondary mass (private frontage requirements) that form the façade of the building.

The structure has an incised porch and projecting balconies that form the secondary massing elements. The porch is not of sufficient size or projection to meet the minimum standard for a private frontage required pursuant to LDC Sec. 20.16, so the applicant has compensated with additional "common yard" landscaping as permitted.

(3) Voids that allow for natural breaks in the mass.

The incised porch is a distinct void, as are the similar arrangement of incised balconies on the floors above.

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

Windows with what appear to be faux mullions are found in similar arrangement and size across the front façade of the structure.

(2) Appropriate vertical visual consistency at the centerline of the façade.

There is clear vertical visual consistency at the centerline. Elements are effectively mirrored, which is common for the coastal style.

(3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).

The third story is substantially recessed from the frontage formed by the enclosed garage areas at the ground floor, and the second story is visually recessed as well with the extension of balcony columns and a face that matches the floor above. Staff finds the visual width standard to be met.

(4) Overall design shall be symmetrically or asymmetrically balanced.

The structure is symmetrically balanced.

(c) Design must include the following rhythms:

(1) Proximity (objects close together complement each other)

Shapes and features of the façade are clearly complementary. The applicant uses metal and masonry for the majority of the frontage features, which are common paired.

(2) Similarity- common textures, colors or features.

Textures, colors and features appear to be drawn from a common palette. The primary color of the building is white, with eggshell and black or grey accents.

LANDSCAPING COMPLIANCE

The applicant shows the development as significantly exceeding compliance with the minimum lot standards, including ten shrubs at the front, a canopy tree, and two understory trees, as well as numerous other trees along the rear of the lot. However, the renderings show palms, rather than standard understory trees. The use of a royal palm or equivalent is sufficient for the canopy tree, but staff would like more traditional appropriate understory trees, like sea grape, along the frontage. The lot's ground cover includes a mix of vegetative greenspace, with limited shell as accent, which staff finds to be appropriate for the location.

ZONING COMPLIANCE

The site plan shows the home generally compliant with the House-Medium standards of the Pass A Grille Overlay District. The home is set at the minimum ten foot setback, with setbacks on the sides of approximately the five-foot minimum and a rear setback of approximately double the requirement. However, there is a projecting garage element on the eastern side that appears to slightly encroach into the alleyway-side setback. The applicant is put on notice that this element will need to be recessed to comply with the setbacks at time of permitting.

COMPATIBILITY WITH ADJACENT PROPERTIES

The subject lot abuts a lot with a three-story residence to its east, and vacant parcels to the south and west. Across the street to the north is Hurley Park, which contains one-story buildings.

The applicant has designed the structure to be at nearly the exact midpoint of the roof that is permitted, at 36 feet above grade, with a lower-pitched roof that is approximately one-and-a-half feet shorter than the maximum permitted for the zoning district, at 38.5 feet above grade. This is taller than some other structures along the same block-face, particularly the two historic register residences on the west side, but no taller than would be permitted under future redevelopment scenarios, including future development on the lots to the west and south. Thirty-six and forty feet, respectively, are the maximum heights permitted above grade for new developments in the PAG Zoning District.



Near West Neighbor – 106 15th Ave



East Neighbor – 100 15th Ave



North Neighbor – Warren Webster Building

STAFF RECOMMENDATION

Staff's design consultant found the structure to be compliant with the PAG Overlay design standards and suitable for the coastal design of the structure. Staff has no significant comments on the design, landscaping, or zoning elements of the structure.

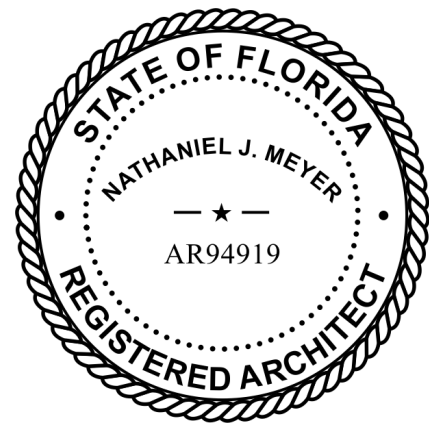
The Historic Preservation Board may make other recommendations to the applicant should members find that the recommendations will promote the design standards for the district, or assist in establishing the structure's compatibility with the neighborhood. At the discretion of the Board, this item may be brought back for further review once requirements and recommendations have been integrated into the design should additional conditions be assigned. Alternatively, the Board may direct Staff to review the design to the recommendations placed on it during the meeting.



PILHUJ RESIDENCE

10.14.2024

102 15TH AVENUE
SAINT PETE BEACH, FL 33706



Digitally signed
by nathaniel
meyer
Date: 2024.11.05
15:28:34-05'00'

NJM
ARCHITECT

PAG DESIGN REVIEW
PILHUJ RESIDENCE

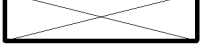
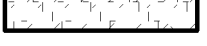
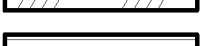
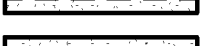
ABBREVIATIONS

0°	DEGREES
>	GREATER THAN
<	LESS THAN
#	POUND OR NUMBER
& +	AND
@	AT
Ø	DIAMETER
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AL / ALUM	ALUMINUM
ANNO	ANODIZED
AHJ	AUTHORITY HAVING JURISDICTION
BYND	BEYOND
B.O.	BOTTOM OF
CCSPF	CLOSED-CELL SPRAY FOAM (INSULATION)
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EJ	EACH
EL	EXPANSION JOINT
ELEC	ELEVATION
ELEV	ELECTRICAL
ENV	ELEVATOR OR ELEVATION
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EPS	EXPANDED POLYSTYRENE (INSULATION)
EQ	EQUAL
EXG, (E)	EXISTING
EXT	EXTERIOR
(F)	FUTURE
FBC	FLORIDA BUILDING CODE
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FEC	FIRE EXTINGUISHER CABINET
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
F.O.	FACE OF
FND	FOUNDATION
FR	FIRE RATED, FIRE RESISTANT
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GSF	GROSS SQUARE FEET
GWB	GYPSPUM WALL BOARD
HC	HOLLOW CORE
HOG	HOT-DIP GALVANIZED
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSPUM WALL BOARD
ILO	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
ISO	POLYISOCYANURATE (INSULATION)
LMI	LARGE MISSILE IMPACT
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
MR	MOISTURE-RESISTANT
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NSF	NET SQUARE FEET
OC	ON-CENTER
OH	OVERHANG OR OPPOSITE HAND
OPP	OPPOSITE
OZ	OUNCE
PCC	PRECAST CONCRETE
PLUMB	PLUMBING
PLWD	PLYWOOD
PT	PRESSURE TREATED (WOOD)
PNT	PAINT OR PAINTED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQ	REQUIRED / REQUIREMENTS
RM	ROOM
SA	SMOKE ALARM
SAB	SOUND ATTENUATION BATT
SCHD	SCHEDULE
SIM	SIMILAR
SMI	SMALL MISSILE IMPACT
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STR	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TME	TO MATCH EXISTING
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL, TOP OF SLAB
TPD	TOILET PAPER DISPENSER
TPO	THERMOPLASTIC POLYOLEFIN ROOFING
T/D	TELEPHONE / DATA
Typ	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
US	UNDERSIDE
VIF	VERIFY IN FIELD
W/	WITH
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WRB	WEATHER-RESISTIVE BARRIER
WWR	WELDED WIRE REINFORCING
XPS	EXTRUDED POLYSTYRENE (INSULATION)

GRAPHIC SYMBOLS

	WALL ASSEMBLY TAG
	WINDOW TAG
	ELEVATION OF AN ELEMENT
	REVISION TAG
	DOOR TAG
	ACCESSIBILITY CLEARANCE
	OVERHEAD ELEMENTS
	HIDDEN ELEMENTS
	CENTERLINE OF ELEMENTS
	PROPERTY SETBACK LINE
	ELEVATION VIEW-BUILDING
	TRUE NORTH; SEE SURVEY
	PLAN NORTH

