



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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, January 9, 2025
2:30 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the January 9, 2024 agenda.

2. Audience Comments -

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

3. Approval of Minutes

a. December 12, 2024 Meeting

4. Action Items -

a. Local Historic Designation No. 24102: 1601 Pass A Grille Way

Beth Jostrand of Beth Jostrand Revocable Trust requests local historic designation for the two single-family residences on the subject property.

b. Local Historic Designation No. 24107: 111 10th Avenue

Eileen S. Guenther is requesting local historic designation of the two-story single family residence, garage, and guest residence on the subject property.

c. Local Historic Designation No. 24109: 3211 Gulf Boulevard

Kevin and Patricia Hughes request local historic designation of the single-family residence on the subject property.

d. Local Historic Designation No. 24110: 105 17th Avenue

Ivy and Blake Bevill requests local historic designation of the duplex residence located on

the subject property.

e. Local Historic Designation No. 24113: 3501 Casablanca Ave

Natalie and Paul Looney request local historic designation of the single-family residence located on the subject property.

f. Local Historic Re-Designation No. 24114: 2201 Pass A Grille Way (Pass-A-Grille Woman's Club)

Laurel Bedig, President of Pass-A-Grille Woman's Club, is requesting re-designation of the primary club building as a local historic resource, which was originally placed on the local historic registry in 1996 (Designation #11) prior to the City becoming a Certified Local Government.

g. Certificate of Appropriateness for Demolition No. 24118: 101 9th Avenue (Shuffleboard Court Clubhouse)

The City of St. Pete Beach requests a Certificate of Appropriateness for Demolition of the single-story clubhouse building at 101 9th Avenue, which sustained significant damage from Hurricanes Helene and Milton.

h. Certificate of Appropriateness for Demolition No. 24119: 2105 Gulf Way

Bill and Corrie Stover requests a Certificate of Appropriateness for Demolition of the two-story single-family residence on the subject property.

5. Discussion Items

a. Lot Split Request No. 24112: 104 12th Ave

David and Mairim Gersholowitz request to split the subject property to two residential lots, Morey Beach Block 3 Lots 6 & 7, each capable of supporting one residence.

b. Design Review No. 24095: 1303 Pass A Grille Way

Staff requests Historic Preservation Board design review of a new structure constructed to the House-Medium standards of the Pass A Grille Overlay District at the subject property.

6. Next Meeting: February 6, 2025

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

December 12, 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; Chloe Berryman, Interim City Attorney; Ginny Bodkin, Deputy City Clerk; Gilbert Martinez, Senior Planner; Denise Sanderson, Interim Community Development Director; Kristin Coman, Senior Planner; Lynn Rosetti, Consultant

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

1. Approval of the Agenda –

Member Hurley asked to add a discussion item on letters of substantial damage as discussion as item 5.c. and Senior Planner Brandon asked to add a discussion item on small wireless facilities as item 5.d.

Motion: Member Hockensmith moved, and Chair Loughery seconded the approval of the December 12, 2024 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes – a. November 7 Regular and November 19, 2024 Special Meetings

Motion: Chair Loughery moved, and Member Hockensmith seconded the approval of the November 7th and 19th, 2024 regular and workshop minutes as presented; the motion carried unanimously.

4. Action Items –

Prior to hearing the action items, Mr. Berry explained the required 30-day waiver that he had sent to the Applicants.

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.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant Cheryl Abraham appeared telephonically and testified as to the condition of the structure and was available for questions. All three units were not occupied before the storm; Mr. Berry indicated that the short-term rental grandfathering will stay in place with the designation.

Motion: Member Young moved, and Chair Loughery seconded to approve the local historic (landmark) designation for Case No. 24085, 108 12th Avenue. The motion carried 5-0.

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.

Consultant Lynn Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff recommendation was for approval of the application.

Applicants Sandra and Joe Rhodes appeared and stated they have owned the property for 40 years.

Motion: Member Hurley moved, and Member Dashiell seconded to approve the local historic designation for Case No. 24066 at 400 Pass-A-Grille Way; the motion carried unanimously.

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.

Ms. Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Mr. Berry indicated that he had spoken to the applicants, who were unable attend, but could answer any questions through him.

Motion: Chair Loughery moved, and Member Young seconded to approve the local historic designation for Case No. 24079 at 2702 Pass-A-Grille Way; the motion carried 5-0.

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.

Consultant Lynn Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicants Armstrong and Muellner appeared and spoke about the history of the original owner.

Motion: Vice Chair Hockensmith moved, and Chair Loughery seconded to approve the local historic designation for Case No. 24081, 3521 Casablanca Avenue. The motion carried 5-0.

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.

Mr. Berry stated this is for the front structure only on the property. He reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicants Terry and Margaret Perna appeared and spoke about their desire to save this historic structure.

Motion: Member Hurley moved, and Member Young seconded to approve the local historic designation for Case No. 24086, 108 15th Avenue. The motion carried 5-0.

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

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

Senior Planner Gil Martinez reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant Phyllis Parker appeared and spoke about the architecture of her home and similar others in the neighborhood.

Motion: Chair Loughery moved, and Member Dashiell seconded to approve the local historic designation for Case No. 24087, 3611 Casablanca Avenue. The motion carried 5-0.

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.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant Jeff Catanzarita appeared and spoke about his family's history of ownership of this property as well as older surveys of the property and the entire block.

Motion: Member Young moved, and Member Hurley seconded to approve the local historic designation for Case No. 24091, 109 7th Avenue. The motion carried 5-0.

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.

Ms. Rosetti reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicant Dave Green appeared and spoke about the interior and exterior construction of the home and was available to answer any questions.

Motion: Member Hurley moved, and Chair Loughery seconded to approve the local historic designation for Case No. 24092, 3408 E. De Bazan Avenue. The motion carried 5-0.

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.

Mr. Martinez reviewed the staff presentation for this application which is part of the meeting record. Staff was in support of the application and recommended approval.

Applicants Russell and Rene Tiejema appeared to speak about the property and answer any Board questions.

Motion: Member Hurley moved, and Member Young seconded to approve the local historic designation for Case No. 24093, 2806 Pass-A-Grille Way. The motion carried 5-0.

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.

Senior Planner Kristin Coman reviewed the staff presentation for this application which is part of the meeting record. The structure is currently used as a duplex. Staff was in support of the application and recommended approval.

Applicant Anna Morriss appeared and shared her family's history in the beach area and was available for questions. She added a comment regarding getting an inspection done to show there was no substantial damage from the hurricanes.

Motion: Member Young moved, and Vice Chair Hockensmith seconded to approve the local historic designation for Case No. 24094, 3610 Casablanca Avenue. The motion carried 5-0.

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.

Ms. Rosetti reviewed the staff presentation for this application which is part of the meeting record. The structure is currently used as a duplex. Staff was in support of the application and recommended approval.

Applicant Kathy Garchow appeared and explained her history with the home; she was available for Board questions.

Motion: Member Hurley moved, and Member Dashiell seconded to approve the local historic (landmark) designation for Case No. 24100, 3607 Casablanca Avenue. The motion carried 5-0.

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.

Mr. Berry reviewed the staff presentation of this Design Review, which is part of the meeting record. He reviewed plans, photos, and compatibility with design standards.

Architect Nate Meyer appeared on behalf of the Applicant. Chair Loughery voiced his opinions on driveways, alleyways, curb cuts, parking, building to the Pass-A-Grille Overlay and historic aesthetics. Mr. Berry explained that the standards allow for curb cuts. Vice Chair Hockensmith asked about the third garage door and the impervious surface ratio, which Mr. Berry confirmed was within Code.

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.

Mr. Berry provided preliminary condition reports and repair estimates on the Don Vista Suntan Art Center, Warren Webster Community Center, Shuffleboard Building (estimated cost of demolition and discussion on potential rebuild), and the Merry Pier Building (has been condemned),

The re-designation of historic structures from the 2005 Historic Survey was discussed. It was suggested to cover all of those at one meeting. Mr. Berry will consult with the City Attorney.

His report is part of the meeting record.

c. Letters of Substantial Damage (added)

Mr. Berry reported that the City is in the process of sending out Substantial and Non-Substantial letters with a damage percentage estimate from the County. The interiors were not necessarily viewed during the estimates; photos may be submitted as part of any potential appeal. Mr. Berry directed residents to reach out to zoning staff. 30% or more damage requires a substantial damage package be completed.

Applicants Patricia Armstrong and Russ Tiejema asked Mr. Berry for some clarifications on substantial damage for designated structures. The records for those properties will be annotated. Flood insurance was discussed. A Q&A period followed with the Applicants.

d. Small Wireless Facilities (added)

Mr. Berry referred to an email that he had sent to the members in October regarding a few requests for small wireless facilities in Pass-A-Grille. The Advanced Wireless Infrastructure Deployment Act of 2017 (amended in 2019) and our local code largely restrict the ability to deny these requests, but the City is able to request poles of essentially the same color as existing, ask that color of equipment match the poles, and the antenna may exceed the pole by no more than 10 feet. Mr. Berry presented current and proposed views of three placements, which are part of the meeting record. He asked for Board guidance on the pole heights proposed and any concerns with colors.

The Board asked questions. This is not a City project; utilities are applying for a right of way permit. Board consensus was for the equipment to match the existing pole and kept as low as possible.

Following the wireless facility discussion, Ms. Rosetti reported that the City and State have fully executed the Corey Avenue Historic Survey Grant and work will commence soon. She presented a map of the area included in the survey which is part of the meeting record.

6. Adjournment – The next meeting is scheduled for January 9, 2025.

Chair Loughery adjourned the meeting at 5:00 PM.

These minutes will be considered for approval at the January 9, 2025, Historic Preservation Board meeting.

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24102: 1601 Pass A Grille Way

Action Request: Motion to approve Case Number 24102 for designation of the primary residence and secondary garage apartment residence at 1601 and 1603 Pass A Grille Way as local historic resources.

Strategic Objective:

Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: Both structures have been minimally modified since the re-survey in 2015, with a generator added in 2023 behind a vinyl fence and vegetation between the buildings, and a re-roof in 2019. There had previously been window modifications, and rear and garage additions according to the Florida Master Site File, although staff does not note any significant modifications to the garage apartment façade since the boundary increase was undertaken in 2003.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. 1936 Property Cards
4. Florida Master Site File
5. PCPAO Information



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

Local Historic Designation Case No. 24102: Beth Jostrand Revocable Trust

Meeting Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	Beth Jostrand of Beth Jostrand Revocable Trust requests local historic designation for the two single-family residences on the subject property.
SUBJECT PROPERTY	1601 & 1603 Pass A Grille Way; PHILLIPS DIVISION REV MAP UNNUMB TR IN FRONT OF LOT 11 BLK E 50FT WIDE & UNNUMB TR IN FRONT OF LOT 12, BLK E 57.5 FT WIDE; Parcel # 18-32-16-68634-000-0003.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	1930
HISTORIC STATUS	Both structures were constructed circa 1930 and were included in the 2003 boundary increase of the Pass A Grille National Register Historic District as contributing structures, and re-determined to be contributing structures in the 2015 re-survey of the neighborhood.
SURROUNDING AREA	North – Apartments South – Street-end and Two-family Residence East – Water West – Hurley Park

BACKGROUND and ANALYSIS

The subject parcel contains portions of unnumbered tracts of the Phillips Division, platted in 1913. The site contains a primary residence of 1601 Pass A Grille Way, constructed in a Tudor revival style, and a secondary residence recognized as a garage apartment in the 2015 re-survey of Pass A Grille, which reflects Tudor Revival influence but is noted as frame vernacular in the 2003 boundary increase of the National Register of Historic Places District that found both structures to be contributing resources.

Both structures have been minimally modified since the re-survey in 2015, with a generator added in 2023 behind a vinyl fence and vegetation between the buildings, and a re-roof in 2019. There had previously been window modifications, and rear and garage additions according to the Florida Master Site File, although staff does not note any significant modifications to the garage apartment façade since the boundary increase was undertaken in 2003.

Both structures contain elements of the Tudor Revival style, which is more evident in the primary structure at 1601 Pass A Grille Way. Both contain front-facing gables, a nearly ubiquitous element of the style, although the garage apartment's is in the form of a dormer. Both structures contain modest half timbering: for the primary residence as a separate gable over the shed roof entryway bounded by kneebraces, and for the northern garage apartment on its projecting gable. Both structures also contain chimneys, although not ones as prominent as they tend to be among earlier examples of the style (McAlester, 2019, p. 452). The primary structure also contains a prominent rounded tower at the southeastern side of the structure, with turrets generally noted to be a rarer element among the Tudor Revival style (Azizkhani, 2012, p. 16). The shed roof entryway is also a less common element, with many standout examples opting for arched entries or craftsman influenced porches. As noted by McAlester (2019), the steep-pitched, front-facing gables are the most common unifying element of the structures' style in the United States, with the American revival of the style generally featuring few of the characteristics of the 16th century structures (p. 454-5).

Right: A photo included with the primary structure's 1936 property card, showing the main residence with garage apartment beyond. The current structure's roofline, turret, louver, and foxing pattern over the entryway are evident, along with the front window arrangement. The garage doors, side window arrangement, and roof louver, of the secondary residence are also evident.



Right, Top: The primary residence photographed for the 2003 NRHP District boundary increase.

Right, Bottom: The secondary residence photographed for the 2003 NRHP District boundary increase.





Right, Top: The primary structure photographed in 2015 for the re-survey of the Pass A Grille National Register Historic District.

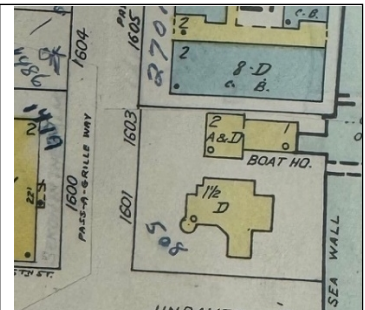
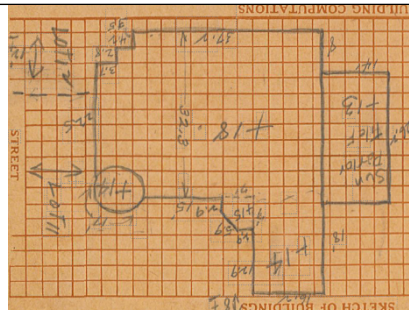
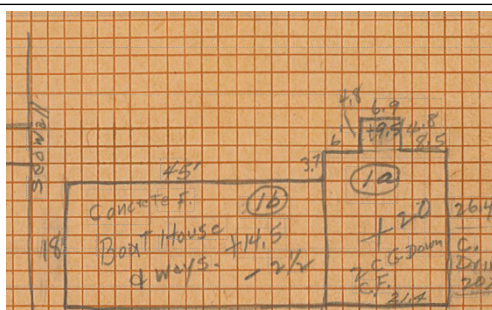


Right, Bottom: The garage apartment structure photographed in 2015 for the re-survey of the Pass A Grille National Register Historic District.



Right, Top: The primary structure as photographed in December 2024, showing current condition.

Right, Bottom: The garage apartment as photographed in December 2024, showing current condition.



Above, left: The 1936 property card sketch of the garage apartment residence.

Above, center: The 1936 property card sketch of the primary apartment.

Above, right: The 1948 Sanborn map of the property, showing both structures.

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 primary residence contains a steep front-facing gable, modest foxing on the gable entrance feature offset by a shed roof with kneebraces, casement windows with muntin, a chimney that is albeit more modest and less oriented to the frontage than many in the Tudor Revival style, and the rounded tower element, as distinguishing architectural features. The exterior is stucco rather than the stone masonry that tends to be featured in those examples listed individually on the National Register. The secondary residence contains a modest gable dormer with foxing, casement windows with muntin, and shed garage overhang with shallow knee braces that are similar to those featured on the primary residence's entryway. The front façades of both buildings appear to be without significant alteration, with both building footprints generally matching those provided on building sketches provided with the structures' 1936 property cards.