MATERIALS GRAPHICS

02 SITE CONSTRUCTION		EARTH (existing)
		EARTH (backfill)
		DRAINAGE FILL
03 CONCRETE		CAST-IN-PLACE CONCRETE
		PRECAST CONCRETE
04 MASONRY		BRICK
		CONCRETE MASONRY UNITS
		STONE
		CAST STONE
05 METALS		ALUMINUM
		STEEL
06 WOODS AND PLASTICS		WOOD, CONTINUOUS
		WOOD BLOCKING
		FINISH WOOD
		HARDBOARD
		MEDIUM DENSITY FIBER BOARD (MDF)
		PARTICLE BOARD
		PLYWOOD
		SOLID SURFACE MATERIAL
07 THERMAL & MOISTURE PROTECTION		BATT INSULATION
		LOOSE FILL INSULATION
		RIGID INSULATION
08 GLAZING		GLASS
09 FINISHES		LATH AND PLASTER
		GYPSPUM BOARD

APPLICABLE CODES

MUNICIPALITY:
CITY OF SAINT PETE BEACH, FL
155 COREY AVE
SAINT PETE BEACH, FL 33706

LAND DEVELOPMENT CODE CITY OF ST PETE BEACH, FL (PASS-A-GRILL OVERLAY)
FLORIDA BUILDING CODE 8th EDITION (2023) - RESIDENTIAL
FLORIDA BUILDING CODE 8th EDITION (2023) - BUILDING CH. 1
FLORIDA BUILDING CODE 8th EDITION (2023) - ENERGY CONSERVATION
FLORIDA BUILDING CODE 8th EDITION (2023) - EXISTING BUILDING
FLORIDA FIRE PREVENTION CODE 8th EDITION (2023)
FLORIDA STATUTES
NATIONAL ELETRICAL CODE

DESCRIPTION OF WORK

NEW CONSTRUCTION

A NEW 3-STORY SINGLE-FAMILY RESIDENCE. THE 2 LIVING LEVELS ARE ELEVATED EXCEEDING THE DESIGN FLOOD ELEVATION. AN AIR-CONDITIONED FOYER PROVIDES ACCESS FROM THE GROUND LEVEL TO THE UPPER LIVING LEVELS. ALL EQUIPMENT IS ELEVATED ABOVE DFE. THE LOT IS LOCATED IN FEMA ZONE AE ELEVATION 9FT (DFE 10FT) AND LEeward OF THE LIMWA LINE (NON-COASTAL A).

GENERAL CONSTRUCTION

CONCRETE SLAB W/ TIMBER PILE FOUNDATIONS
CMU EXTERIOR LOAD BEARING WALLS UP TO THE ROOF
WOOD FRAMED INTERIOR WALLS AND STAIRS
PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES
CONCRETE OVER METAL DECK BALCONY FLOORS

ALL MATERIALS BELOW DESIGN FLOOD ELEVATION ARE TO BE FLOOD-DAMAGE RESISTANT. REFER TO FEMA TECHNICAL BULLETIN 2 FOR APPROVED MATERIALS. SEE STRUCTURAL DRAWINGS FOR WOOD SPECIES.

MEANS OF EGRESS

CODE REFERENCE		
ESCAPE AND RESCUE OPENINGS:	5.7SF MIN NET CLEAR (SSF @ GRADE) 20" w MIN CLEAR 24" h MIN CLEAR 24" MIN 44" MAX SILL HEIGHT	FBC R310.2.1
EGRESS DOOR: FLOOR / LANDING @ EXT DOORS: HALLWAYS: STAIRWAYS:	32" X 78" MIN 36" X 36" MIN 36" MIN 36" X 80" MIN	FBC R311.2 R311.3 R311.6 R311.7.1

THERMAL ENVELOPE SCHEDULE

PREScriptive	CODE REFERENCE	
CLIMATE ZONE	2A PINELLAS CO.	FBC-E TABLE R301.1
		FBC-E TABLE R402.1.1
FENESTRATION U-FACTOR FENESTRATION SHGC	0.40 MAX 0.25 MAX	
ROOF / CEILING	R-38 MIN OR R-30 PER FBC R402.2.1	
WALLS WOOD FRAMED MASS / CMU	- R-13 MIN R-4 CONT OR R-6 CAVITY MIN	
FLOORS	R-13 MIN	

SCHEDULE-FLORIDA PRODUCT APPROVALS

CATEGORY	PRODUCT DESCRIPTION	MANUFACTURER	APPROVAL NO
DOORS	SECTIONAL GARAGE DOOR	AMARR	FL 31372.14
DOORS	SWINGING COMMERCIAL STEEL DOOR (GLAZED / UNGLAZED)	CECO DOOR	FL 16355.2 / FL 16355.4
DOORS	SWINGING FIBERGLASS DOOR W/ SIDELITE	MASONITE INTERNATIONAL	FL 22363.3
DOORS	SWINGING FRENCH PATIO DOOR (LMI), VINYL OR ALUMINUM, FD-5555 / FD-570	PGT INDUSTRIES	FL 253
ROOFING	FLASHING, PARAPET COPING AND EDGE METALS	FIRESTONE	FL 21380.2
ROOFING	FLASHING, PARAPET COPING, EDGE METAL, AND BOX GUTTERS	METAL ERA	NOA 23-0912.08
ROOFING	MEMBRANE ROOFING, ULTRA-PLY TPO	FIRESTONE	NOA 17-0727.01
ROOFING	METAL ROOFING PANEL, 5-V CRIMP	MBCI	FL 11903.1
ROOFING	METAL ROOFING PANEL, LOKSEAM	MBCI	FL 11903.6
ROOFING	SOFFIT PANELS, HARDIESOFFIT FIBER-CEMENT VENTED / NON-VENTED (NFA-5 SQ IN / LINEAR FOOT)	JAMES HARDIE BUILDING PRODUCTS	FL 13265.1 / FL 13265.2
ROOFING	UNDERLAYMENT, LIBERTY SELF-ADHERING MEMBRANE	GAF	FL 10626.1
ROOFING	UNDERLAYMENT, WEATHERLOK SELF-ADHERING MEMBRANE	OWENS CORNING	FL 9777.5
STRUCTURAL COMPONENTS	FLOOD VENT, 1540-510, 520, 570 (200SF EA)	SMARTVENT	FL 5822.1 / FL 5822.3 / FL 5822.6
WALLS	PRE-CAST CONCRETE LINTELS	CAST-CRETE USA, LLC	FL 156.1
WATERPROOFING	FLUID-APPLIED ROOF / WALKING DECK SYSTEM, PLI-DEK / CON-DEK	PLI-DEK LLC / PLI-DEK SYSTEMS INC.	FL 15027.1 / FL 15027.2
WINDOWS	CASEMENT, WINGUARD CA-740	PGT INDUSTRIES	FL 245
WINDOWS	FIXED PICTURE, VINYL OR ALUMINUM, WINGUARD PW-5520 / PW-7720A	PGT INDUSTRIES	FL 243
WINDOWS	SINGLE-HUNG (LMI), VINYL OR ALUMINUM, WINGUARD SH-5500 / SH-7700A	PGT INDUSTRIES	FL 239

NOTES:
1. PRODUCT APPROVAL DOCUMENTATION FOR ALTERNATE ENVELOPE COMPONENTS TO BE PROVIDED BY GENERAL CONTRACTOR.
2. SEE STRUCTURAL DRAWINGS FOR COMPONENT AND CLADDING DESIGN PRESSURES.

SHEET INDEX

NO	SHEET NAME	REV	DESCRIPTION	DATE
00-GENERAL				
G0.01	COVER			
G0.02	GENERAL INFORMATION			
G0.03	SURVEY			
G0.11	COLOR IMAGES			
01-ARCHITECTURAL				
A0.01	ARCHITECTURAL SITE PLAN			
A1.01	FLOOR PLAN LEVEL 1			
A1.02	FLOOR PLAN LEVEL 2			
A1.03	FLOOR PLAN LEVEL 3			
A1.04	ROOF PLAN			
A2.01	BUILDING ELEVATION-NORTH (FRONT 15TH AVE)			
A2.02	BUILDING ELEVATION-EAST (SIDE ALLEY)			
A2.03	BUILDING ELEVATION-SOUTH (REAR ALLEY)			
A2.04	BUILDING ELEVATION-WEST (INTERIOR SIDE)			

SCHEDULE-BUILDING AREA GROSS

NAME	AREA
FF LEVEL 1	
A/C FOYER	240 SF
COVERED LIVING	365 SF
GARAGE	1446 SF
PORCH	42 SF
STAIRS	79 SF
	2173 SF
FF LEVEL 2	
A/C LIVING	1494 SF
BALCONY	544 SF
MECH PLATFORM	21 SF
	2059 SF
FF LEVEL 3	
A/C LIVING	1398 SF
BALCONY	81 SF
	1479 SF
TOTAL GROSS BUILDING AREA	5710 SF

SCHEDULE-BUILDING AREA CONDITIONED

NAME	AREA
FF LEVEL 1	
A/C FOYER	240 SF
	240 SF
FF LEVEL 2	
A/C LIVING	1494 SF
	1494 SF
FF LEVEL 3	
A/C LIVING	1398 SF
	1398 SF
TOTAL CONDITIONED AREA	3131 SF

GENERAL NOTES

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- CONSENT IS HEREBY GRANTED TO GOVERNMENTAL AGENCIES TO REPRODUCE THE CONSTRUCTION DRAWINGS IN COMPLIANCE WITH STATE STATUTES TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 663 OF THE FLORIDA STATUTES.
-

GENERAL NOTES - FLOOD-RESISTANT CONSTRUCTION

- ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT IS PERMITTED BELOW THE DESIGN FLOOD ELEVATION (DFE) REQUIRED IN SECTION R322.2 OR R322.3 PROVIDED THAT THEY ARE DESIGNED AND INSTALLED TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS AND TO RESIST HYDROSTATIC AND HYDRODYNAMIC LOADS AND STRESSES, INCLUDING THE EFFECTS OF BUOYANCY, DURING THE OCCURRENCE OF FLOODING TO THE REQUIRED ELEVATION IN ACCORDANCE WITH ASCE 24.
- ELECTRICAL WIRING SYSTEMS BELOW THE DFE ARE TO CONFORM TO THE PROVISIONS OF THE ELECTRICAL PART OF THE FBC-R FOR WET LOCATIONS.
- BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE DFE SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.
- ALL WOOD USED BELOW DFE TO BE PRESERVATIVE-TREATED OR NATURALLY DECAY-RESISTANT. FASTENERS AND CONNECTORS ARE TO BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL.
- ALL ENCLOSED AREAS BELOW DFE ARE TO BE USED SOLELY FOR PARKING OF VEHICLES. BUILDING ACCESS OR STORAGE AND EACH AREA IS TO BE PROVIDED WITH AT LEAST TWO FLOOD OPENINGS ON DIFFERENT SIDES. THE BOTTOM OF EACH OPENING SHALL BE NOT MORE THAN 1 FOOT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE OR FLOOR AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING.
- IN COASTAL HIGH-HAZARD ZONES, ALL HORIZONTAL STRUCTURAL MEMBERS ARE TO BE ABOVE DFE. ELECTRICAL, MECHANICAL AND PLUMBING SYSTEM COMPONENTS ARE NOT TO BE MOUNTED ON OR PENETRATE THROUGH WALLS THAT ARE DESIGNED TO BREAK AWAY UNDER FLOOD LOADS.
-
-
-
-

PROJECT TEAM

OWNER:
TRINA AND GEORGE PILHUJ

ARCHITECT:
NJM ARCHITECT, LLC
715 N FRANKLIN ST
TAMPA, FL 33602
P: 813.713.6862
NATE MEYER, RA
NJM.ARCHITECT@GMAIL.COM

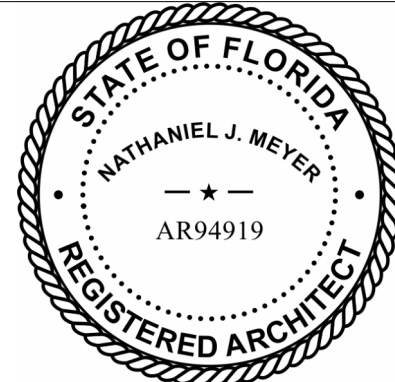
GENERAL CONTRACTOR:
RANDY KOFFLIN
P: 727.565.9884
RKOFFLIN@GMAIL.COM

NJM
ARCHITECT

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CONSULTANT

SEAL



NATHANIEL J MEYER, RA
FLORIDA # AR94919

PROJECT NAME

PILHUJ RESIDENCE

102 15TH AVENUE
SAINT PETE BEACH, FL 33706

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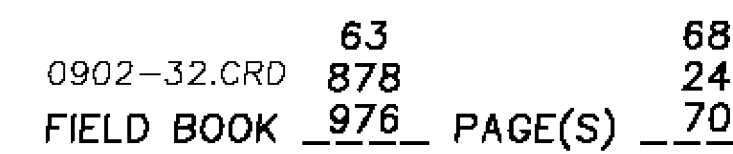
SHEET MANAGEMENT	
PROJECT NO:	
DATE:	10.14.2024
PHASE:	PAG DESIGN REVIEW
DRAWN BY:	NJM
SHEET TITLE	

GENERAL INFORMATION

SHEET NUMBER

G0.02

1. THE TREE AND TOPO SURVEY WERE PERFORMED BY OTHERS AND PROVIDED BY THE OWNER.
2. THE PDF FILE HAS BEEN ENLARGED ON THIS SHEET AND IS NOT TO SCALE.

~~SCALE: 1" = 20'~~



B2

G0.11

3D EAST ALLEY

1/4" = 1'-0"



B1

G0.11

3D NORTHEAST CORNER

1/4" = 1'-0"



A2

G0.11

3D WEST INTERIOR

1/4" = 1'-0"

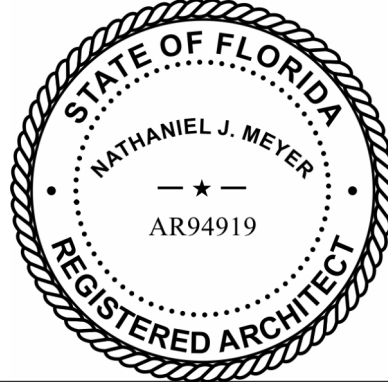


A1

G0.11

3D SOUTH ALLEY

1/4" = 1'-0"



REVISIONS		
MARK	DATE	DESC

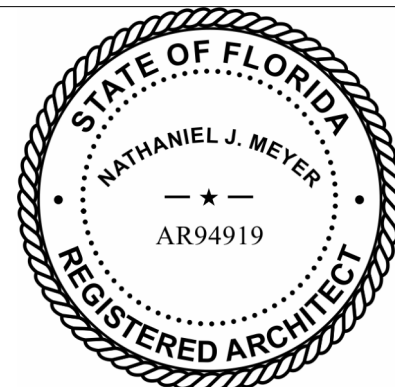
SHEET MANAGEMENT

PROJECT NO:	
DATE:	10.14.2024
PHASE:	PAG DESIGN REVIEW
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SHEET TITLE	

COLOR IMAGES

SHEET NUMBER

G0.11



MARK	DATE	DESC

SCHEDULE-IMPERVIOUS SURFACE

NAME	AREA
BUILDING FOOTPRINT	2120 SF
CONCRETE PADS	11 SF
DRIVEWAYS	275 SF
POOL DECK	393 SF
POOL WATER SURFACE	456 SF
STAIRS	79 SF
WALKWAYS	63 SF
TOTAL IMPERVIOUS SURFACE	3397 SF
3,397SF / 5,000SF SITE AREA = 68% (70% MAX)	

SCHEDULE-PERVIOUS SURFACE

NAME	AREA
FF LEVEL 1	
PERVIOUS LANDSCAPE	1353 SF
PERVIOUS SHELL	249 SF
	1601 SF
TOTAL PERVIOUS AREA	1601 SF
SHELL GROUNDCOVER NOT TO EXCEED 20% OF REQUIRED PERVIOUS GROUNDCOVER. (1,500SF MIN X 20% = 300SF MAX)	

SCHEDULE-PLANTS

MARK	COMMENTS
CT1	CANOPY TREE
SB1	SHRUB, 3-GALLON MIN
UT1	UNDERSTORY TREE

FINAL LANDSCAPE PLAN INCLUDING ALL PLANT AND VEGETATIVE GROUNDCOVER SPECIES AND SIZE TO BE PROVIDED BY OTHERS.