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 Tudor Revival style was popular in the United States between 1890 and 1940, with the subject structures being constructed at the tail end of the architectural movement's heyday. The subject structures utilized stucco over wood frame instead of more expensive masonry that was more common in earlier examples of the style, with those built in the post-Depression timeframe often more modest than earlier examples (McAlester, 2019, p. 454). Despite this, the primary residence does contain a turret-style rounded tower at the corner of the façade, which is a rarer embellishment that is more inclusive of the late Medieval style. While McAlester (2019) notes one-in-four structures nationwide as being this style in the late 1920s, these are the only two clear surviving examples of the style from this time period in Pass A Grille, and along with the Palm Crest Motel two of the few local registry-eligible structures City-wide that retain significant features of this style. The structures feature limited modification to their façades as stated in the 2015 Florida Master Site File, with most modifications occurring at the rear of the buildings.

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 exterior of the structures appear to be in good condition following the recent hurricanes. Their conditions were noted as excellent in the 2015 re-survey of the Pass A Grille Historic District. There was minor noted fabric damage to an awning along the front of the main structure's façade.

The Land Development Code no longer permits new construction of secondary residences on single-family properties. However, the lot is of sufficient size to support the two density units, and

the Pass A Grille Overlay District's regulations were modified in 2017 to permit continuation and improvement of what were previously considered nonconforming structures, for which both residences qualify if maintained.

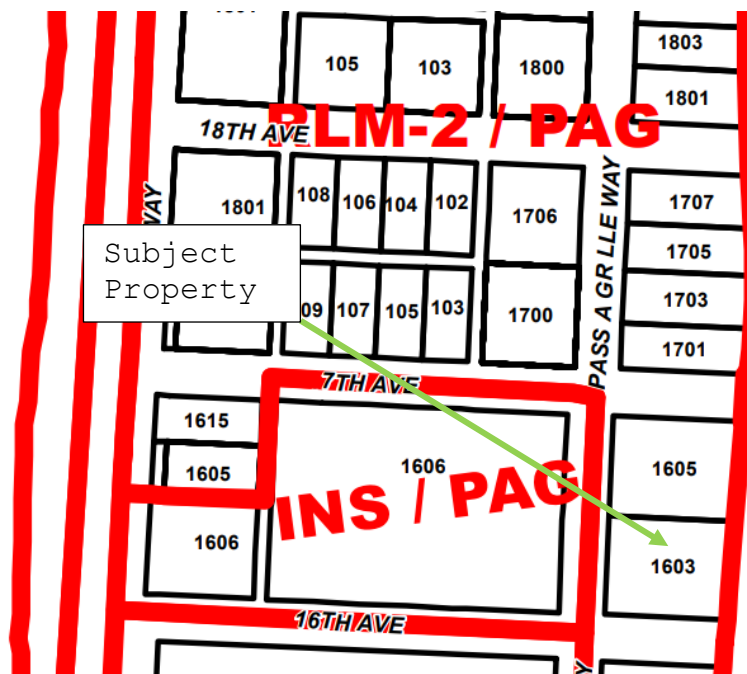
The structures face threats from flooding, as is present for all properties in the Historic District. Additionally, these structures are located entirely within the Coastal A zone, which faces moderate risk from wave action. The primary residence appears to be elevated approximately two feet, and the upper floor of the garage apartment is elevated above the floodplain. However, the owner is encouraged to floodproof the primary structure when viable.

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

The applicant is not seeking any accompanying adaptive uses under this request.

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

1601 and 1603 Pass A Grille Way are 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 multifamily zoning district.



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

Staff recommends the primary residence and secondary garage apartment dwelling for local historic designation. The primary residence is a good example of the Tudor Revival architectural style, and one of the few historic examples remaining in St. Pete Beach. The secondary residence, while classified as frame vernacular, is noted in the 2003 boundary increase as a Tudor Revival style like the primary and complements the features of the main residence. Staff

recommends the front-facing gable and turret-style round tower of the main residence, casement-style windows, dormer foxing, chimneys, and kneebrace and shed-roof elements, as elements of the structure worthy of preservation. The windows, dormer foxing, chimney, kneebrace and shed-roof elements of the secondary residence should also be preserved.

The white vinyl fence between the two structures was a recent addition that replaced a longstanding site wall that staff finds to have been more aesthetically compatible with the two residences on the property. Staff recommends the applicant consider replacing the fence with a stucco wall as was present previously in the future, or substituting the vinyl for a more compatible color.

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 designate the primary residence and secondary residence at 1601 and 1603 Pass A Grille Way as local historic resources. Staff finds that the buildings are significant in the following areas:

- a. The primary structure is a good example of the Tudor Revival architectural style, and the secondary structure a frame vernacular style with Tudor Revival details, with both among the few extant examples of the style in St. Pete Beach. Both structures have been well maintained and remain in good condition.

Staff recommendation: Staff recommends APPROVAL for designation of the primary residence and secondary garage apartment residence as local historic resources. (Case No. 24102).

Bibliography

Azizkhani, M. Edgar H. Perry Jr. House. National Register of Historic Places nomination file, November 25, 2012. National Register of Historic Places, Washington, D.C. Retrieved from <https://npgallery.nps.gov/GetAsset/5265cdf7-8a68-4c9a-9822-edc43aed3f73/>.

McAlester, V.S. (2019). *A field guide to American houses: The definitive guide to identifying and understanding America's domestic architecture*. Alfred A. Knopf.

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.

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=>.



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24102

Property Owner Name & Address

Agent or Representative Name & Address

Jastrand, Beth M Revocable Trust

Jastrand, Beth M. Tre

Phone 630-408-8556

Phone —

Email Address bethjastrand@yahoo.com

Email Address —

Property Address, Legal Description, Parcel ID Parcel ID: 18-32-14-68634-000-0003

Phillips Division rev map unnumb tr in front of
lot 11 Blk E 50 ft. wide & unnumb tr
in front of lot 12, Blk E 57.5 ft. wide

Historic Name of Property (if applicable): SandCastle

Florida Master Site File Number (if applicable): —

Florida Master Site File Recorder:

(Name and Title, if applicable):

87I

930

I (the undersigned) am the legal owner/legal representative of Beth Jastrand located at 1601 Pass-a-Catle 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:

Beth Jastrand

Date:

11/22/2024

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.

Phillips division Rev map unnumb TR in
Front of Lot 11 Bk 30 Ft. wide & unnumb TR
in front of Lot 12, Bk E 57.5 Ft wide

FUNCTION OR USE**Historic Functions**

Residential

Current Functions

Residential

DESCRIPTION**Architectural Classification**

Tudor Revival

Materials

Frame 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 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

~~1925~~ 1928

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

1928

3. Significant Persons

Beth and John Jastrand

4. Cultural Affiliation/Historic Period

1920's

5. Architect

—

6. Builder

Not known

Narrative Description

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

Major Bibliographic References

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

Pass-a-Grille Beach		PROPERTY RECORD CARD		Florida	
VACANT ☒		PRESENT USE <u>Res</u>			
IMPROVED ☒		POSSIBLE USES			
ZONED FOR					
LAND	STREET	IMPROVEMENTS		UTILITIES	
LEVEL	☒ CONCRETE	SIDEWALKS		☒ WATER	
LOW	ASPHALT	CURB		☒ ELECTRICITY	
HIGH	TAR AND GRAVEL	SHRUBS <u>Good</u>		☒ SEWER <u>32y</u>	
SWAMP	SHELL	TREES <u>Good</u>		☒ SEPTIC TANK	
CITRUS OR TRUCK	SAND OR DIRT	LAWN <u>Good</u>		☒ GAS	
OTHER	OTHER <u>Drick</u>	WALLS & FENCES		☒ OTHER	
BUILDING DESCRIPTION		NO. 1	NO. 2	NO. 3	NO. 4
TYPE OF STRUCTURE		<u>Res</u>			
NUMBER OF STORIES		<u>1.5</u>			
TOTAL NUMBER OF <u>None up</u>		ROOMS			
		BATHS			
		APT'S			
		OFFICES			
		STORES			
GENERAL CONSTRUCTION	MATERIAL	<u>S/Fr.</u>			
	GRADE	<u>G</u>			
	CONDITION	<u>G</u>			
FOUNDATION	MATERIAL	<u>G</u>			
	CONDITION	<u>G</u>			
BASEMENT					
EXTERIOR WALLS	MATERIAL	<u>Stucco</u>			
	GRADE	<u>G</u>			
	CONDITION	<u>G</u>			
	PAINT	<u>G</u>			
ROOF	MATERIAL	<u>Asb SH.</u>			
	GRADE	<u>G</u>			
	CONDITION	<u>G</u>			
WINDOWS—DOORS	MATERIAL	<u>Fr</u>			
	CONDITION	<u>G</u>			
FLOORS	MATERIAL	<u>O</u>			
	GRADE	<u>G</u>			
	CONDITION	<u>G</u>			
PLUMBING	TYPE	<u>M</u>			
	TOTAL FIXTURES	<u>4</u>			
	CONDITION	<u>G</u>			
HEATING	TYPE	<u>Fuel oil</u>			
	FIREPLACE	☒			
	HEATERS				
	COND. OF UNIT	<u>F</u>			
INTERIOR WALLS	MATERIAL	<u>G</u>			
	CONDITION	<u>G</u>			
INTERIOR FINISH	MATERIAL				
	CONDITION				
MISCELLANEOUS	ELEVATORS				
	FIRE ESCAPE				
	HOT WATER				
	AIR CONDITION				
	INSULATED				
	REFRIGERATION	☒			
(Metal Awnings) <u>50/20</u>					
<u>Elec</u>					

HOUSE NO. <u>1601</u>	CARD NO.					
E SIDE OF	Pass-a-Grille Way					
LEGAL DESCRIPTION						
Lot 11 Block E. Philly's						
water lots in front of						
Note: Part on Lot 12						
OWNER <u>W. M. Scott</u>						
SKETCH OF BUILDINGS						
BUILDING COMPUTATIONS						
NO.	SIZES	SQUARE FEET	HEIGHT	CUBIC FEET	AGE	% COND
<u>Sun P.</u>	<u>14 x 26.2</u>	<u>367</u>	<u>13</u>	<u>4771</u>	<u>1930</u>	
	<u>32.3 x 45.1</u>	<u>1457</u>	<u>18</u>	<u>26226</u>		
	<u>18 x 16.2</u>	<u>291</u>	<u>14</u>	<u>4074</u>		
	<u>(7 x 7) - 84</u>	<u>41</u>	<u>15</u>	<u>615</u>		
				<u>35686</u>		
<u>Sea Wall</u>						



LAND COMPUTATIONS

SQ. FT. @ \$
ACRES @ \$

FRONT	DEPTH	UNIT	Depth Factor	Cor. Factor	Δ-%	Fr. Ft Price	LAND VALUE
50	130	32	114			36.48	1824
		20					265
							2089

BUILDING COMPUTATIONS

ITEM	CONTENTS	RATE	Reproduction Cost	% GOOD	BLDG. VALUE
	35668	28	9987	85	8489
S.W.	57.5	5.00	287	75	215
					8704
					215
					8489

VALUATION RECORD

	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945
1	PHYSICAL LAND VALUE	2028	2028	2028	2028	2230	2230	2230	2230	2230
2	IMPROVED LAND VALUE									
3	PHYSICAL VALUE BUILDINGS	8704	8489	8489	8489	8489	8489	8489	8489	8489
4	OBSOLESCENCE LOSS									
5	DEPRECIATED VALUE BUILDINGS	8704	8489	8320	8320	8320	8320	8320	8320	8320
6	SUMMATION VALUE PROPERTY	10732	10577	10348	10348	10550	10550	10550	10550	10550
7	PROPERTY OFFERED AT									
8	PRIVATE APPRAISAL									
9	SOLD FOR—DISTRESS									
10	SOLD FOR—LEGITIMATE									
11	MARKET VALUE PROPERTY									
12	GROSS INCOME									
13	CAPITALIZATION RATE									
14	GROSS CAPITALIZED VALUE									
15	TOTAL OF 6 plus 11 plus 14									
16	AVERAGE VALUE OF 15									
17	LAND VALUE 1 or 2									
18	BUILDING VALUE 16 MINUS 17		500	500	500	500	900	900	900	900
19	VALUE FOR TAXATION—LAND	2028	2028	2028	2028	2028	2230	2230	2230	2230
20	—BUILDINGS	6964	6792	6656	6656	6656	6656	6656	6656	6656
21	—TOTAL	8992	9320	9184	9184	9184	9786	9786	9786	9786
22	VALUATION CHANGE—ASSESSOR									
23	VALUATION CHANGE—BOARD									
24	AMOUNT OF MTG. OR LOAN									
25	AMOUNT OF FIRE INSURANCE									
26	BUILDING PERMIT									
27	ALTERATIONS - ADDITIONS									
28	ADDED BUILDING VALUE									
29	PROTEST FILED									
30	HOMESTEAD EXEMPTION	5000	5000	5000	5000	5000	5000	5000	5000	5000
31	WIDOWS EXEMPTION									
32	DISABILITY EXEMPTION									

REMARKS

Appraisal by John B. Green, M. A. I.
11-4th Street North St. Petersburg Florida

FIELD WORK BY
COMPUTED BY
APPRAISED BY

MAY 1936

AVE. OR ST

water lots in front of
Phillips

Lot 12 Block E

NOTE
OTHER Bldg on Lot 11.
Partly on this Lot.

SEE LOT 11
FOR PHOTO

OWNER W. M. Scott

SKETCH OF BUILDINGS

		OFFICES			
		STORES			
GENERAL CONSTRUCTION	MATERIAL	S/H	F1		
	GRADE	G			
	CONDITION	G			
FOUNDATION	MATERIAL	G	C. Piles.		
	CONDITION	G			
BASEMENT					
EXTERIOR WALLS	MATERIAL	Stucco			
	GRADE	G			
	CONDITION	G			
	PAINT	G			
ROOF	MATERIAL	Asb SH			
	GRADE	G			
	CONDITION	G			
WINDOWS—DOORS	MATERIAL	FR			
	CONDITION	G			
FLOORS	MATERIAL	P	Plank		
	GRADE	G	A		
	CONDITION	G	G		
PLUMBING	TYPE	M			
	TOTAL FIXTURES	4			
	CONDITION	G			
HEATING	TYPE				
	FIREPLACE				
	HEATERS				
	COND. OF UNIT				
INTERIOR WALLS	MATERIAL	P			
	CONDITION	G			
INTERIOR FINISH	MATERIAL	G			
	CONDITION	G			
MISCELLANEOUS	ELEVATORS				
	FIRE ESCAPE				
	HOT WATER				
	AIR CONDITION				
	INSULATED				
	REFRIGERATION				

[illegible]

BUILDING COMPUTATIONS						
NO.	SIZES	SQUARE FEET	HEIGHT	CUBIC FEET	AGE	% COND
1-a	21.4 · 21.7	464	20	9280	1930	
	6.9 · 4.8	33	7.5	314		
				9594		
1-b.	45 · 18	810	14.5	11745		
2. Pier	5 · 43					
	12 · 75					
C. Drive	20 X 45	900				
Sea Wall						

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI00930**
 Field Date 1-5-2015
 Form Date 2-12-2015
 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) 1603 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 1603 Direction _____ Street Name Pass-a-Grille Street Type Way Suffix Direction _____
 Address: 1603 Pass-a-Grille Way
 Cross Streets (nearest / between) 16th Avenue/17th 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 # 18-32-16-68634-000-0003 Landgrant _____
 Subdivision Name PHILLIPS DIVISION REV Block E Lot 3
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1928 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): c1928 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: 8-26-2014 Nature Windows
 Additions: ☒ yes ☐ no ☐ unknown Date: 2007, 2013 Nature Rear and Garage
 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 Tudor Revival Exterior Plan L-shaped Number of Stories 1
 Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
 Roof Type(s) 1. Gable 2. _____ 3. _____
 Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. Cone tower 2. _____
 Windows (types, materials, etc.) 8-light and 24-light casement windows, fixed multi-light windows
 Distinguishing Architectural Features (exterior or interior ornaments) Kneebraces, 1/2-timbering, round tower
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 2-story, 2-bay garage with apartment above.

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. Stone 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) The 1-leaf door is set within a canted bay located within the ell of the main block and wing.

Porch Descriptions (types, locations, roof types, etc.) The entrance is sheltered by a shed hood with kneebraces. A secondary porch on the rear elevation has been enclosed.

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

Narrative Description of Resource This Tudor Revival style residence is characterized by a steeply pitched gable roof with a cross gable. The style, rare in Pass-a-Grille is elaborated with a conical turret. Exterior ornamentation includes half-timbering.

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.



Pass-a-Grille_1603_P100930_03



Pass-a-Grille_1603_P100930_01



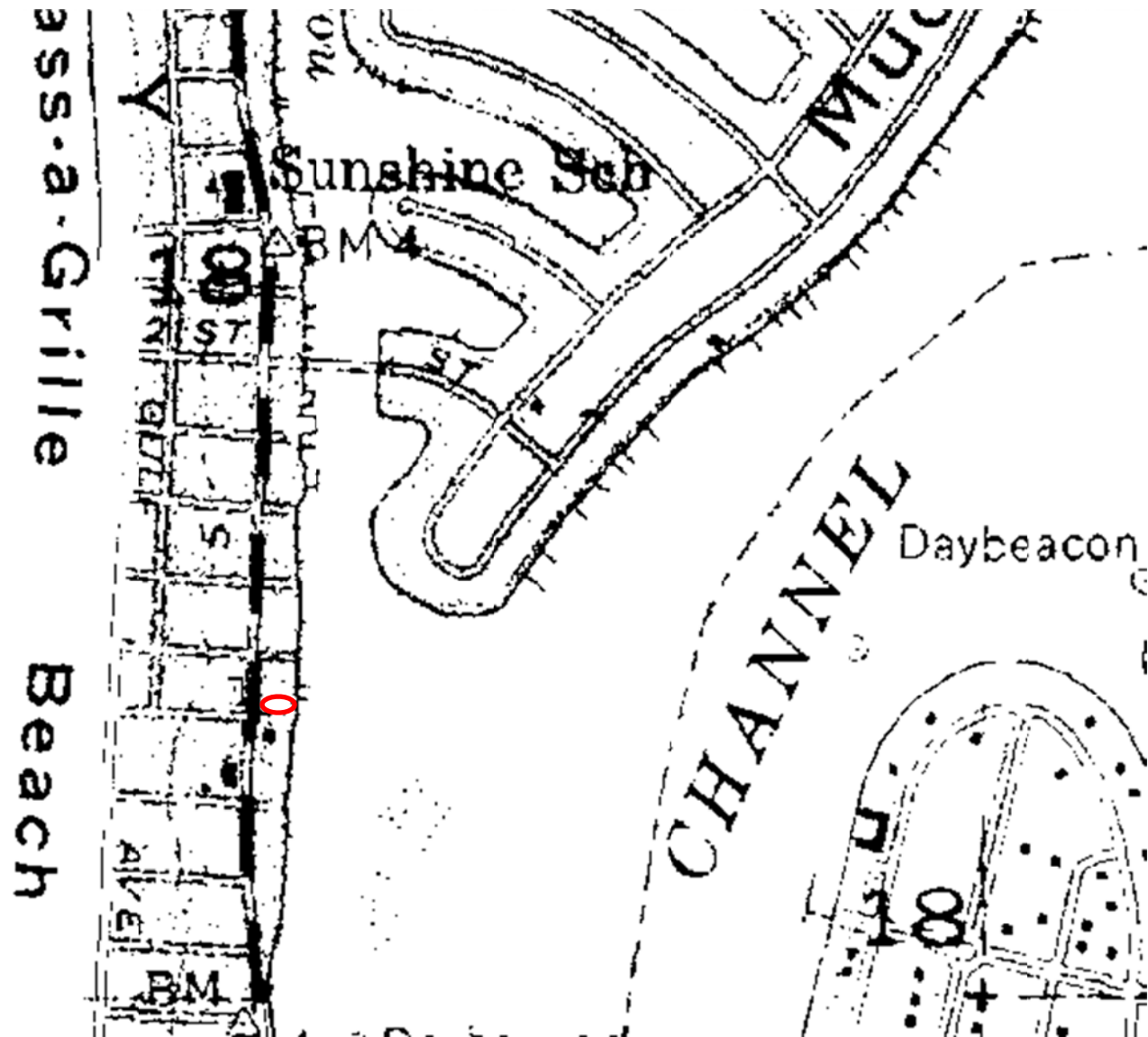
Pass-a-Grille_1603_P100930_05



Pass-a-Grille_1603_P100930_04

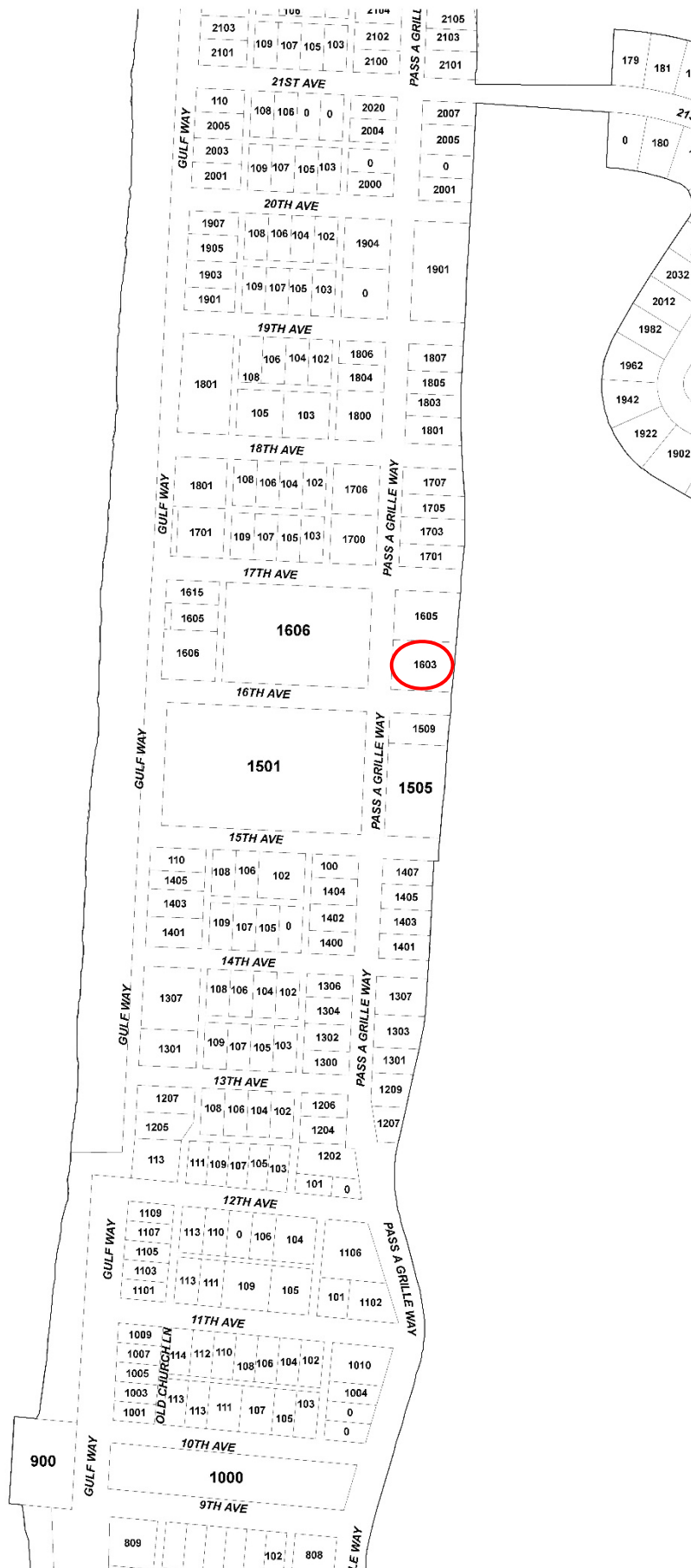


Pass-a-Grille_1603_P100930_02



Site #8PI00930

Address: 1603 PASS-A-GRILLE WAY





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Lynn Rosetti
 727-631-7527
 or
 727-744-3783

Parcel Summary
(as of 22-Nov-2024)

Parcel Number

18-32-16-68634-000-0003

- Owner Name
JOSTRAND, BETH M REVOCABLE TRUST
JOSTRAND, BETH M TRE
- Property Use
0810 Single Family - more than one house per parcel
- Site Address
1601 PASS A GRILLE WAY
ST PETE BEACH, FL 33706
- Mailing Address
1601 PASS A GRILLE WAY
ST PETE BEACH, FL 33706-4242
- Legal Description
PHILLIPS DIVISION REV MAP UNNUMB TR IN FRONT OF LOT 11 BLK E 50FT WIDE & UNNUMB TR
IN FRONT OF LOT 12, BLK E 57.5 FT WIDE
- Current Tax District
ST PETE BEACH ([SPB](#))
- Year Built
1930 | 1930

Living SF	Gross SF	Living Units	Buildings
2,702	4,207	2	2

Filing Local Historic Designation

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$3,287,145	\$1,901,090	\$1,851,090	\$1,876,090	\$1,851,090

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$2,838,656	\$1,845,718	\$1,795,718	\$1,820,718	\$1,795,718
2022	Y	\$2,465,453	\$1,791,959	\$1,741,959	\$1,766,959	\$1,741,959
2021	Y	\$1,948,503	\$1,739,766	\$1,689,766	\$1,714,766	\$1,689,766
2020	Y	\$1,779,534	\$1,715,746	\$1,665,746	\$1,690,746	\$1,665,746
2019	Y	\$1,677,171	\$1,677,171	\$1,627,171	\$1,652,171	\$1,627,171

2024 Tax Information



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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
08-May-2013	\$1,900,000	Q	I	LEWERENZ JOAN M	JOSTRAND BETH M	18013/0643
31-Mar-1995	\$0	U	I	LEWERENZ JOAN M	BREITENBACH, MARY K.	08953/0063

2024 Land Information

Land Area: $\cong$ 14,423 sf | $\cong$ 0.33 acres Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	107x125	\$35,000	107.50	FF	.9592	\$3,608,990

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation:	Continuous Footing Poured			
Floor System:	Wood	Base (BAS):	1,792	1,792
Exterior Walls:	Frame Stucco	Base Semi-finished (BSF):	364	364
Unit Stories:	1	Open Porch (OPF):	0	24

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24107: 111 10th Avenue

Action Request: Motion to approve Case Number 24107 for the designation of the two-story primary residence, garage, and guest house at 111 10th Avenue as local historic resources.

Strategic Objective:

Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The structure was noted in the 2003 boundary increase narrative as notable due to its complex roof line and integral porch. Inspection of the structure and permit record do not show substantial alterations since that year, with the applicant replacing the metal roof in 2005 and 2009. A carport was added to the rear of the lot in 2009 but is unattached to any of the property's contributing structures.

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. 24107: Eileen S. Guenther

Meeting Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	Eileen S. Guenther is requesting local historic designation of the two-story single family residence, garage, and guest residence on the property.
SUBJECT PROPERTY	111 10 th Ave; MOREY BEACH BLK 4, LOT 20 & W'LY 1/2 OF LOT 21; Parcel ID # 19-32-16-58932-004-0200.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1905
HISTORIC STATUS	Constructed circa 1905, the lot contains a two-story, single-family residence that was considered contributing to the Pass A Grille National Register Historic District during its initial establishment in 1989, its boundary increase in 2003, and was found to remain contributing during the City's re-survey in 2015. The rear garage and shed were also found contributing during the 2003 boundary increase and 2015 re-survey.
SURROUNDING AREA	North – Single-family residence South – 10 th Ave & Pass A Grille Park East – Single-family residence West – Single-family residence (associated with Gulf Beaches Historical Museum)

BACKGROUND and ANALYSIS

The subject parcel contains one and a half lots of the Morey Beach subdivision, the neighborhood's oldest subdivision that was platted in 1895 when the neighborhood was part of Hillsborough County. The two-story craftsman residence on the property is one of the ten oldest remaining structures in Pass A Grille, having been constructed in 1905 with a front porch extension of the second story added in a later unknown year. The rear of the lot contains a shed building that was recognized in the 2015 re-survey as a residence, as well as a garage, both of which were listed in the 2003 boundary increase as historic ancillary structures.

The structure was noted in the 2003 boundary increase narrative as notable due to its complex roof line and integral porch. Inspection of the structure and permit record do not show substantial

Right: A photograph included with the property's 1936 property card, showing the exposed rafter tails and first-story porch prior to alteration, as well as the original configuration of the second story prior to the front porch addition. Additionally, the structure did not possess a chimney at this time.	
Right: The residence photographed in 1996 for a local historic resources survey. Staff notes the installation of handrails and exchange of frontage awning-style windows with patio screening as the major alterations subsequent to this photo.	
Right: The residence photographed in 2003 for the Pass A Grille National Register Historic District Boundary Increase, showing the residence in its current configuration. The front patio door has been changed out for a different style after 1996, upper-story double-hung windows exchanged for windows with white muntin, and the upper-story patio screened.	
Right: The structure as photographed in December 2024, showing minimal alteration compared with the 2003 photos.	

alterations since that year, with the applicant replacing the metal roof in 2005 and 2009. A carport was added to the rear of the lot in 2009 but is unattached to any of the property's contributing structures.



Above, left: The 1948 Sanborn map of the property, showing the three contributing structures.

Above, center: A 1972 aerial of the property, taken prior to the carport addition.

Above, right: The current aerial of the property, showing the rear carport addition.

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 main structure is a well-preserved example of the craftsman style, featuring wood shingle siding, large eaves with exposed rafter tails, and flared walls, according to its Florida Master Site File. The 2003 boundary increase narrative also references the complex roofline as an important architectural element. The primary structure has been only modestly altered in its 119-year history, including the addition of a shed roof porch extension on the second story, and modification of the front porch and windows. The accessory structure guest house and garage buildings are clad with plywood siding and feature similar exposed rafter tails with metal seam roofs. All three structures were noted as historic contributing resources in the 2003 boundary increase assessment, although the guest house at the time was noted as a shed.

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 primary 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 main structure and accessory buildings are good, preserved examples of early 20th century architecture and noted in the Florida Master Site File to be typical design of early 20th (s.p.) century resort cottages. The structure was built in the midpoint of the bungalow popularity boom, with the 2003 boundary increase narrative noting the 1890s through 1930s as the most popular period for the residential architectural style nationwide. The resort style of the residence reflects the earliest stage of Pass A Grille's modern development history, when it was settled as a seasonal residential community.

The structures are examples of some of the few remaining early-stage developments in Pass A Grille, which did not see modern development until the late 1890s. As many of the earliest structures were located on the beach and have long since been destroyed or deconstructed, the inland structures on the property provide extant and preserved examples of the early seasonal nature of a neighborhood that eventually became a permanent residential community in the pre- and post-WWII periods. The main residence was constructed in the same year as Pass A Grille became a permanent settlement, preceding all other barrier island development of significance by over 20 years.

According to the applicant, the residence was the home of Ransom Miles, who platted the Morey Beach subdivision in which the structure sits today. Morey Beach was the first Pass A Grille subdivision, which was completed when the neighborhood was part of Hillsborough County.

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

The exterior of the structures appear to be in good condition following the recent hurricanes. Condition was noted as excellent at the time of the 2015 historic resources re-survey.