ZONING DATA - SAINT PETE BEACH
PASS-A-GRILL (PAG) OVERLAY

SITE ADDRESS LOT 48 15TH AVENUE
SAINT PETE BEACH, FL 33706

LOT DIMENSIONS FRONT 50' X 100' (5,000sf)
WI 15' ALLEY

FLOOD MAP FEMA MAP 12103C0278H EFFECTIVE 08/24/2021
ZONE AE (NON-COASTAL)
BASE FLOOD ELEVATION (BFE) 9.00'
DESIGN FLOOD ELEVATION (DFE) 10.00'
LOWEST FLOOR (FOYER) 4.80'
LEVEL 2 16.17'
EXISTING GRADE (SEE ELEV. CERT.) LAG 3.1' - HAG 3.6'

ZONING DISTRICT SEC. 20.15

RLM-2 / HM (HOUSE MEDIUM)

SEC. 20.09 MAX IMPERVIOUS SURFACE RATIO (ISR)

70% MAX
5,000 X 0.70 = 3,500SF MAX IMPERVIOUS
SEE SCHEDULES

SEC. 20.15 PERMITTED BUILDING TYPES

BUILDING ENVELOPE ---
STREET SETBACK 10FT MIN 15FT MAX
SECONDARY STREET SETBACK 5FT
SIDE SETBACK 5FT
REAR SETBACK (INTERIOR LOT) 15FT
GARAGE ADJACENT TO ALLEY 9FT
FRONTAGE BUILDOUT 50"

ACCESSORY STRUCTURE ENVELOPE

STREET SETBACK 30FT
SIDE SETBACK 10FT
REAR SETBACK (INTERIOR LOT) 10FT
BUILDING FOOTPRINT 800SF
ROOF HEIGHT AT 10FT SETBACK 14FT

STOOP

WIDTH 5FT MIN 10FT MAX
DEPTH 3FT MIN 8FT MAX
HEIGHT 18IN MIN 24IN MAX

SEC. 20.17 BUILDING HEIGHT

DESIGN FLOOD ELEVATION 10.0'
FINISHED GRADE -3.3' (SEE SURVEY)
HEIGHT OF FLOORS 8FT MIN 14FT MAX (LIVEABLE)
TOTAL HEIGHT 28-32FT (FROM 8FT ABOVE NATURAL GRADE)

SEC. 23.5 NUMBER OF PARKING SPACES REQUIRED

RESIDENTIAL SINGLE-FAMILY 2 SPACES PER UNIT

SEC. 23.11 PARKING CONSTRUCTION AND DESIGN REQ

90 DEGREE SPACES 9' X 20'
DRIVEWAY WIDTH 10FT MIN
20FT MAX AT PROPERTY LINE
28FT MAX AT CURB W/ 3X7 FLARES
NUMBER OF DRIVEWAYS (CORNER LOTS) 3

SEC. 6.13 RESIDENTIAL ACCESSORY STRUCTURES

ATTACHED GARAGE SHARES 75% OF COMMON WALL

POOLS MEASURED FROM EDGE OF WATER

REAR SETBACK 5FT TO WATERS EDGE, 4FT TO COPING
FRONT AND SIDE SETBACKS SEE PRINCIPAL STRUCTURE

FOUNTAINS AND WATERFALLS

5FT MAX HT
15FT MAX SETBACK ENCROACHMENT

SEC. 6.14 RESIDENTIAL EQUIPMENT ENCROACHMENTS

GRADE 4FT
ELEVATED PROHIBITED

SEC. 6.22 YARD AND MEASUREMENT REQUIREMENTS

OPEN BALCONIES 3FT FRONT / REAR ENCROACHMENT
OPEN STAIRS 3FT ENCROACHMENT
ORNAMENTAL COMPONENTS 1FT ENCROACHMENT
ROOF EAVES W/ GUTTERS 2FT ENCROACHMENT

SEC. 20.22 GENERAL BUILDING DESIGN

A THE MASS OF A BUILDING MUST INCLUDE:
1 PRIMARY MASS. THE BUILDING SHALL HAVE A DISTINCT PRIMARY MASS.
2 SECONDARY MASS. A BUILDING SHOULD ALSO INCLUDE SECONDARY MASS (PRIVATE FRONTAGE REQUIREMENTS) THAT FORM THE FAÇADE OF THE BUILDING.
3 VOIDS THAT ALLOW FOR NATURAL BREAKS IN THE MASS.

B PROPORTIONAL DESIGN ELEMENTS SHALL INCLUDE:
1 WINDOWS IN VARYING, YET SIMILAR ARRANGEMENTS.

2 APPROPRIATE VERTICAL VISUAL CONSISTENCY AT THE CENTERLINE OF THE FAÇADE.

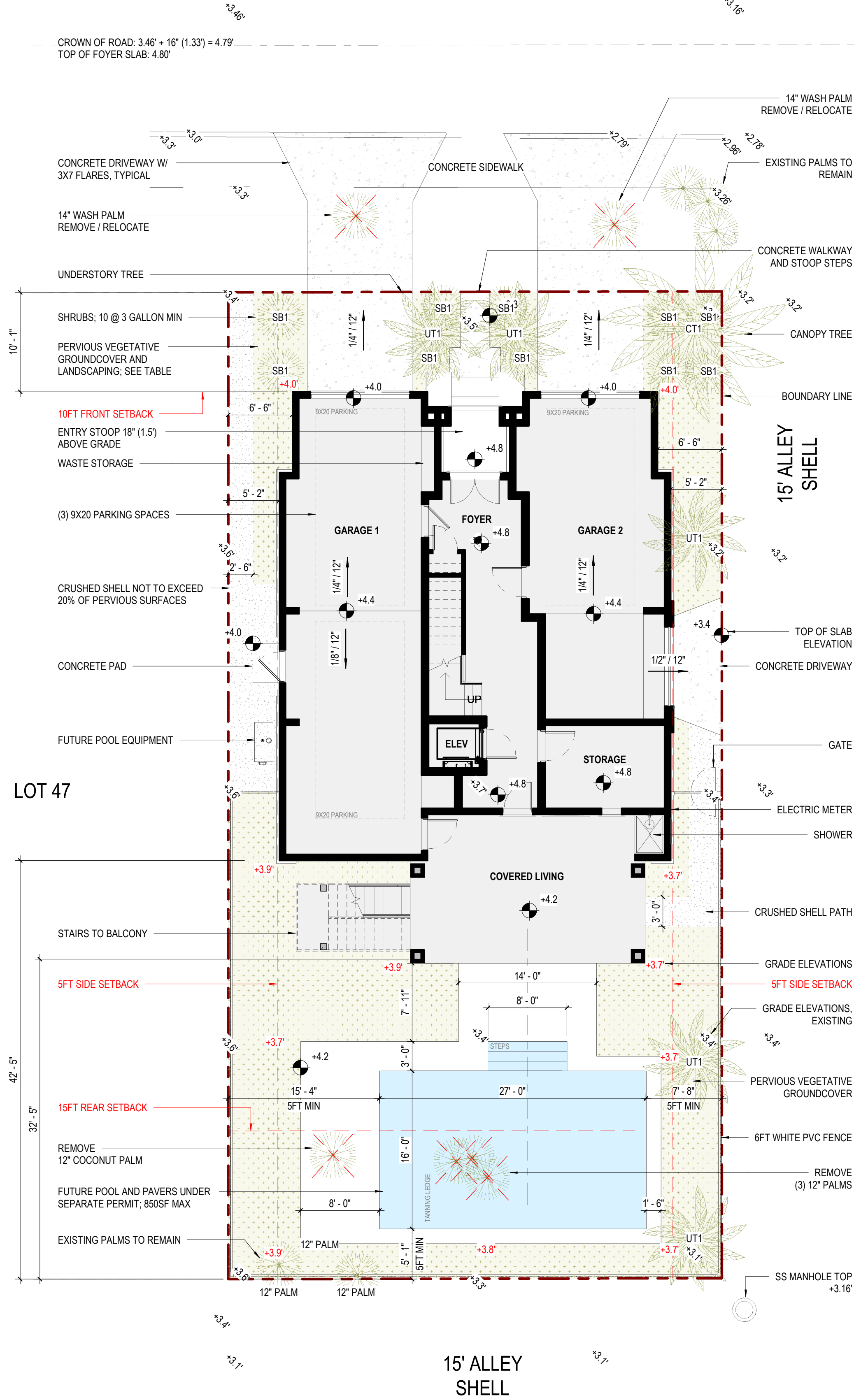
3 APPROPRIATE RATIOS OF VISUAL WIDTH BETWEEN TOP AND BOTTOM HALVES OF THE ELEVATION (BOTTOM 1/3 CLEARLY SUPPORTS THE TOP).