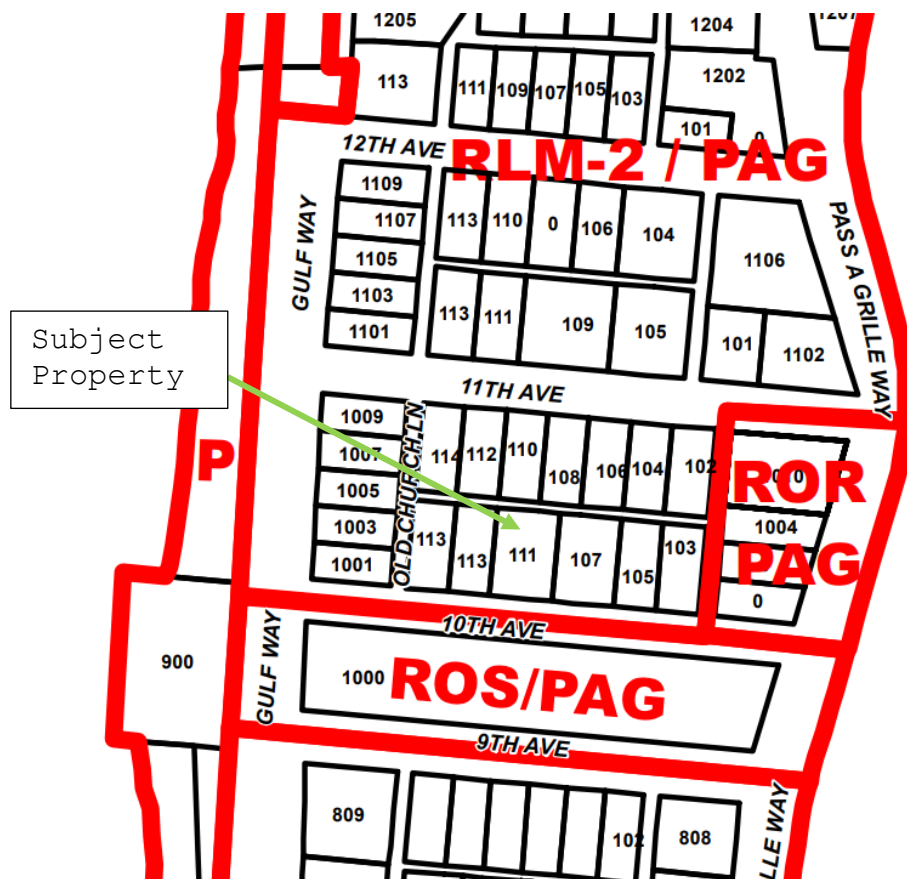
As with many properties in Pass A Grille, the density of the lot exceeds the allowable density for new development. Updates to the neighborhood's zoning overlay in 2017 allowed for preservation of that density in cases such as the property owner choosing to preserve the lot as originally developed, which designation of the lot's three structures as local historic resources would permit.

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

The applicant is not seeking any accompanying adaptive uses under this request.

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

111 10th 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 main structure is utilized as a single-family residence and there are no known zoning threats to the structure as maintained. A guest house exists at the rear of the lot and is also proposed for local historic designation. Should the applicant seek to expand the structure in the future, it faces threats from required setbacks and potentially from lot coverage maximums due to the number of structures and amount of impervious surface on the lot.



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 primary two-story residence, rear guest house, and garage, as local historic resources. The primary structure exemplifies a well-preserved example of the craftsman style, and the garage and guest house quality examples of compatible frame vernacular with similar craftsman elements. The primary residence is one of the earliest extant developments in Pass A Grille and the City as a whole, reflecting the early seasonal resort-style nature of the neighborhood that saw development designed for pleasure without significant considerations for longevity. The efforts to preserve the structure through the years, with only modest alterations since original construction, help to retain an important piece of Pass A Grille's early modern settlement history.

Staff recommends the roofline, rafter tails, and flared walls as the elements worthy of preservation on the primary structure, and the hip roofs with exposed rafters of the garage and guest residence as elements worthy of preservation for the secondary structures.

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

The photographic record is attached to this designation report. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

Sec. 28.22 – Designation criteria established.

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

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

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

Staff analysis: Staff supports this application to locally designate the primary structure, guest house, and garage, at 111 10th Avenue as local historic resources. Staff finds that the buildings are significant in the following areas:

- a. The primary structure exemplifies the broad social history of the city, being a well-preserved example of one of the earliest remaining structures from Pass A Grille's seasonal settlement era. This era established the area as a leisure-focused residential community that would see significant later expansion and transition to year-round occupancy through late 1910s bridge construction to the mainland and settlement from the families of troops stationed in the area following World War II.
- b. They embodies the distinctive visible characteristics of an architectural style (craftsman and frame vernacular with craftsman details) and period (early 20th century).

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the primary residence, guest house, and garage at 111 10th Avenue (Case No. 24107).

Bibliography

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

Smith, R.D. & Shiver, C. (2003). Pass-a-Grille Historic District (Boundary Increase) Registration Form. Retrieved from https://s3.amazonaws.com/NARAprdstorage/lz/electronic-records/rg-079/NPS_FL/03000943.pdf.



Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24107

Property Owner Name & Address

Agent or Representative Name & Address

EILEEN S. GUENTHER111 10th AVENUEST PETE BEACH, FL 33706Phone 727-409-4299

Phone _____

Email Address ESGUENTHER2000
@YAHOO.COM

Email Address _____

Property Address, Legal Description, Parcel ID

111 10th AVENUE ST PETE BEACH FL 33706PARCEL # 19-32-16-58932-004-0200MOREY BEACH BLOCK 4 LOT 20 + W'LY 1/2 OF LOT 21

Historic Name of Property (if applicable): _____

Florida Master Site File Number (if applicable):

PL 00953 - Contributing

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of RESIDENCE located at 111 10th AVENUE 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: _____

Eileen S. GuentherDate: 12-2-2024

TYPE OF REQUEST

- ☒ Individual historic buildings
- ☐ 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. PER PROPERTY APPRAISER - PINELLAS COUNTY:

SINGLE FAMILY 70 x 100

LAND AREA 7048 SF = 0.16 ACRES

3 CONTRIBUTING STRUCTURES - HOUSE, GARAGE, GUEST HOUSE

MAP ATTACHED

FUNCTION OR USE**Historic Functions**

RESIDENCE OF RANSOM MILES
WHO ORIGINALLY PLOTTED AND
REGISTERED THE STREETS AND
LOTS FROM 1ST AVE TO 13TH AVE
IN 1895 - HILLSBOROUGH COUNTY.
(PINELLAS COUNTY DID NOT EXIST)

Current Functions

RESIDENCE OF E. GUENTHER

DESCRIPTION**Architectural Classification**

IDENTIFIED AS A "FLORIDA
CRACKER" STYLE HOME BY
THE CITY OF ST PETE BEACH IN
AN ARCHITECTURAL BROCHURE
PUBLISHED BY THE CITY IN
THE 1990'S.

Materials

WOOD FRAME STRUCTURE
CEDAR SHAKE EXTERIOR
METAL ROOF
PIER & BEAM FOUNDATION

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):

MOREY
HAINES
& HANNA

1. Period of Significance

ROW LAND WAS PURCHASED BY RANSOM MILES & 3 OTHERS IN 1895.

THESE 4 MEN PLATTED THE ORIGINAL PASSAGRILLE STREETS & LOTS

FROM WHAT IS TODAY 1ST AVE TO 13 AVE. LEGALLY NAMED MOREY BEACH BECAUSE MR. MOREY CONTRIBUTED MORE MONEY TO THE PURCHASE THAN THE OTHER 3 MEN.

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

BUILT IN 1905 AND HAS NOT BEEN ALTERED. THE STRUCTURES

PRE DATE PINELLAS COUNTY (1911), PRE DATES WATER (1913) AND ELECTRIC (1914) TO THE ISLAND, PRE DATES A BRIDGE (1919) TO THE ISLAND. THE ORIGINAL CEDAR SHAKE ON THE EXTERIOR OF THE HOUSE

3. Significant Persons

WAS BROUGHT DOWN FROM CEDAR KEY AS WERE ALL OTHER MATERIALS. WATER VAULT STILL IN BACK YARD. SURVIVED THE FIRES AND HURRICANE OF 1921.

RANSOM MILES BUILT & LIVED IN THIS HOME AND OWNED MANY OF THE LOTS IN PASSAGRILLE. ~~HE~~ HIS WIDOW SOLD THE LOT THE CHURCH (NOW HISTORICAL BLUE BEACHES MUSEUM) IN 1916 FOR \$500. THE CHECK MADE PAYABLE TO NODIA MILES, WIDOW IS IN THE SHOWCASE CABINET IN THE MUSEUM.

4. Cultural Affiliation/Historic Period

RANSOM MILES WAS ONE OF THE SIGNIFICANT

DEVELOPERS OF WHAT IS PASSAGRILLE - ^{TODAY} STREETS, LOTS, SIDEWALKS, UTILITIES, BRIDGE, 1ST CITY COMMISSION WERE ALL COMPLETED FROM 1895-1919

5. Architect

UNKNOWN - BUT BUILT BY RANSOM B. MILES FROM 1903-1905

AND IDENTIFIED AS A "FLORIDA CRACKER" STYLE HOME BY

THE CITY OF ST PETE BEACH IN THE 1990'S

6. Builder

RANSOM B. MILES 1905

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs. (SEE ATTACHED) LARGE SLEEPING PORCHES, LARGE WINDOWS (ORIGINAL CASE) + 3 FT OVERHANG EAVES
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. "FLORIDA CRACKER" STYLE RESIDENCE BUILT BY RANSOM MILES, WHO ORIGINALLY PLATTED THE STREETS + LOTS OF PAGES IN 1895
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. EXCELLENT CONDITION FOR ORIGINAL 120YR STRUCTURE - NO THREATS
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.
5. Provide a location map, showing relevant zoning and land use information. ATTACHED

Major Bibliographic References

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

- 1) SURF, SAND + POST CARDSUNSETS BY FRANK T. HURLEY JR.
MULTIPLE REFERENCES TO RANSOM MILES + HIS WIDOW LYDIA MILES
- 2) TIMES PAST TAKES REMEMBERED BY FRANK T. HURLEY JR.
RANSOM MILES REFERENCED
- 3) PIONEER DAYS OF T.B. GULF BEACHES BY GEORGE HLOTTE / R. WAYNE MYERS
MULTIPLE REFERENCES TO RANSOM MILES

FMSF #	Address	Construction Date	Contributing Status	Contributing Status of Outbuildings
N/A	104 5th Avenue	Post 1965	Non-Contributing	Non-Contributing
PI00939	106 5th Avenue	1910	Contributing	Contributing
PI12529	107 5th Avenue	1935	Contributing	
PI00940	108 5th Avenue	1911	Contributing	Contributing
PI12530	109 5th Avenue	1939	Contributing	
PI12524	100 6th Avenue	c. 1925	Contributing	
PI12525	102 6th Avenue*	c. 1925	Contributing	
N/A	103 6th Avenue	Post 1965	Non-Contributing	
PI00941	104 6th Avenue	1914	Contributing	
PI12526	105 6th Avenue	c. 1915	Contributing	Contributing (Guest House), Non-Contributing (Shed)
PI12527	106 6th Avenue	1945	Contributing	
PI00942	107 6th Avenue*	1902	Contributing	Contributing
PI12528	108 6th Avenue	1940	Contributing	
N/A	101 7th Avenue	Post 1965	Non-Contributing	Non-Contributing
PI00944	102 7th Avenue	1902	Non-Contributing	
PI12519	103 7th Avenue	c. 1920	Contributing	
PI12520	104 7th Avenue*	c. 1915	Contributing	
PI12521	105 7th Avenue*	c. 1915	Contributing	Contributing
N/A	106 7th Avenue	Post 1965	Non-Contributing	
PI12522	109 7th Avenue	c. 1925	Contributing	
PI12523	111 7th Avenue	c. 1930	Contributing	
PI00945	102 8th Avenue*	1907/1923	Contributing	
PI00917	103 8th Avenue	c. 1895	Contributing	
PI00946	104 8th Avenue	1913	Contributing	
PI00947	105 8th Avenue*	1939	Contributing	Contributing
PI00948	106 8th Avenue*	1919	Contributing	
PI00949	107 8th Avenue	1912	Contributing	
PI12671	109 8th Avenue	c. 1960	Contributing	
PI12517	110 8th Avenue	c. 1935	Contributing	
PI12518	111 8th Avenue	1939	Contributing	
PI11941	101 9th Avenue*	1922	Contributing	Contributing
PI12551	102 9th Avenue	1922	Contributing	Contributing (Dwelling), Non-Contributing (Dwelling)
PI00950	103 10th Avenue	1902	Contributing	
PI00951	105 10th Avenue*	1915	Contributing	Contributing
PI00953	111 10th Avenue	1905	Contributing	Contributing (Garage and Guest House)
PI00954	113 10th Avenue*	1917	Contributing	Contributing

3 CONTRIBUTING STRUCTURES

FMSF #	Address	Construction Date	Contributing Status	Contributing Status of Outbuildings
PI00955	101 11th Avenue	c. 1950	Contributing	
PI12509	102 11th Avenue	1955	Contributing	Contributing
PI12510	104 11th Avenue	c. 1950	Contributing	
N/A	105 11th Avenue	Post 1965	Non-Contributing	
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

2024 Land Information

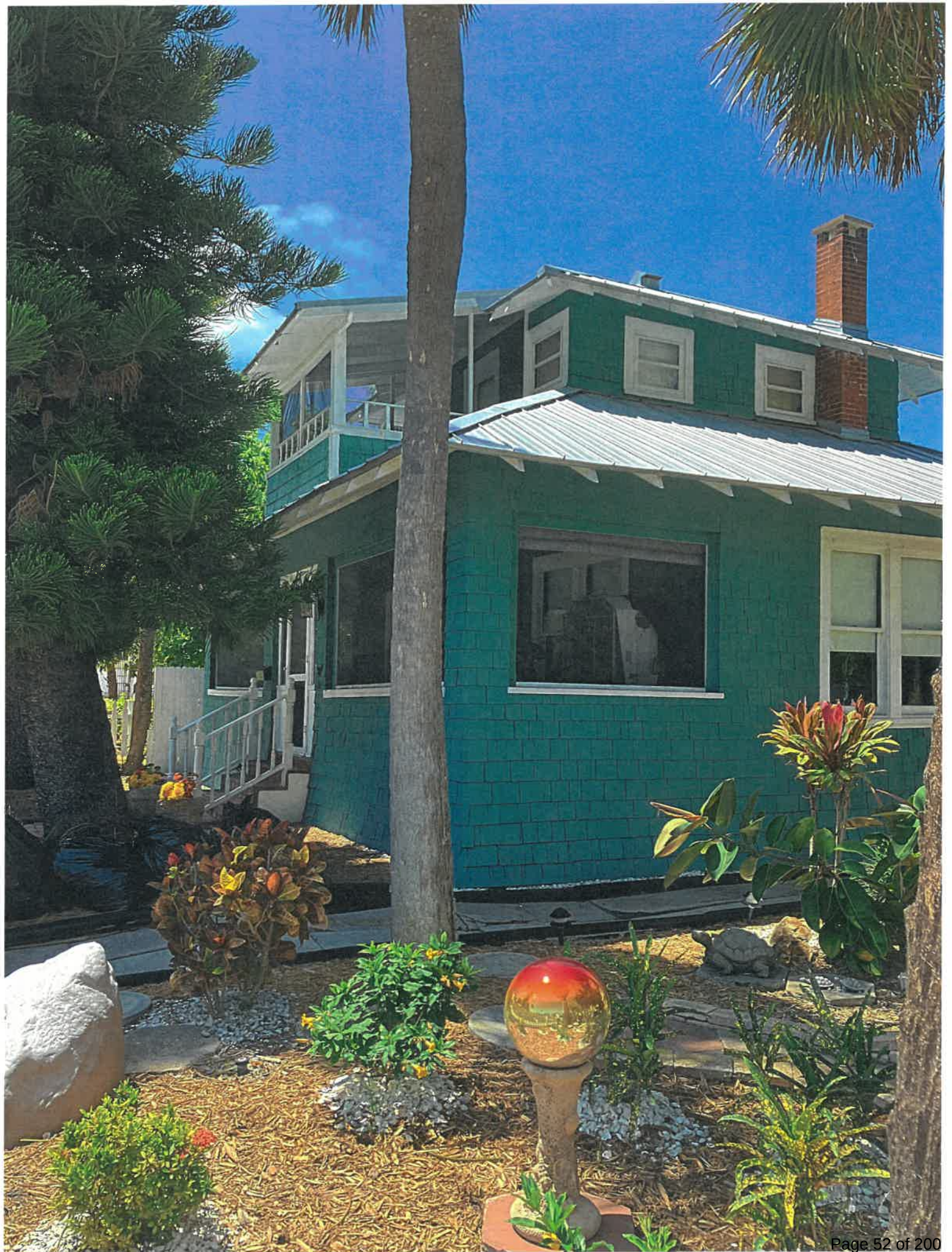
Land Area: = 7,048 sq ft = 0.16 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Value
Single Family	70x100	\$24,500	70.50	FF	1.0000	\$1,727,250

2024 Building 1 Structural Elements and Sub Area Information



5061 ESMO N 104
MAIN HOUSE - 1905





ORIGINAL WATER VAULT (CISTERN) 1905 - NO UTILITIES AT THAT TIME



ORIGINAL GARAGE (STABLE) DOORS 1905



ORIGINAL WINDOWS & GLASS 1905



ORIGINALLY A FISHING SHACK - PRE DATES 1905 AND MOVED TO PROPERTY

☐ Original
☒ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 **PI00953**
 Field Date 1-5-2015
 Form Date 3-15-2015
 Recorder # _____

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

Site Name(s) (address if none) WHYLAWAY (1917) 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 111 Direction _____ Street Name 10th 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 # 19-32-16-58932-004-0200 Landgrant _____
 Subdivision Name MOREY BEACH Block 4 Lot 20
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting Northing
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1905 ☐ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1905 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 2nd-story
 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 1.5
 Exterior Fabric(s) 1. Wood shingles 2. _____ 3. _____
 Roof Type(s) 1. Hip 2. _____ 3. _____
 Roof Material(s) 1. Sheet metal:standing seam 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.) 1/1 double-hung vinyl sash with square surrounds

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves with exposed rafter tails, flared walls

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 1-story, 2-bay garage with 2-leaf hinged doors and a 1-story guest house. Both are clad with T-111 siding and have hipped roofs with exposed rafters.

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date		SHPO – Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info	Date _____	Init. _____	
		KEEPER – Determined eligible: ☐ yes ☐ no	Date _____		
☐ Owner Objection		NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see <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. Unknown 2. _____
 Foundation Material(s): 1. Other 2. _____
 Main Entrance (stylistic details) Central, 1-leaf door with sidelights is located on the partially enclosed porch.

Porch Descriptions (types, locations, roof types, etc.) The incised, full-width porch is partially enclosed with wood shingles and screening

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

Narrative Description of Resource The Craftsman influenced house features flared walls clad with wood shingles. A 2nd-story addition has a shed extension that creates a secondary porch. The house is a typical design of early 19th century resort cottages.

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.



10th_111_P100953_02



10th_111_P100953_04



10th_111_P100953_06



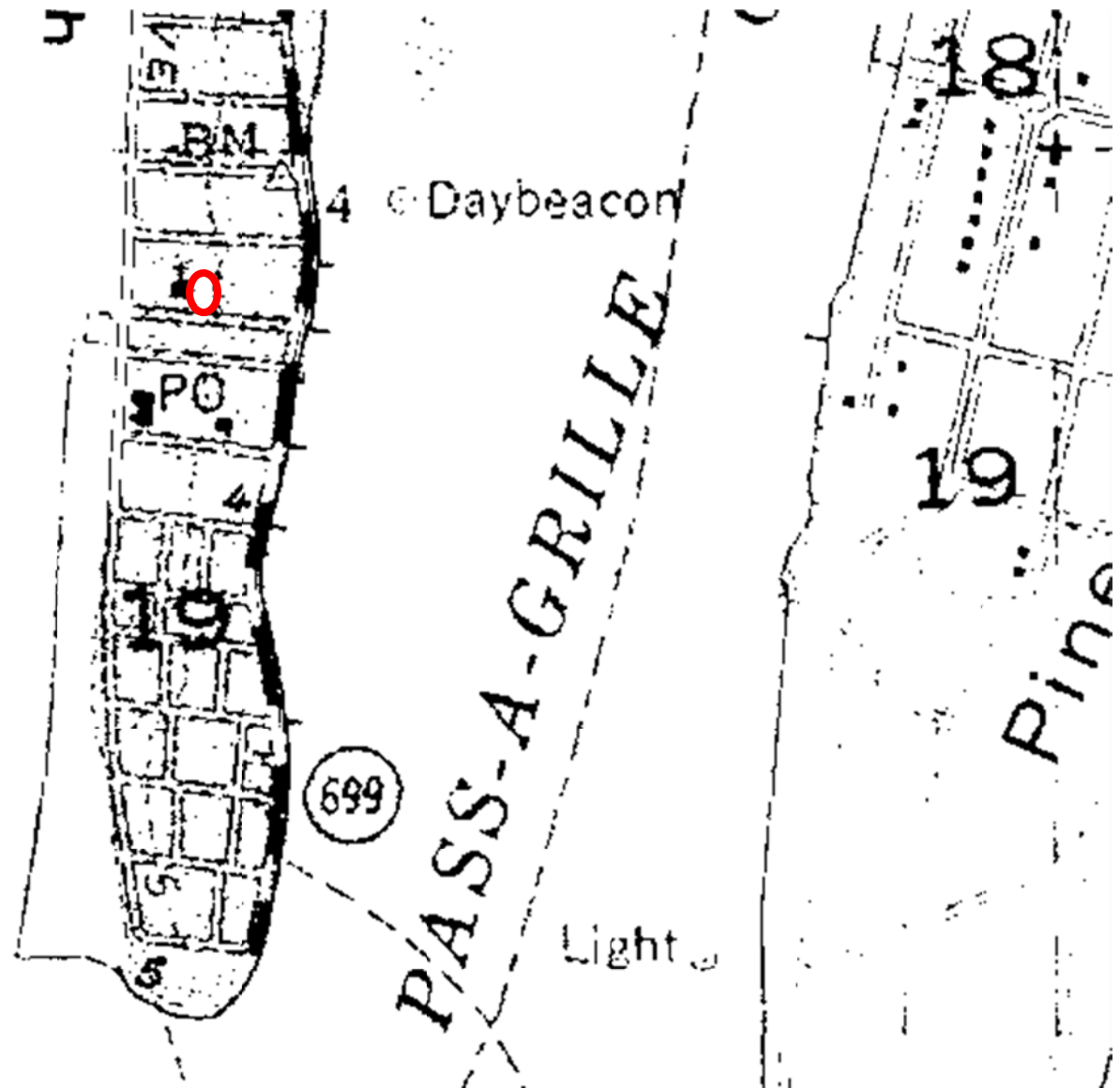
10th_111_P100953_05



10th_111_P100953_01

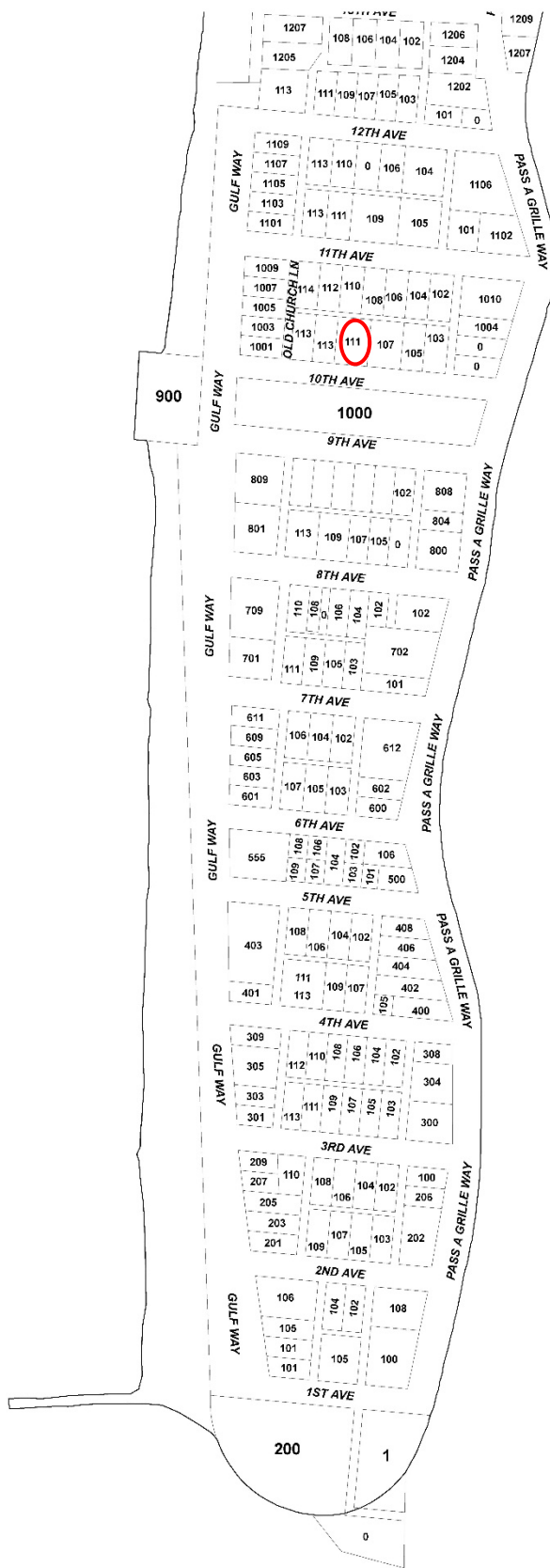


10th_111_P100953_03



Site #8PI00953

Address: 111 10TH AVENUE



Site #8PI00953

Address: 111 10TH AVENUE

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24109: 3211 Gulf Boulevard

Action Request: Motion to approve case number 24109 for designation of the single-family residence at 3211 Gulf Boulevard as a local historic resource.

Strategic Objective:

Date: January 9, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: This single-story home, built in 1956 and 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, accented by Art Deco elements such as jalousie windows and terrazzo flooring. The shallow-pitched roof and large, overhanging eaves further define the Ranch-style design.

Funding: N/A

Attachments:

1. Staff Report
2. Application & Supporting Documents
3. Florida Master Site File



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

Local Historic Designation Case No. 24109: Kevin and Patricia Hughes

Meeting Date: January 9, 2025

Prepared By: Gil Martinez, Senior Planner, Planning Division

REQUEST	The property owner is requesting Local Historic Designation of the single-family structure at 3211 Gulf Boulevard.
SUBJECT PROPERTY	3211 Gulf Blvd.; DON CE-SAR PLACE BLK 7, LOTS 3, 4, 5 & 6 TOGETHER WITH A 10FT STRIP OF LAND ADJ TO SEAWALL PER DEED 987/117; Parcel ID 07-32-16-21852-007-0060
LAND USE / ZONING	RM, Residential Medium
YEAR BUILT	Circa 1956
HISTORIC STATUS	Constructed in 1956, the building showcases a Ranch-style design with a shallow-pitched roof and large overhanging eaves. A decorative block wall extends from the exterior to the roof's edge. The architectural style is characteristic of Mid-Century Modern, featuring concrete block, stucco, and Jalousie windows. Promotional real estate materials from the period as well as the applicant's statement suggest that the structure was originally intended and currently serves to house staff members for the adjacent property at 3210 Gulf Blvd. (Both parcels are owned by the applicant). (PI16438).
SURROUNDING AREA	North – Multi-Family Residential South – Vacant East – Little McPherson Bayou and Casablanca Ave. West – Single-Family Residential and Gulf Blvd.

BACKGROUND and ANALYSIS

This single-story home, built in 1956 and 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, accented by Art Deco elements such as jalousie windows and terrazzo flooring. The shallow-pitched roof and large, overhanging eaves further define the Ranch-style design.

As documented in the supporting materials and the applicant's statement, the structure was originally designed and continues to serve as housing for staff members of the adjacent property at 3210 Gulf Blvd. In doing so, it has contributed to the broader cultural, political, economic, and social history of the city. Notably, the property has been owned by the Hughes family since its purchase in the early 1950s.

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.

Constructed in 1956, the building showcases a Ranch-style design with a shallow-pitched roof and large overhanging eaves. A decorative block wall extends from the exterior to the roof's edge. The architectural style is characteristic of Mid-Century Modern, featuring concrete block, stucco, and jalousie windows.

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

A recently conducted 2024 survey of the Don Cesar Place neighborhood identifies the structure as contributing to the overall historic attributes of the area (PI16438)

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 building, constructed in 1956, remains in good condition, retaining key architectural features of its Ranch-style and Mid-Century Modern design. Notable elements include the shallow-pitched roof, large overhanging eaves, decorative block wall, and jalousie windows, all contributing to its historic integrity. The use of concrete block and stucco on the exterior is characteristic of the era and reinforces the building's connection to Mid-Century Modern architecture.

While the structure is well-preserved, ongoing maintenance and preservation efforts are essential to protect its architectural features and historical value. Regular assessments, especially of aging materials, and safeguarding against potential changes in the surrounding environment are vital to maintaining the building's integrity for future generations.

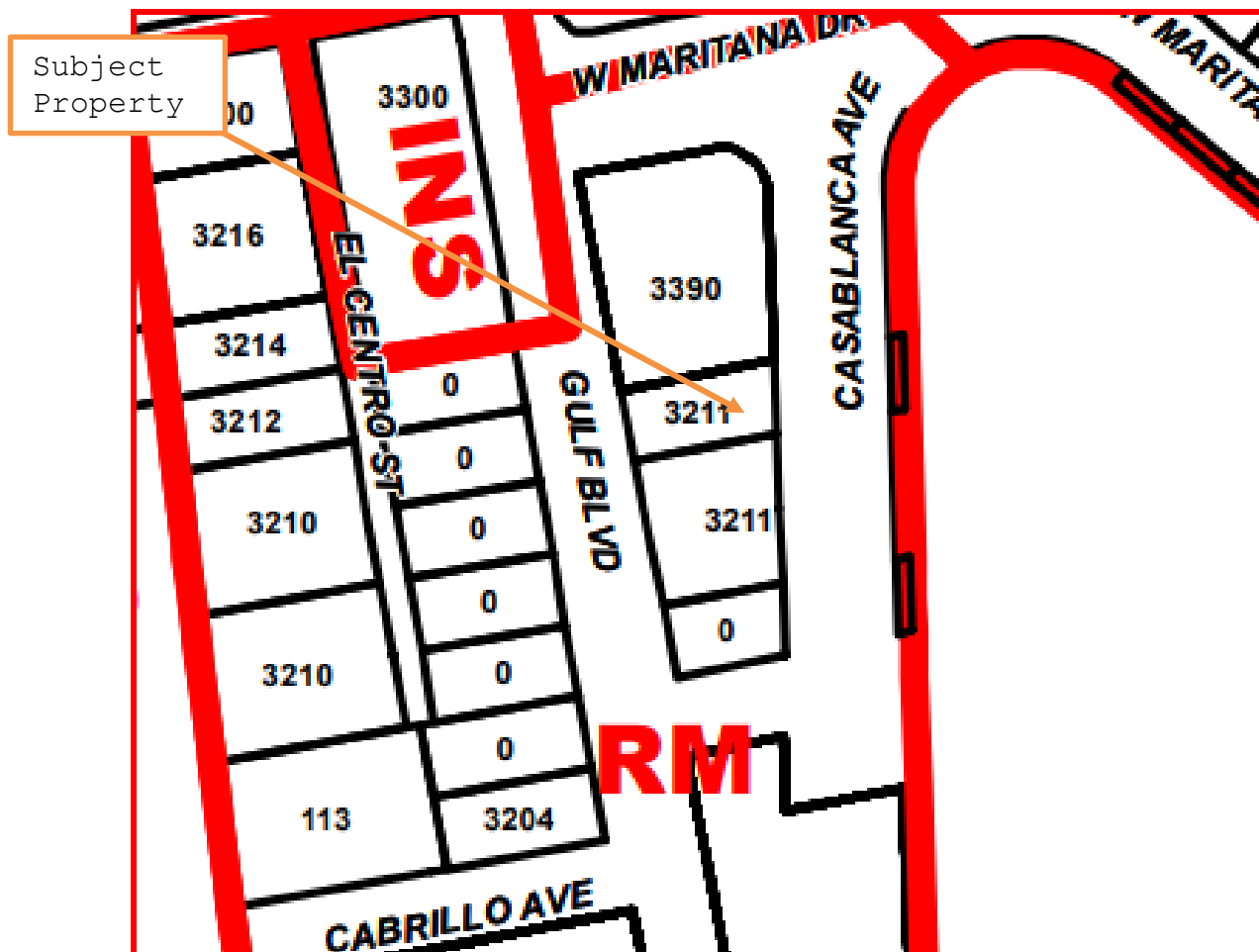
d. A statement of rehabilitation or adaptive use proposals, if applicable.