4 OVERALL DESIGN SHALL BE SYMMETRICALLY OR ASYMMETRICALLY BALANCED.

C DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:

1 PROXIMITY (OBJECTS CLOSE TOGETHER COMPLEMENT EACH OTHER).
2 SIMILARITY- COMMON TEXTURES, COLORS OR FEATURES.

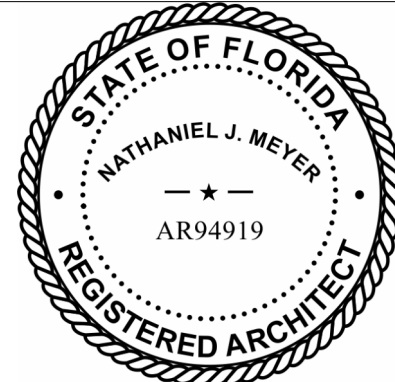
15TH AVENUE
50' RIGHT-OF-WAY
CL



ADJACENT LOT

ADJACENT LOT



PILHUJ RESIDENCE
102 15TH AVENUE
SAINT PETE BEACH, FL 33706

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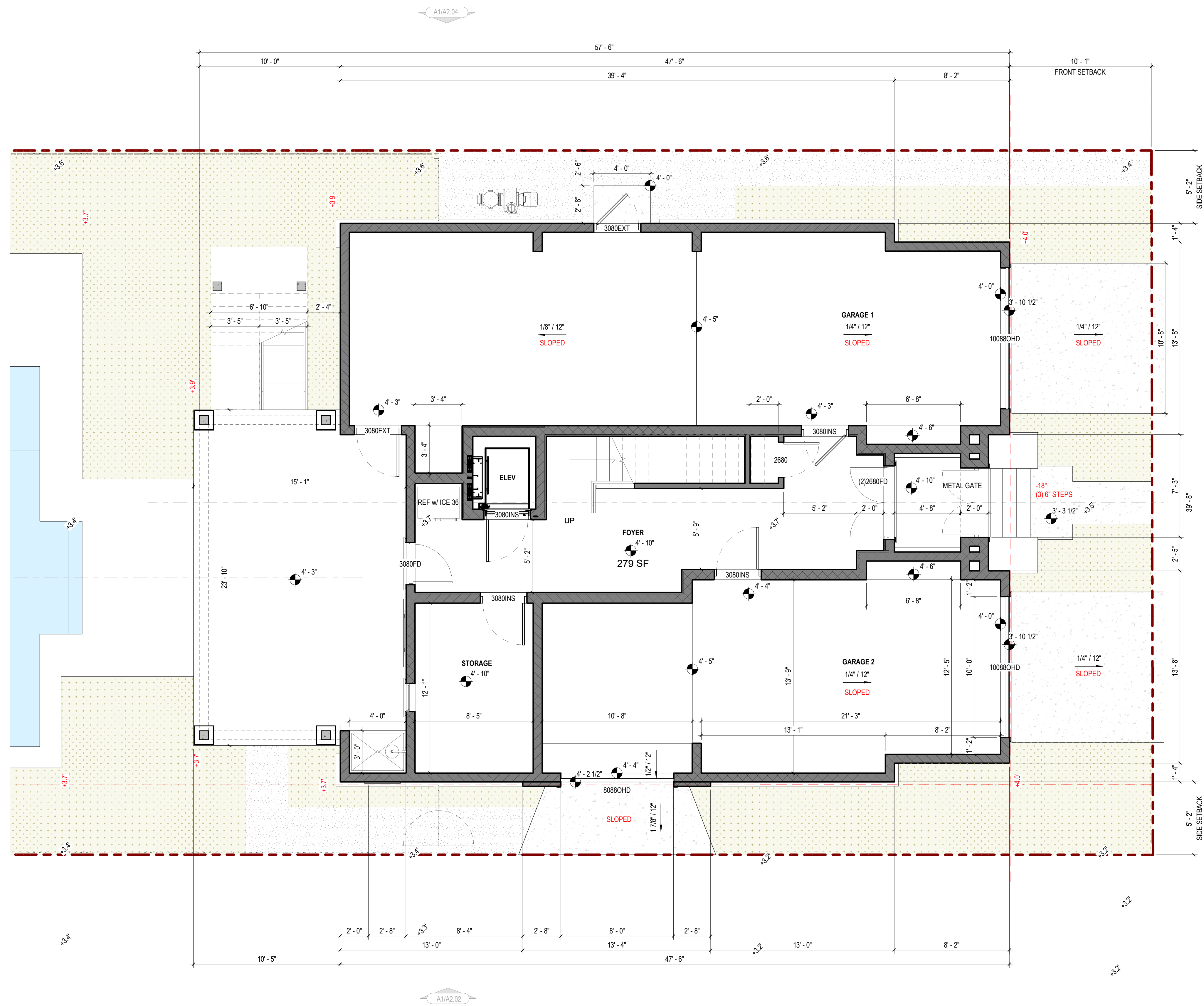
SHEET MANAGEMENT

PROJECT NO:	
DATE:	10.14.2024
PHASE:	PAG DESIGN REVIEW
DRAWN BY:	NJM
SHEET TITLE	

FLOOR PLAN LEVEL 1

SHEET NUMBER

A1.01



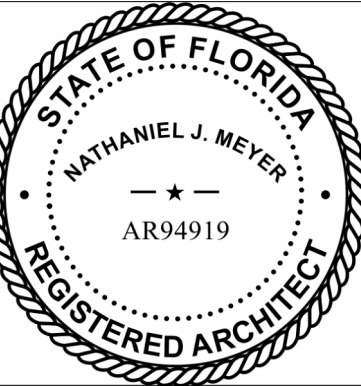
A1

A1.01

FLOOR PLAN LEVEL 1

1/4\" = 1'-0\"





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102 15TH AVENUE
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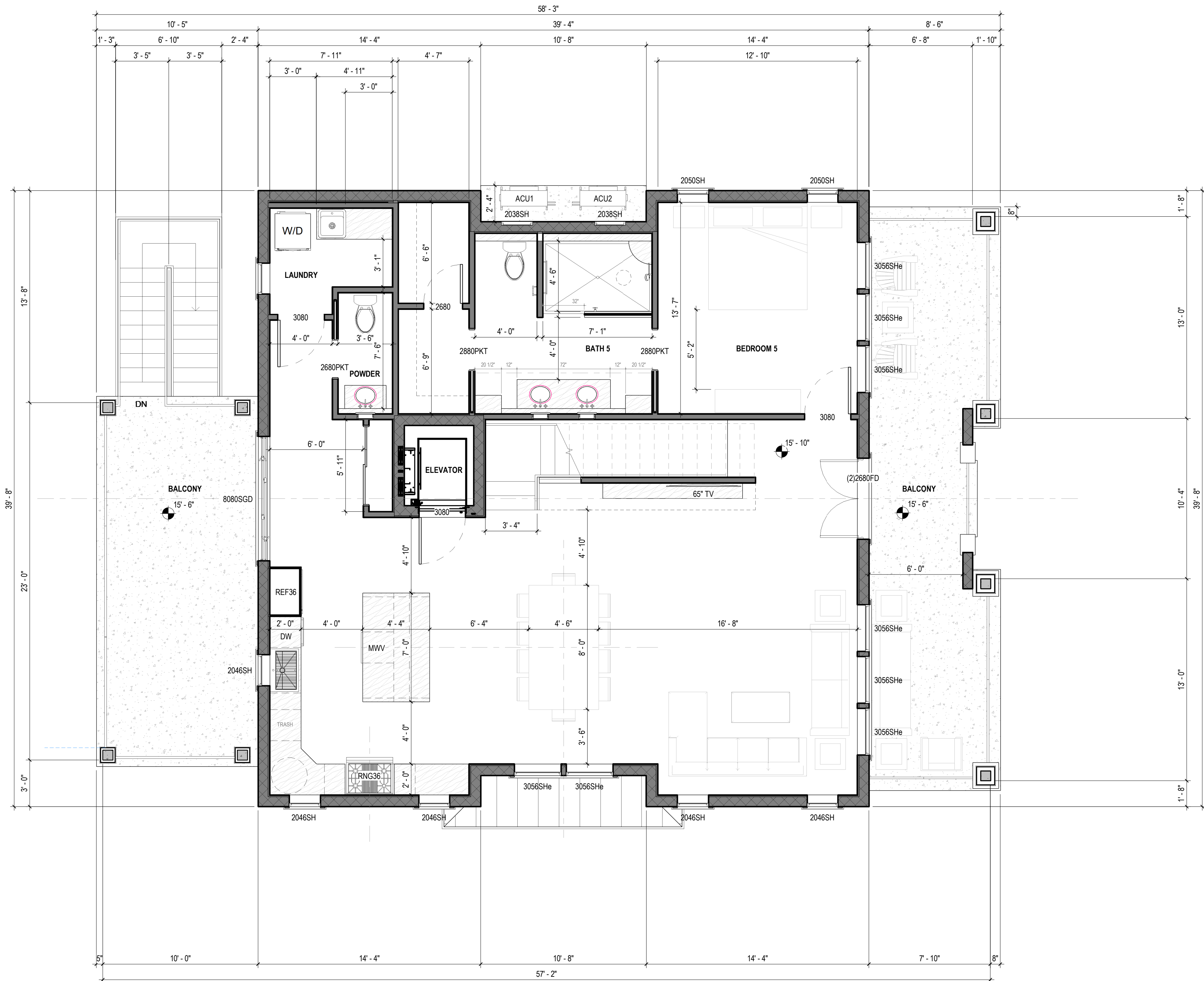
SHEET MANAGEMENT