The applicant has expressed their plan to renovate the interior of the structures without changes to the layout. There are no new adaptive uses planned.

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

3211 Gulf Blvd is zoned and has a land use designation of (RM) Residential Medium.

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 3211 Gulf Boulevard for designation as a local historic resource based on architecture and community planning and development, as was found in the City's 2024 Don Cesar Place Historic Resources Survey.

g. A photographic record of the property. Such a 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 part of the designation report.

Sec. 28.22 – Designation criteria established.

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

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

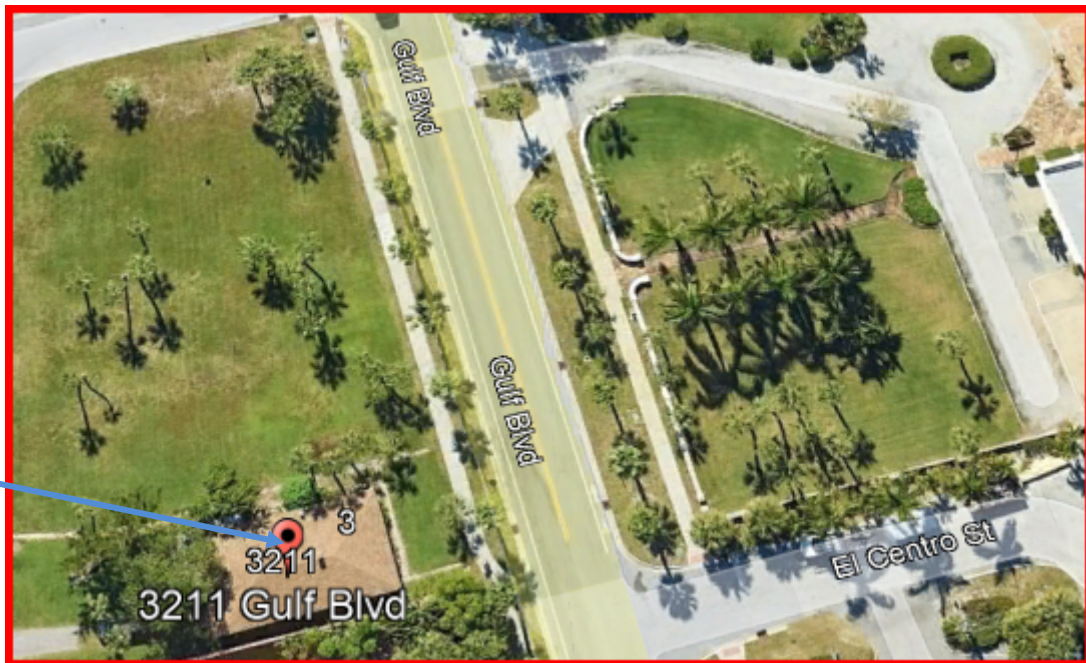
- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated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

Staff analysis: Staff supports this application to locally designate the structure at 3211 Gulf Blvd. as a local historic resource. Staff finds that the building is significant in the following areas:

- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States
- b. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction

Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of the residence 3211 Gulf Blvd.

AERIAL PHOTOGRAPH



Current Google Earth Image



Historic Images Google Streets

2011



2018



Gulf Blvd. North View



Gulf Blvd. South View





Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24109

Property Owner Name & Address

Agent or Representative Name & Address

Hughes, Kevin D and Patricia G

3210 Gulf Blvd

St Pete Beach, FL 33706

Phone (570) 242 2321

Phone

Email Address westrec@ptd.net

Email Address

Property Address, Legal Description, Parcel ID

3211 Gulf Blvd, St Pete Beach DON CE-SAR PLACE BLK 7, LOTS 3, 4, 5 & 6 TOGETHER WITH

A 10FT STRIP OF LAND ADJ TO SEAWALL PER DEED 987/117 Parcel 07-32-16-21852-007-0060

Historic Name of Property (if applicable):

Florida Master Site File Number (if applicable):

PI16438

Florida Master Site File Recorder:

(Name and Title, if applicable):

I (the undersigned) am the legal owner/legal representative of the single family home located at 3211 Gulf Blvd 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:

Patricia Hughes

Date:

12/4/24

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.

DonCeSar Place, Block 7, Lot 6 (50x100 appx)

FUNCTION OR USE**Historic Functions**

Servants quarters for main house across street

Current Functions

Single Family residence

DESCRIPTON**Architectural Classification**

Mid-Century Modern

Materials

Concrete Block, Stucco and plaster

STATEMENT OF SIGNIFICANCE

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

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

- (1) **Historic buildings.** A building is of historic significance if it possesses integrity of location, design, setting and materials, and if it:
- ☒ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
 - ☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
 - ☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
 - ☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration 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

Mid-Century

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

Built 1952, screened porch added at unknown time

3. Significant Persons

4. Cultural Affiliation/Historic Period

5. Architect

C. Dale Dykema, Redington Beach

6. Builder

H.R. Elson, St Petersburg

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.



The magnificent dwelling was completed and furnished in early 1952 and has never been lived in. It is being offered for sale at \$285,000, a sum \$100,000 below its actual cost, in order to settle an estate. The property—main residence, furnishings, grounds and the servants' cottage—could not be duplicated today at its sale price.

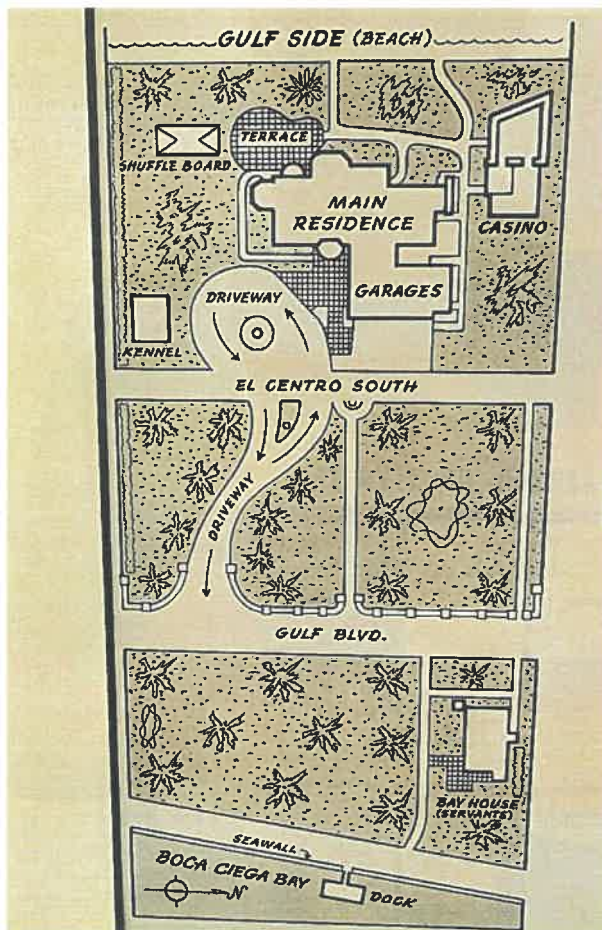
Exclusive agent for the sale of this magnificent estate is

FRANK T. HURLEY
Associates INC.

REALTORS

Successors to
ROUGHGARDEN CO.

Main Office · 26th Street, Pass-a-Grille Beach, Fla. Telephone 2-3801



Southeast view, ca. 1952
(Bay House in graphic)

was 31 when he came to Florida seeking health and fortune. Great fortune eluded him, but he obviously found health. He lived to be 90.

After Pass-a-Grille took Mud Key by acquiring tax certificates and foreclosing on Hanna, the town held on to it for some years. In 1945, Tessier bought the island from the town for \$4,000, secured rights from the state to adjoining submerged lands, and that same year sold a half interest in it to M.B. Monson. Nine years later, Tessier bought back Monson's share for \$40,000.

Dredging began in 1954, but Tessier died before the work was completed. Two island streets, North and South Tessier Drives, honor his memory.

Access to Vina del Mar is by way of the Major Lee Bridge at 21st Avenue. Robert Lee, a Manning, S.C., developer who handled the land-filling chore, named the bridge after Major, his Chesapeake Bay retriever and inseparable companion. Bronze likenesses of the dog's head adorn both bridge ends.

Of all post-war homes, the most opulent was Ralph Goldman's fabulous mansion situated in a storybook setting at 3212 Gulf Boulevard. It was once described as reflecting the "sheer comfort and colorful grace that wealth draws to its fingertips with a mere move of the check book."

A legendary figure in the brush and plastics field, the 64-year-old bachelor bought the house in 1951 from Mrs. George Bew whose late husband had built it in 1938. Tax stamps indicated the sale, negotiated by Col. Frank T. Hurley, a friend of Goldman's, was "in excess of \$145,000."

Originally planning but a few minor alterations, Goldman soon revised his plans. Before an army of contractors, craftsmen, and designers finished, his remodeling bill stood at \$173,000 and only 10 percent of the pre-war house remained.

Furnishings ran the gamut of the exotic from a dozen European countries and from the Orient. The bill for furnishings was another \$59,000. (It should be remembered pre-inflation 1951-52 dollars bought four or five times more than a 1977 dollar.)

-184-

The day before his 65th birthday, one year and nine days after purchasing the home from Mrs. Bew, Goldman died of a heart attack at his Rye, New York, estate without ever seeing his dream home completed. The real estate was later sold by Hurley's office to Russell C. Hughes, a printing company executive from Stroudsburg, Pa.

Boca Ciega Bay was 22 per cent filled before the Florida Legislature saved what was left by creating the Pinellas County Water and Navigation Authority in 1958.

The Act provided for "adequate regulation and control of all water, water courses, waterways, inlets, bays and bayous and their alteration by dredging, filling, pumping, or otherwise altering the shoreline, land contours and for water areas in the interest of public rights, public welfare, protection of public riparian property rights and the preservation of natural beauty and attractiveness of the bays..."

Further control was gained by establishing bulkhead lines around the existing shoreline beyond which dredging was prohibited, and by restricting the sale of state-owned submerged lands.

Dredgers and fillers had their last big fling between 1960 and 1963 when the Pinellas Bayway and several more islands were added to island-clogged Boca Ciega Bay. As part of the fill package, Mullet Key (now Ft. DeSoto Park) became accessible by automobile and Gulf Boulevard was six-laned from Corey Avenue to the Bayway entrance at 34th Avenue.

A cause célèbre of the sixties, the state-owned Bayway tied together St. Petersburg Beach, southwest St. Petersburg, two filled-in islands, Tierra Verde, Ft. DeSoto Park, and the Point Brittany condominium development. (Vehicles using the Bayway totaled 4,133,847 between January, 1975, and January, 1976.) With the opening of the Bayway, financed by a \$16,800,000 bond issue, some 400 acres of usable land was added to Pinellas County. Outraged conservationists contended, however, that the environment paid dearly for it.

Tierra Verde—in Spanish, "Green Land"—was named for two brothers, Irving and Hyman Green, who helped promote its development. The island was a \$7,000,000 invest-

-185-

Surf, Sand & Post Card Sunsets, Frank T Hurley Jr.

From DonCeSar Boat ramp feasibility study, Page 29



Stantec

ARCHAEOLOGICAL AND HISTORICAL DESKTOP ASSESSMENT

Page 4 of 5

Survey Number	Title	Year	Consultant	Sponsor
27632	Historic Resources Survey of Flood Hazard Areas for Pinellas County (Mid-century 1945-1975)	2021	Linda Stevenson	Pinellas County Planning Division
28258	Historic Resources Survey of Flood Hazard Areas for Pinellas County, Phase 2	2022	Erin (Cleary) Larkin, PhD	Thomas Scofield, AICP, Pinellas County

Table 2 Archaeological Sites Recorded within 1-Mile of the Project Area

Site Number	Name	Type	Culture	Evaluation
8PI00011	Long Key Mound	Prehistoric Burial Mound	Prehistoric	Not Evaluated by SHPO

Table 3 Historic Bridges Recorded within 1- Mile of the Project Area

Site Number	Name	Year Built	Condition	Design	SHPO Evaluation
8PI12059	35th Avenue Intracoastal Bridge	1962	Good	Movable--Bascule	Not Evaluated by SHPO
8PI12844	Vina Del Mar Bridge	c1954	Good	Stringer--Girder Box/Multi Beam	Not Evaluated by SHPO

Table 4 NRHP-listed and determined eligible properties within 1- Mile of the Project Area

Structure Number/Name	Address	Year	Contributing Structures	Noncontributing Structures
8PI00114 / Don Cesar Hotel	3400 Gulf Blvd.	c1928	1	0
8PI01696 / Pass-a-Grille Historic District	Roughly bounded by 12th Ave., Gulf Blvd., 4th Ave., and Gulf Ave.	1900-1922	97	18
8PI03362 / Don Vista Building	3300 Gulf Blvd.	1925	1	0

Table 5 Previously recorded and unrecorded Historic Resources on parcels adjacent to project area. Shaded denotes NRHP-listed, NRHP-eligible, or locally designated.

Site Number	Site Name/Address	Date	SHPO Evaluation; Local Landmark Status
unrecorded	3211 Gulf Blvd.	1956	
8PI00114	Don Cesar / 2400 Gulf Blvd.	1928	NRHP Listed
8PI01272	3401 Casablanca Ave.	Not listed	Not Evaluated by SHPO; Local Landmark

☒ Original
☐ Update



HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 5.0 3/19

Clear Form Values

Site#8 **PI16438**
 Field Date 4-16-2024
 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) 3211 GULF BLVD 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 3211 Direction GULF Street Name Boulevard Suffix Direction _____
 Cross Streets (nearest / between) between Cabrillo Ave and W Maritana Dr, on E
 USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1982 Plat or Other Map _____
 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 # 073216218520070060 Landgrant _____
 Subdivision Name DON CE-SAR PLACE Block 7 Lot 6
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 3 2 8 7 9 6 Northing 3 0 6 6 0 5 5
 Other Coordinates: X: 27.70793082 Y: -82.7364276 Coordinate System & Datum WGS 1984
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1956 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1956 To (year): 2024
 Current Use Private Residence (House/Cottage/Cabin) From (year): 1956 To (year): 2024
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☐ yes ☒ no ☐ unknown Date: _____ Nature _____
 Additions: ☒ yes ☐ no ☐ unknown Date: 1-1-2019 Nature porch on E
 Architect (last name first): Unknown Builder (last name first): Unknown
 Ownership History (especially original owner, dates, profession, etc.)
Hughes (prior to 1990), additional Hughes (1990-present)

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

DESCRIPTION

Clear Description Values

Style Ranch 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. Composition shingles 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
Jalousie, metal, ribbon

Distinguishing Architectural Features (exterior or interior ornaments)
Wide overhanging eaves, decorative block design at SW corner

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
Includes waterfront E of Cabrillo, boat dock

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. 1 Chimney Material(s): 1. Stucco 2. 3.

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

Foundation Type(s): 1. Slab 2.

Foundation Material(s): 1. Concrete, Generic 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)

Hidden from view

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

shed roof screened porch at east end

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

Narrative Description of Resource

Ranch style house with shallow pitch roof and large overhanging eaves. Decorative block wall extend from exterior to roof edge. Property includes all empty lots to south and large waterfront to E of these lots. Screen porch at rear (E).

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) aerials

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

Explanation of Evaluation (required, whether significant or not; use separate sheet if needed)

This building would appear to 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. 24110: 105 17th Avenue

Action Request: Motion to approve Case Number 24110 for designation of the two-family residence at 105 17th Avenue as a local historic resource.

Strategic Objective:

Date: January 9, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Denise Sanderson, Community Development Director

Summary of Issue: This duplex residential Masonry Vernacular structure is in the Pass-a-Grille National Register Historic District where it is a contributing property to the historic district and was constructed in 1941. This masonry vernacular house is stucco over block, and it has a hip roof covered with asphalt shingles. The windows are paired and has ribbon windows of 4-light metal casements with projecting sills. There are overhanging eaves with exposed rafter tails, pierced concrete, corner windows and metal filigree. This structure supports the character of the Pass-a-Grille neighborhood through its architectural style and integrity.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Plot Map
4. Record Card



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

Local Historic Designation Case No. 24110: Ivy Bevill

Date: January 2, 2025

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

REQUEST	The property owner of this two-unit residential property located in Pass-a-Grille Way is requesting Local Landmark Designation for this property.
SUBJECT PROPERTY	105 17 th Avenue – Phillips Division Revised, Blk F, Lot 60 Parcel I.D. #18-32-16-68634-006-0600
LAND USE / ZONING	RLM-2 /PAG Overlay – Residential Low Medium, Pass-a-Grille Overlay
YEAR BUILT	Circa 1941 (per attached Florida Master Site File (PI12562))
HISTORIC STATUS	The Florida Master Site File indicates 1941 as the construction date of this residential property which was determined to be contributory to the Pass-a-Grille National Register District during the 2015 historic survey update.
SURROUNDING AREA	North – Single-family residential circa 1926 South – 17 th Avenue / Pass-a-Grille Community Church circa 1924 East – Single-family residential circa 1924 West – Duplex residential circa 1940

BACKGROUND and ANALYSIS

This duplex residential Masonry Vernacular structure is in the Pass-a-Grille National Register Historic District where it is a contributing property to the historic district and was constructed in 1941. This masonry vernacular house is stucco over block, and it has a hip roof covered with asphalt shingles. The windows are paired and has ribbon windows of 4-light metal casements with projecting sills. There are overhanging eaves with exposed rafter tails, pierced concrete, corner windows and metal filigree. This structure supports the character of the Pass-a-Grille neighborhood through its architectural style and integrity.

Sec. 28.20. - Designation report.

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

(1) Individual historic buildings or archaeological sites:

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

This single-family residential structure is a contributing Masonry Vernacular duplex residential building within the Pass-a-Grille neighborhood. It has a hip roof with asphalt shingles, stucco over block masonry construction, and windows that are paired along with ribbon windows of 4-light metal casements. Evaluation of this property during the 1915 Pass-a-Grille survey update determined it to be a contributing structure to the Pass-a-Grille National Register Historic District because it supports the existing character of the Pass-a-Grille 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 1941, this duplex residential structure located at 105 17th Avenue meets this requirement in the category of both architecture and 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 duplex residential structure is a well-maintained two-family residential structure within the Pass-a-Grille National Register Historic District.

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

Not applicable.

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

105 17th Avenue RLM-2/PAG Overlay (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 two-family residential structure located at 105 17th 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 Pass-a-Grille National Register Historic District and it was determined in the 2015 survey update to be a contributing individual property within the Pass-a-Grille National Register 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.

Photographs are 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:

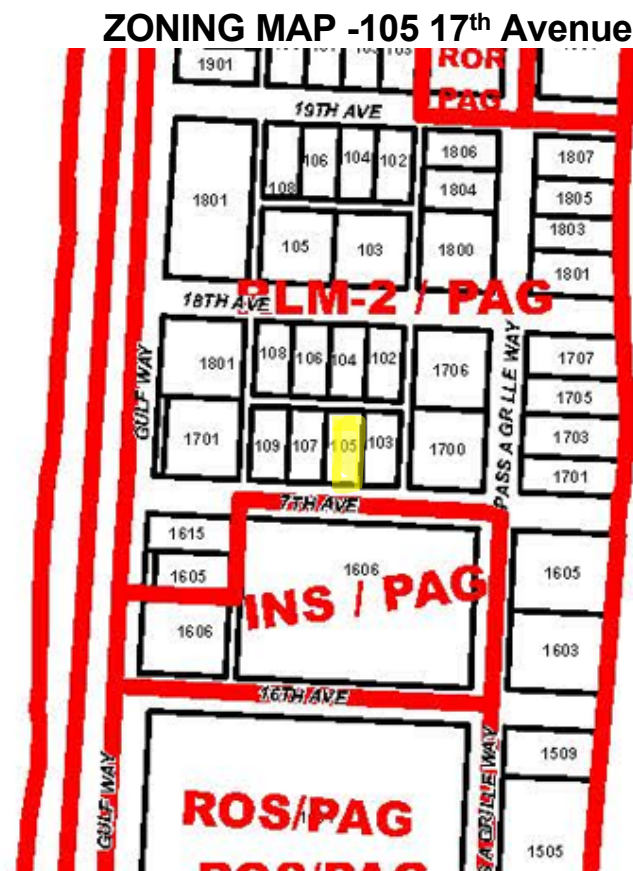
- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or

Staff analysis: Staff supports this application to locally designate 105 17th Avenue as an historic property. Staff finds that the building is significant in the following areas:

- a. It reflects the architectural character and integrity of the Pass-a-Grille National Register Historic District; and
- b. It reflects the broad cultural, economic, and social history of Pass A Grille and St. Pete Beach.

Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of this two-family (duplex) residential property located at 105 17th Avenue because:

- a. It reflects the architectural character and integrity of the Pass-a-Grille National Register Historic District; and
- b. It reflects the broad cultural, economic, and social history of Pass A Grille and St. Pete Beach.



AERIAL PHOTOGRAPH



105 17th
Avenue

FLORIDA MASTER SITE FILE PHOTOGRAPHS (2015)







Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Agent or Representative Name & Address

Ivy Z Bevill

105 17th Ave

St. Petersburg Beach, FL 33706

Phone 678-522-5661

Email Address ivy.bevill@gmail.com

Phone _____

Email Address _____

Property Address, Legal Description, Parcel ID

Parcel Number: 18/32/16/68634/006/0600

Lot 60, Block F, Phillips Division of Pass-A-Grille City

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 105 17th Ave, St. Petersburg 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: Ivy Z Bevill Date: 12/4/24

TYPE OF REQUEST

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

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

Lot 60, Block F, Phillips Division of Pass-A-Grille City

See attached land Maps.

FUNCTION OR USE

Historic Functions

__Multi functional Housing _____

Current Functions

__Personal Home _____

DESCRIPTON

Architectural Classification

__Gable roof _____

__Wood Floor System _____

__Masonry Vernacular _____

Materials

__Wood/Shingle _____

__Wood _____

__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:

X 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 built before Pass-A-Grille was designated a National Historic district and is part of the Phillips district. Part of the Pass-a-Grille Way, 1st Ave., Gulf Way, Sunset Way, 32nd Ave. historic district expansion.

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

1941 no significant changes

3. Significant Persons

N/A

4. Cultural Affiliation/Historic Period

Home was built before Pass-A-Grille was designated a National Historic district in 1957. It is part of the Morey beach blocks and still has the hexagon paver blocks on the front sidewalks.

5. Architect

Unknown

6. Builder

Unknown

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs.
Multi-family home built in 1948 with wood gable roof and wood floor system.
See attached 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.
 - a. A physical description of the building or site and its character-defining features, accompanied by photographs. Bungalow style multi-family style home – see attached photos.

- 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. . 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,
 - 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. Home is in good condition with no integrity issues.
 - d. A statement of rehabilitation or adaptive use proposals, if applicable. N/A
 - e. A location map, showing relevant zoning and land use information. See attached.
 - 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. Located in Pass-A-Grille historic district. Homes on either side have been designated as historic as well.
 - 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. See attached.
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.

Home is in good condition. No integrity issues.

- 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 Attached

Major Bibliographic References

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

[Pass-A-Grille Beach Website](#)
[Pinellas County Property Appraiser](#)
[St. Pete Public Library](#)
[Gulf Beach Museum](#)

2003 Boundary Expansion (properties south of 32nd Ave): <https://catalog.archives.gov/id/77843722>



PHILLIPS DIVISION REV MAP BLK F, LOT 60										BEVILL, IVY-ZOPHIA 2845 ROCK SPRINGS RD APOPKA, FL 32712-5755										202418-32-16-68634-006-0600										Page 1 of 1 PRINTED 08/08/2024 BY correction																													
105 17TH AVE, ST PETE BEACH 33706--										Map Id: 3005.0 1.00 1.00 1.00 1.00 Goehl, Kaylyn &										0820 Duplex-Triplex-Fourplex										Pinellas County Property Appraiser Office																													
BUILDING CHARACTERISTICS										** VALUE SUBJECT TO CHANGE **										VALUE SUMMARY										SPB																													
QUALITY		Average		TYPE		%		PTS		PRIOR JUST MARKET VALUE		1,010,000		CURRENT JUST MARKET VALUE		1,100,000		ASSESSED VALUE		984,519		HX/NHX CAP BASE YEAR		0		TAXABLE VALUE		984,519		HX		No		% HX		0.00		TOT EXEMPTIONS VALUE		0																			
CATEGORY		TYPE		UNITS		PERMIT		TP ST.		EST VAL		ISSUE DATE		2400520		95 V		7,744		03/07/24		2102171		95 V		5,809		10/25/21		2000148		96 C		8,600		01/24/20		20130587		95 V		4,500		05/01/13															
TOTAL LIVING UNITS										2										BUILDING NOTES										2 UNITS TOTAL 810 SF/UT AVG																													
DEPRECIATION ADJ										ADJ										12/2017 LISTING (\$789,900) - https://www.redfin.com/Fl/St-Pete-Beach/105-17th-Ave-33706/home/48055131										PRIOR LISTING DETAILS (PHOTOS) - https://www.realtor.com/r																													
EXTERNAL OBSOLESCENCE										0.0000																																																	
EXTERNAL OBSOLESCENCE										0.0000																																																	
OTHER										0.0000																																																	
TYPE		QU		HX/NHX		RCND		YB		EA		205955		1948		31		SAR		AREA		% B		EFF. AREA		OPF		88		20		18		BAS		1,620		100		1,620																			
L		EXTRA		DESCRIPTION		BD		NHX		LEN		1		0100		PATIO/DECK		0.0																																									
L		USE		LAND USE		HX/		R		FRONT		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00																					
L		N		CODE		DSCR		NHX		D		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00																					
L		C		1		08		MULTI-		0.0		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00		50.00																					
NOTES										INFLUENCE DESCRIPTION										UNIT VALUE										ADJ UNIT VALUE										LAND VALUE										OTHER ADJ AND NOTES									
10/16/2023										261										Oblique										10/16/2023										261										Oblique									

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24113: 3501 Casablanca Ave

Action Request: Motion to approve Case Number 24113 for designation of the single-family residence at 3501 Casablanca Avenue as a local historic resource.

Strategic Objective:

Date: January 9, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: Constructed 1955 with concrete blocks and artificial masonry, the home showcases the era's architectural style, with its structural materials central to its design. Original features, including the columned carport, front porch, patterned block border wall, and varied block patterns along the facade, have been well-preserved. This single-story home is a significant example of masonry Mid-Century Modern architecture, located in the Don CeSar Place neighborhood.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Overview
4. Narrative
5. T.A. Taracouzio
6. Photo #1
7. Photo #2
8. Florida Master Site File



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

Local Historic Designation Case No. 24113: Natalie and Paul Looney

Meeting Date: January 9, 2025

Prepared By: Gil Martinez, Senior Planner, Planning Division

REQUEST	The property owner is requesting Local Historic Designation of the single-family structure at 3501 Casablanca Avenue
SUBJECT PROPERTY	3501 Casablanca Ave.; DON CE-SAR PLACE BLK 12, LOTS 1 LESS RD. ; Parcel ID # 07-32-16-21852-012-0010
LAND USE / ZONING	RM- Residential Medium
YEAR BUILT	Circa 1955
HISTORIC STATUS	Constructed in 1955, the block concrete and artificial masonry home is a showcase of Mid-Century Modern architectural style. This residence has retained all its original details including columned carport and front porch, patterned blocks within the border wall, and varying pattern and design in the block along the front of the home. The single-family home adds to a sense of arrival into the Don Cesar Place Neighborhood and is easily visible upon approach to the City by way of the Pinellas Bayway bridge. (PI16161).
SURROUNDING AREA	North – Single-Family Residential South – Multi-Family Residential & 35 th Avenue/Pinellas Bayway East – Multi-Family Residential West – Single-Family Residential & Casablanca Avenue

BACKGROUND and ANALYSIS

Built in 1955, this home reflects mid-20th century design with its concrete block and artificial masonry construction. Key original features, such as the columned carport, front porch, patterned block border wall, and varied block patterns along the facade, have been well-maintained. This single-story home is a prime example of masonry Mid-Century Modern architecture, located in the Don CeSar Place neighborhood.

As stated by the applicant, the interior reflects the same Mid-Century Modern design, with an open floor plan and an exposed block fireplace that complements the exterior, creating a harmonious connection between inside and out.

As indicated by the application package, the home's interior will be restored, walls replaced up to four feet, and the original terrazzo floors refurbished.

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.

Constructed in 1955, this single-story home is a well-preserved example of Mid-Century Modern architecture, built with concrete block and artificial masonry. Key character-defining features include the columned carport, front porch, patterned block border wall, and varying block patterns along the facade. The interior retains the era's design with an open floor plan and an exposed block fireplace that mirrors the exterior, creating a seamless connection between the interior and exterior.

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.

A recently conducted 2024 survey of the Don Cesar Place neighborhood identifies the structure as contributing to the overall historic attributes of the area (PI16161)

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

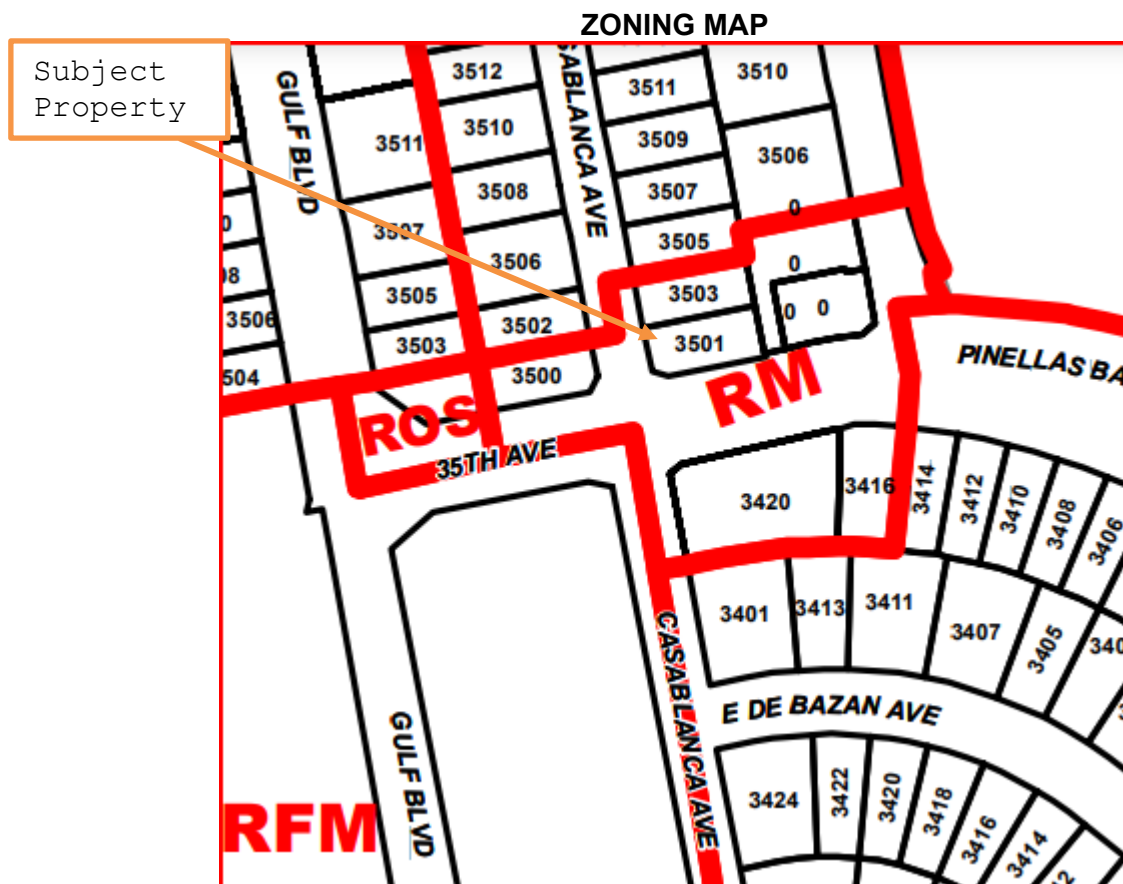
As indicated in the provided historical narrative, the home was recently flooded, causing significant interior damage. The walls will be replaced up to four feet, and the terrazzo floors will be refurbished. Preserving this home is essential to maintaining the community's historic character.