PROJECT NO:	
DATE:	10.14.2024
PHASE:	PAG DESIGN REVIEW
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SHEET TITLE	

FLOOR PLAN LEVEL 2

SHEET NUMBER

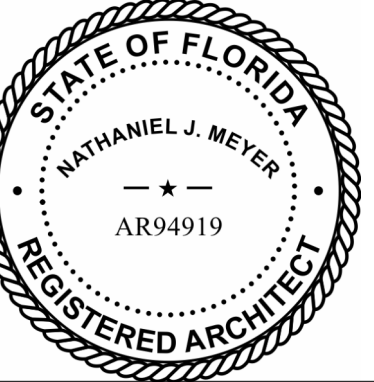
A1.02



FLOOR PLAN LEVEL 2

1/4" = 1'-0"





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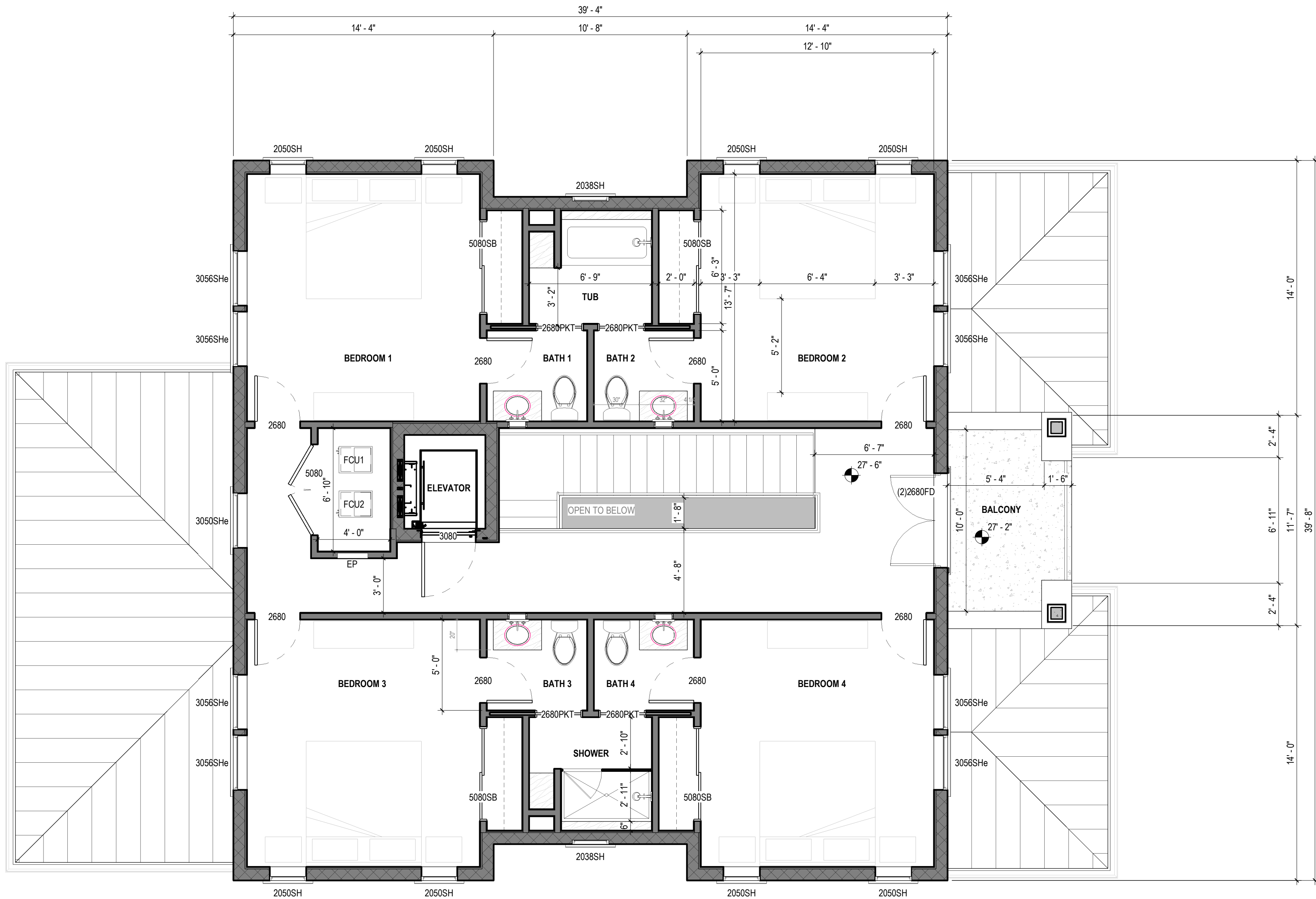
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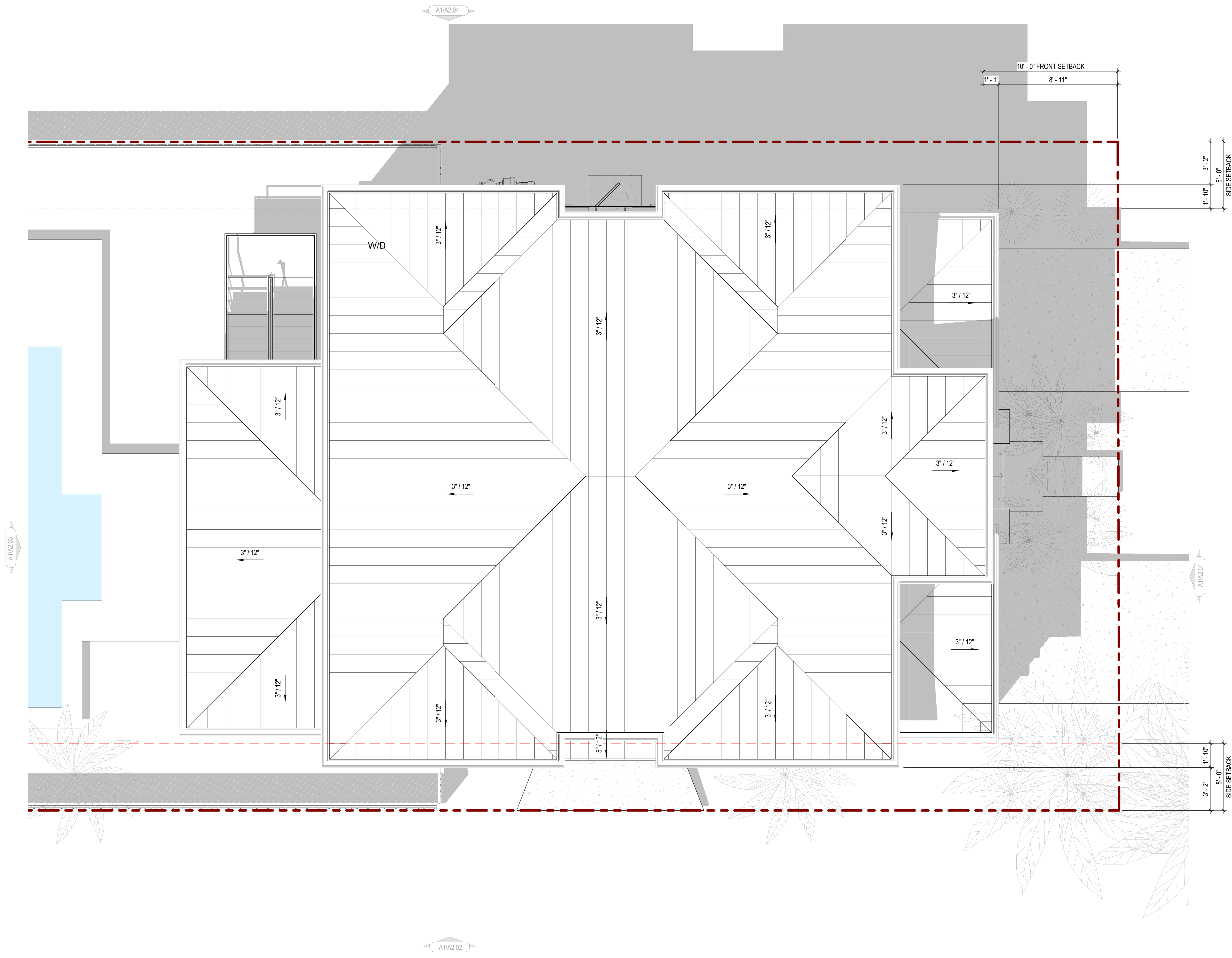
SHEET MANAGEMENT	
PROJECT NO:	
DATE:	10.14.2024
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SHEET TITLE	

FLOOR PLAN LEVEL 3

SHEET NUMBER

A1.03





A1
A1.04
ROOF PLAN
1/4" = 1'-0"

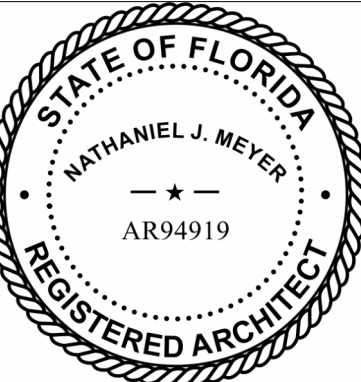


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P: 813.713.6862
NJM.ARCHITECT@GMAIL.COM

CONSULTANT

SEAL



NATHANIEL J MEYER, RA
FLORIDA # AR94919
PROJECT NAME

PILHUJ RESIDENCE
102 15TH AVENUE
SAINT PETE BEACH, FL 33706

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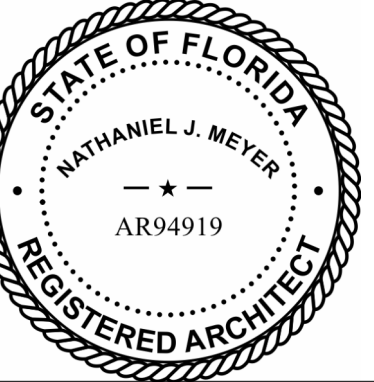
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MARK	DATE	DESC

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PROJECT NO:	
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PHASE:	PAG DESIGN REVIEW
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ROOF PLAN

SHEET NUMBER

A1.04



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SAINT PETE BEACH, FL 33706

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SHEET TITLE	

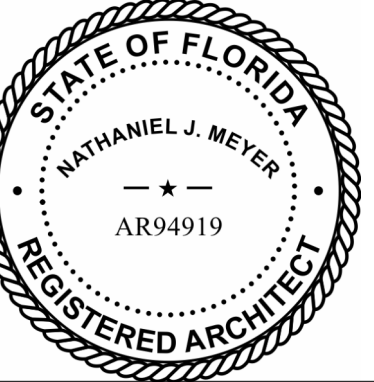
BUILDING ELEVATION-EAST
(SIDE ALLEY)

SHEET NUMBER

A2.02



A1
A2.02 BUILDING ELEVATION-EAST / SIDE ALLEY
1/4" = 1'-0"



PILHUJ RESIDENCE
102 15TH AVENUE
SAINT PETE BEACH, FL 33706

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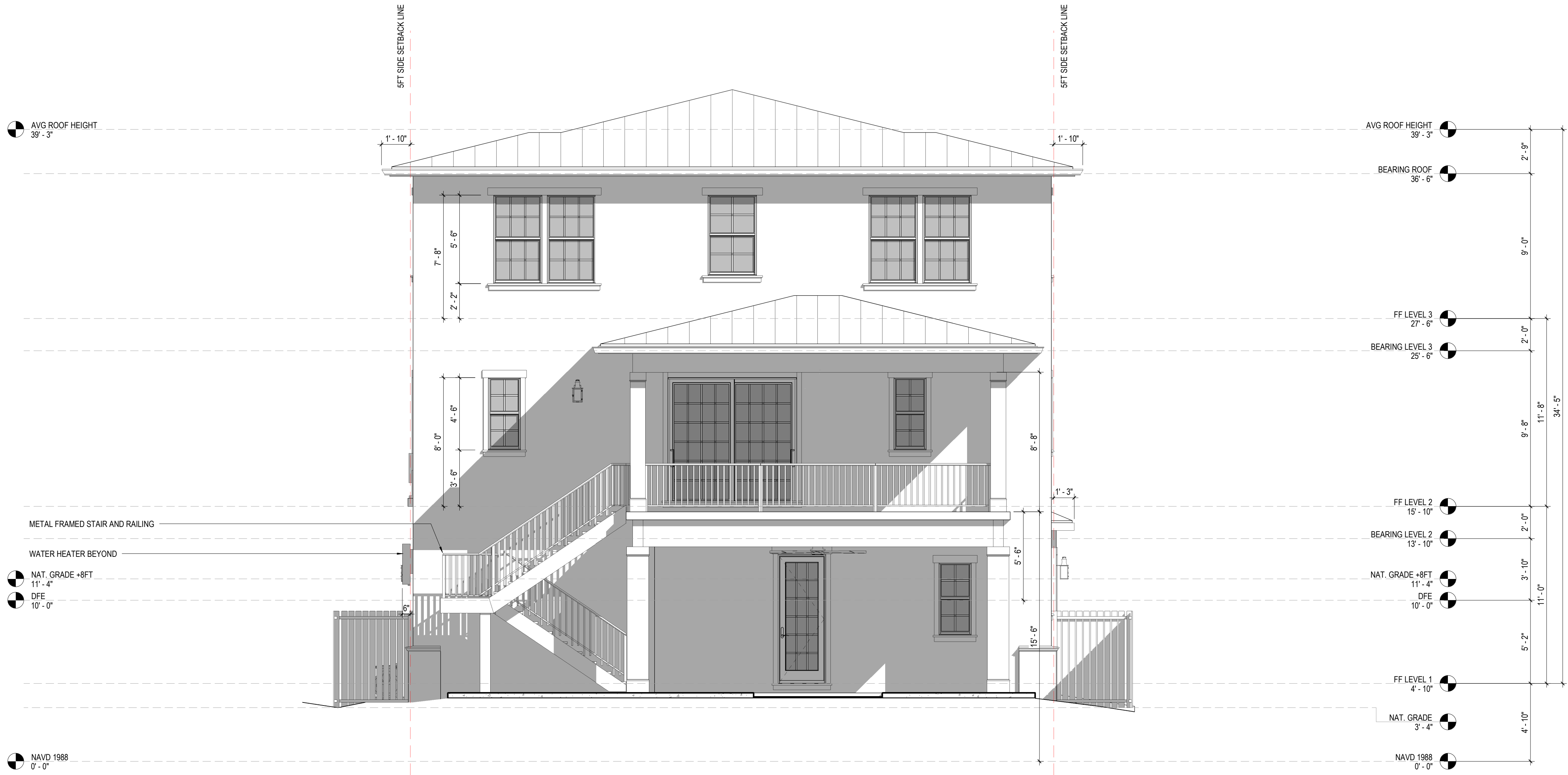
REVISIONS		
MARK	DATE	DESC

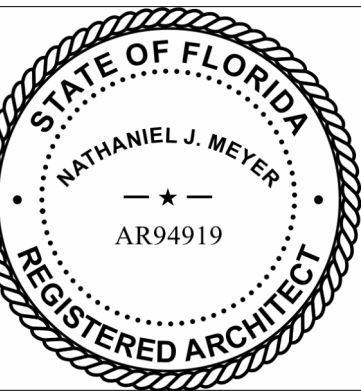
SHEET MANAGEMENT	
PROJECT NO:	
DATE:	10.14.2024
PHASE:	PAG DESIGN REVIEW
DRAWN BY:	NJM
SHEET TITLE	

BUILDING ELEVATION-SOUTH
(REAR ALLEY)

SHEET NUMBER

A2.03





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SAINT PETE BEACH, FL 33706

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SHEET MANAGEMENT

PROJECT NO:	
DATE:	10.14.2024
PHASE:	PAG DESIGN REVIEW
DRAWN BY:	NJM
SHEET TITLE	

BUILDING ELEVATION-WEST
(INTERIOR SIDE)

SHEET NUMBER

A2.04



A1

A2.04

BUILDING ELEVATION-WEST / SIDE INTERIOR

1/4" = 1'-0"

Case #: _____ Submission Date: _____ Hearing Date: _____



Application for Pass-a-Grille Overlay District Residential Design Review

The information below provides a list of details that must be shown on all plans submitted for new development, redevelopment, or additions that utilize the residential Pass-a-Grille Building Types of Land Development Code (LDC) Sec. 20.15. Please read each section carefully. Applications may be rejected if information is not provided in full at time of submittal.

Staff may require review of any project subject to residential design review before the Historic Preservation Board.

GENERAL INFORMATION (filled out by applicant)

Owner Name & Address

CATHERINE AND GEORGE PILHUJ

Representative Name & Address

NJM ARCHITECT, LLC
NATE MEYER, RA
5510 N BRANCH AVE
TAMPA, FL 33604

Phone GEORGE PILHUJ: 610.547.0868

Phone 813.713.6862

Property Address and Legal Description

102 15TH AVE ST PETE BEACH 33706

Project Description

A NEW 3-STORY SINGLE-FAMILY RESIDENCE. THE 2 MAIN LIVING LEVELS ARE ELEVATED EXCEEDING THE DESIGN FLOOD ELEVATION OF 10FT. AN AIR CONDITIONED FOYER PROVIDES ACCESS FROM THE GROUND LEVEL TO THE UPPER LIVING LEVELS. ON EACH SIDE OF THE FOYER IS A GARAGE WITH STORAGE SPACE. HVAC EQUIPMENT IS ELEVATED ABOVE DESIGN FLOOD ELEVATION AND LOCATED OUTSIDE OF THE GARAGE.

TYPE OF ACTIVITY

New Construction: YES

Addition: _____

Other (please explain): _____

Required Drawings

The following drawings, as applicable, are required at the time of this application submission. Please check that the document is included with your submission, or indicate that it is not applicable to the project. All drawings shall be sized between 11x17" and 24x36" unless otherwise approved by Staff.

Site plan showing the following improvements:		
	Provided	N/A
Building dimensions shown on plans, or drawn to scale on plans	X	
Mass and scale proportions of on-site building(s)	X	
Location of service areas, such as solid waste storage areas, and mechanical equipment	A1.02, A2.04	
Screening device locations	A0.01	
Parking locations	A0.01	
Site furnishings		X
Lighting fixtures	A2.01-A2.04	
Freestanding signage	X	
Elevations (front, secondary front, side(s), rear) showing the following improvements:		
	Provided	N/A
Full color elevation(s) of any building elevation which fronts a public right-of-way	G0.00-G0.04	
Building materials referenced on elevations Note: Numbering the elevation with references to materials on a separate document is acceptable.	A2.01-A2.04	
Mass and scale proportions	A2.01-A2.04	
Location of service areas, such as solid waste storage areas, and mechanical equipment	A1.01, A1.04, A2.04	
Screening devices	A0.01	
Site furnishings		X
Lighting fixtures	A2.01-A2.04	
Signage		X
Landscaping plan showing the following:		
	Provided	N/A
One understory tree per 20 linear feet of the elevated building viewed from the public right-of-way(s) along primary frontage	A0.01	
A minimum three-foot-wide landscaping area along primary frontage	A0.01	
Ornamental grasses, and groundcovers	A0.01	
At least ten shrubs, minimum three gallons, along primary frontage	A0.01	
One canopy tree along primary frontage	A0.01	
An opaque hedge (maximum 3' height at maturity), or wood, shell or concrete fence or knee wall of 2-4' in height, along the property frontage (except crossing driveways and pathways)	A0.01	

Required Building Design Elements

A Florida-licensed architect must stamp and seal any façade elevation which fronts a public right-of-way, certifying that the design elements of LDC Sec. 20.22 are reflected in the design, prior to issuance of a building permit for the associated project. At the cost of the applicant, the City may request independent architectural review to ensure the design intent is met.

These elements should be reflected in the design documents that are submitted along with this application. However, at the discretion of the applicant, a licensed architect does not need to certify the design details until time of submission for the associated building permit. Note that significant modifications to plans following design review by the Historic Preservation Board shall require a second review.

LDC Sec. 20.22. - General building design (residential).

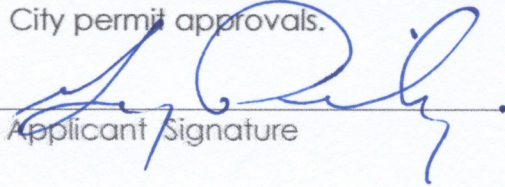
In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality development.

Any single family or attached residential structure that follows the criteria outlined in section 20.15 must design the building with the following architectural elements:

- (a) The mass of a building must include:
 - (1) *Primary mass.* The building shall have a distinct primary mass.
 - (2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building.
 - (3) Voids that allow for natural breaks in the mass.
- (b) Proportional design elements shall include:
 - (1) Windows in varying, yet similar arrangements.
 - (2) Appropriate vertical visual consistency at the centerline of the façade.
 - (3) Appropriate ratios of visual width between top and bottom halves of the elevation (bottom ½ clearly supports the top).
 - (4) Overall design shall be symmetrically or asymmetrically balanced.
- (c) Design must include the following rhythms:
 - (1) Proximity (objects close together complement each other).
 - (2) Similarity- common textures, colors or features.

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 review of this application by the Historic Preservation Board in no way constitutes approval of building permit or other required City permit approvals.



Applicant Signature

8 OCT 2024.

Date

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

Agenda Report

Agenda Title Name: Restoration of City-owned historic buildings and sites

Action Request: None - for discussion purposes.

Strategic Objective:

Date: December 12, 2024

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: This is a discussion item to review the status of City-owned historic resources, particularly to provide updates and request input on the following:

Condemned Buildings

The shuffleboard building in Pass A Grille Park and the Merry Pier building have been condemned. Staff is seeking input from the Board on salvaging historical items, demolition permissions, and seeking reconstruction with durable flood-resistant materials.

Non-condemned Buildings

Warren Webster sustained minor damage, with exterior damage limited largely to soffit and roof damage. It is not condemned or expected to be found substantially damaged. Minor repairs can be handled administrative through permitting with like materials.

Substantial Damage

The Suntan Art Center (Don Vista) sustained substantial damage based on the Property Appraiser's estimate of the structure. It is unknown if a private appraisal will be conducted. The structure is currently listed on the local historic registry but was placed on the registry prior to the City becoming a Certified Local Government, and must be relisted to be eligible for a FEMA variance if necessary.

Funding: N/A

Attachments: 1. City of St Pete Beach Historical Buildings

City of St Pete Beach

Historical Buildings Damaged

Hurricane Helene

Hurricane Milton



Don Vista Suntan Art Center

Buildings (E)

Project Includes:

Repair of gutters, electrical I&C equipment, flooring, structural components, and replacement of damaged shingles.

Estimated Cost*

\$196,600.71

*Costs are preliminary as damages are still being assessed



Warren Webster Community Center

Buildings (E)

Project Includes:
Repair of cap shingles, vents, soffit panels
and replacement of drywall and flooring.

Estimated Cost*	\$22,119
*Costs are preliminary as damages are still being assessed	



Shuffleboard Building

Buildings (E)

Overall Narrative:
Pending City cost estimates.

Estimated Cost*	\$45,000
*Costs are preliminary as damages are still being assessed	



Mary Pier Building

Buildings (E)

Overall Narrative:

Pending City cost estimates.

Estimated Cost*	\$45,000
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*Costs are preliminary as damages are still being assessed