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

The applicant has expressed their plan to renovate the interior of the structures without changes to the layout. There are no new adaptive uses planned.

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

3501 Casablanca Avenue is zoned and has a land use designation of (RM) Residential Medium.



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 3501 Casablanca Avenue for designation as a local historic resource based on architecture and community planning and development, as was found in the City's 2024 Don Cesar Place Historic Resources Survey.

g. A photographic record of the property. Such a 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 included within the body of the report.

Sec. 28.22 – Designation criteria established.

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

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

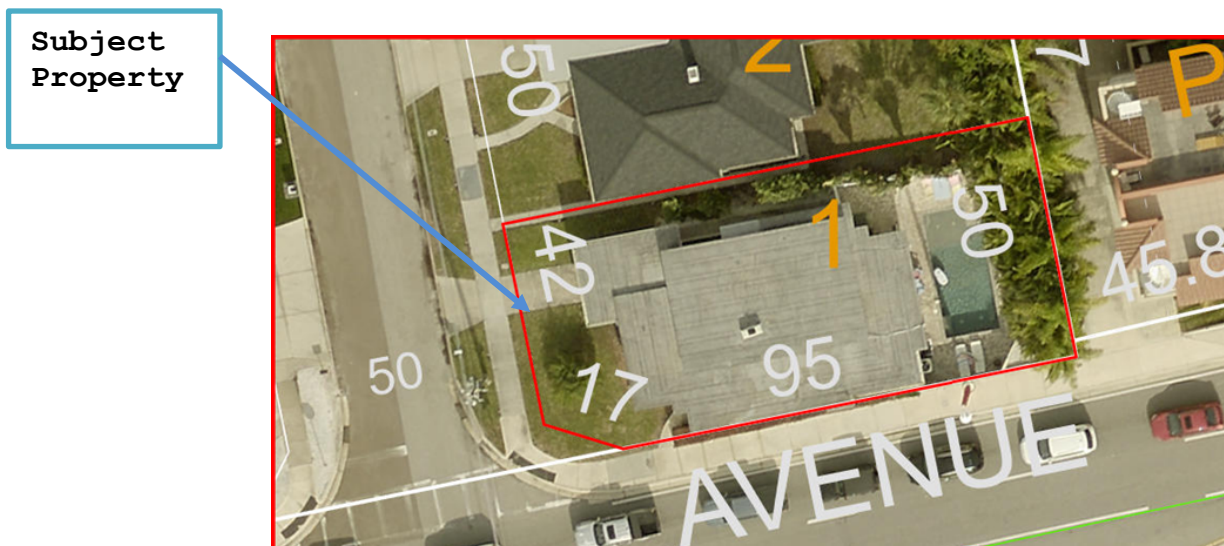
- a. Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or
- c. Is associated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

Staff analysis: Staff supports this application to locally designate the structure at 3501 Casablanca Ave. as a local historic resource. Staff finds that the building is significant in the following areas:

- Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction

Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of the residence 3501 Casablanca Avenue.

AERIAL PHOTOGRAPH



Current Google Earth Image



Historic Images Google Streets

2011



2018



2024

Pinellas Bay Bridge Approach West View





Application for Local Historic Designation

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Natalie & Paul Looney

3501 Casablanca Ave

St Pete Beach, FL 33706

502-545-2064 or 502-5450350

Phone

Agent or Representative Name & Address

Phone

Email Address __natnewlooney@gmail.com__

Email Address _plooney1973@gmail.com__

Property Address, Legal Description, Parcel ID

3501 Casablanca Ave, St Pete Beach FL 33706, Don Ce-Sar Place Neighborhood

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 residence_ located at _3501 Casablanca Ave, St Pet 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: __11/22/2024_____

TYPE OF REQUEST

---X--- Individual historic building

----- Individual archaeological site

____ Historic or archaeological district

____ Thematic grouping (not typically tied through same/similar associations but not tied through geographic boundaries) (Example: All works of the same architect, or all are early tourist related accommodations)

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

Property on south and east side border with concrete & mason built wall. Wall contains pattern block detail and varies in height. West side of property border partially by white privacy fence providing safety to pool area. The rest of the west boundary contains shell substrate and evergreen foliage. Road frontage is typical curb with grass.

Lot area 5441 sf or 0.12 acres

FUNCTION OR USE**Historic Functions**

____ single family residence

Current Functions

single family residence _____

DESCRIPTION**Architectural Classification****Materials**

mid-century modern, post war
asphalt/gravel roof

Exterior-concrete masonry & stamped concrete, flat

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:

X 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

Post-war (1945-1975) residences, mid-century architecture

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

Built 1955, external porch enclosure estimated 1970s, outside inground pool and patio, 2019

3. Significant Persons

In 1925, Thomas J. Rowe corporation, builder of the Don CeSar Hotel, developed and platted the Don Ce-Sar Place neighborhood and platted the beach front as blocks M & N giving direct access to the neighborhood.

4. Cultural Affiliation/Historic Period

Post war, 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.

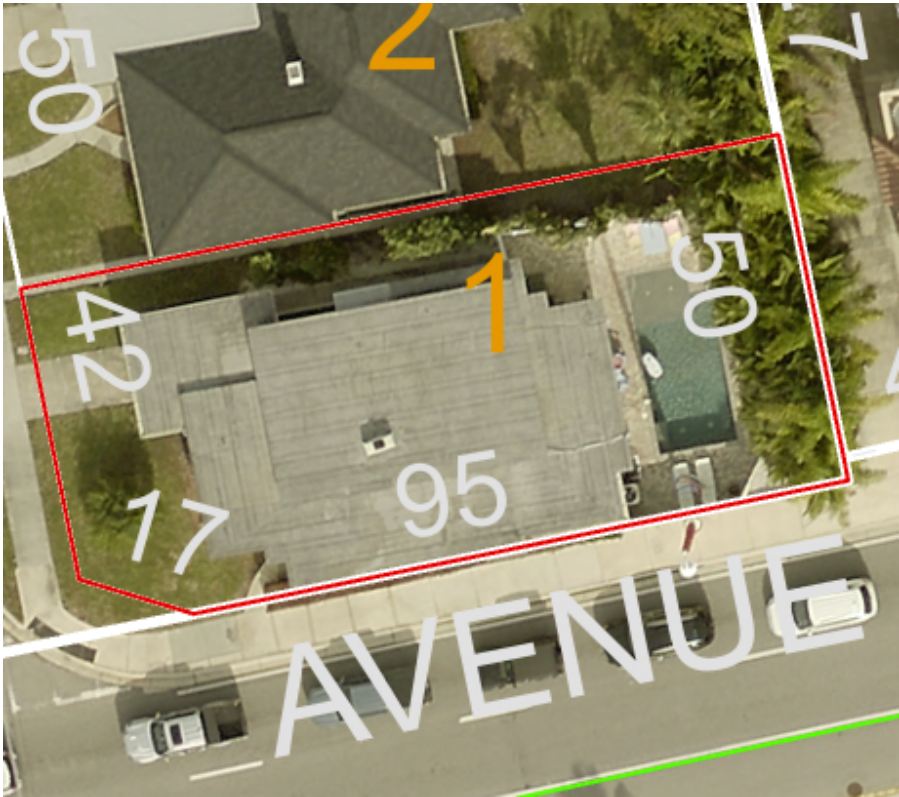
Major Bibliographic References

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

“Florida’s Single Family Housing, at Mid-twentieth Century (1945-1975)”, University of Florida, Goggin Residence Detail, Paul Privette, September 2019

Pinellas County PVA website, www.pcpao.gov



Parcel Summary (as of 22-Nov-2024)				Parcel Map
Parcel Number 07-32-16-21852-012-0010				
Owner Name LOONEY, PAUL CYRUS LOONEY, NATALIE CARLISLE				
Property Use 0110 Single Family Home				
Site Address 3501 CASABLANCA AVE ST PETE BEACH, FL 33706				
Mailing Address 3501 CASABLANCA AVE ST PETE BEACH, FL 33706				
Legal Description DON CE-SAR PLACE BLK 12, LOT 1 LESS RD				
Current Tax District ST PETE BEACH (SPB)				
Year Built 1955				
Living SF	Gross SF	Living Units	Buildings	
1,739	2,011	1	1	

Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21744/2659	\$745,700	280.02	A	Current FEMA Maps	Check for EC	Zoning Map	13/15

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$638,138	\$635,546	\$635,546	\$638,138	\$635,546

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	\$577,769	\$577,769	\$577,769	\$577,769	\$577,769
2022	N	\$622,694	\$622,694	\$622,694	\$622,694	\$622,694
2021	N	\$389,781	\$389,781	\$389,781	\$389,781	\$389,781
2020	N	\$393,209	\$393,209	\$393,209	\$393,209	\$393,209

2019	N	\$388,841	\$388,841	\$388,841	\$388,841	\$388,841
------	---	-----------	-----------	-----------	-----------	-----------

2024 Tax Information



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

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

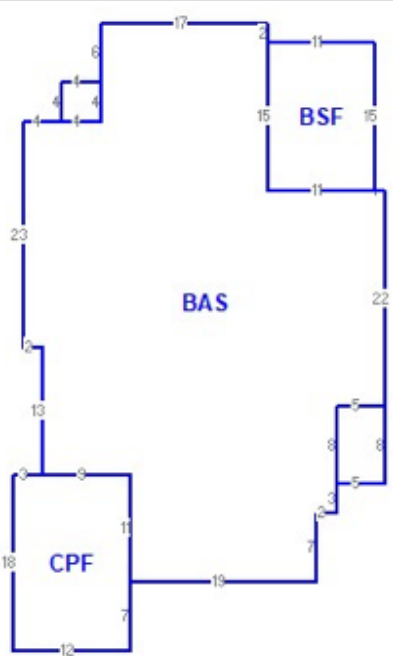
Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
27-Sep-2021	\$800,000	Q	I	TK QUALITY VENTURES LLC	LOONEY PAUL CYRUS	21744/2659
09-Feb-2018	\$0	U	I	ZELLER RICK	CASA VENTURES LLC	19952/2571
09-Feb-2018	\$455,000	Q	I	ZELLER RICK	CASA VENTURES LLC	19938/1712
05-Jul-2005	\$315,000	Q	I	HERSEY IRWIN	ZELLER, RICK	14428/0037

2024 Land Information

Land Area: $\approx$ 5,441 sf $\approx$ 0.12 acres		Frontage and/or View: None			Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x110	\$9,450	50.00	FF	1.1128	\$525,798

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	1,574	1,574
Floor System	Slab On Grade	Base Semi-finished (BSF)	165	165
Exterior Walls	Concrete Block	Carport (CPF)	0	216
Unit Stories	1	Open Porch (OPF)	0	56
Living Units	1	Total Area SF	1,739	2,011
Roof Frame	Flat Shed			
Roof Cover	Bu Tar & Gravel Alt			
Year Built	1955			
Building Type	Single Family			
Quality	Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	9			
Effective Age	33			

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$24.00	325.0	\$7,800	\$6,708	2019
POOL	\$55,000.00	1	\$55,000	\$47,300	2019

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
2201711	WINDOWS/DOORS	08/09/2022	\$12,871
2102158	ROOF	10/21/2021	\$5,500
1901279	MISCELLANEOUS	07/30/2019	\$0
BLD18-02160	POOL	02/04/2019	\$58,000
BLD18-02035	ELECTRICAL	11/20/2018	\$1,000
BLD18-00629	MISCELLANEOUS	04/03/2018	\$2,200
BLD17-01119	HEAT/AIR	10/04/2017	\$5,339
20110937	HEAT/AIR	08/16/2011	\$13,392
20020943	DAMAGE FIRE/FLOOD/VEHICLE	08/07/2002	\$6,800

022094	DAMAGE FIRE/FLOOD/VEHICLE	06/22/2001	\$750
------------------------	---------------------------	------------	-------

Please consider my property located at 3501 Casablanca Ave, St. Pete Beach, FL 33706 for historical designation. This 1955 stone, brick and masonry home is a significant defining structure located within the Historic Don CeSar Place Neighborhood and is easily seen by visitors and locals as they travel onto or off of Long Key via the Pinellas Bayway bridge. This property is also within the viewshed of the Historic Don CeSar Hotel. A notable feature is the horizontal emphasis, with varied roof lines of flat asphalt and gravel roofing with numerous 90 degree angles. This residence has retained all of its original details including; columned carport and front porch, patterned blocks within the border wall, and varying pattern and design in the block along the front of the home. This home is at risk of being torn down due to NFIP regulations and risk of developers lacking interest in a 1955 post war, mid-century modern home. The house interior is indicative of this period with an open floor plan and exposed block fire place that matches design and pattern with the outside creating symmetry between the interior and exterior. The home was recently flooded and will have the interior replaced up to 4 feet on the walls. Beautiful terrazzo floors will be refurbished. This home retains the beauty of mid-century Florida charm and would be a huge loss to the community's charm if it were not preserved for years to come in its current condition.

In consideration of designating the property at 3501 Casablanca Ave, St. Pete Beach, Florida as historically significant, I would like to offer the historical significance of the original owner of the property, Timothy Andrew Taracouzio (Timofei Tarakus), 1897-1958. T. A. Taracouzio was born in Estonia, during Russian rule of the country. Prior to Mr. Taracouzio's immigration to the United States in 1923, Mr. Taracouzio served in WWI (1914-1917) and received a commission from Artillery Academy of Grand Duke Constantin in 1915. He graduated from Officer's Aviation School while in the service around 1916. He later studied law at University of Leningrad sometime between 1914 and 1920. The university, known today as Saint Petersburg State University, was originally founded by decree of Peter the Great in 1724. Mr. Taracouzio later served in the Russian Civil War between 1918 and 1922. Mr. Taracouzio continued his academic studies after immigrating to the US by first obtaining his Master of Arts from the University of Southern California in 1927. He then attended Harvard University where he received another Master of Arts in 1928 and Doctorate of Philosophy in 1935. Mr. Taracouzio received naturalized U.S. citizenship in 1929. Mr. Taracouzio's professional career at Harvard spanned from 1928-1942 working as a bibliographical research assistant, head of the Slavic Department of Harvard Law Library and as a lecturer on comparative law. Mr. Taracouzio was a member of the Bureau of International Research at Harvard University and Radcliffe College from 1929-1942, then spent time working for the US government in wartime agencies from 1942-1943. Mr. Taracouzio served in WWII as a lieutenant colonel overseas from 1943-1946. According to his draft card he registered at the age of 45. Returning from war, Mr. Taracouzio was faculty at the National War College, 1946-1947, then associate professor for the United States Navy Intelligence School in 1947. In retirement he taught law at the University of Florida in 1956. Throughout Mr. Taracouzio's adult life he authored three books related to Russia and war-time subject matter. *The Soviet Union and international law; a study based on the legislation, treaties and foreign relations of the Union of socialist soviet republics* (The McMillan company, 1935)., *Soviets in the Arctic; an historical, economic and political study of the Soviet advance into the Arctic* (The McMillan company, 1938)., *War and Peace in Soviet diplomacy* (Mcmillan, 1940). Prior to Mr. Taracouzio's death, he was inducted into the American Society of International Law. Mr. Taracouzio's wife, Evlin Coleman Taracouzio, sold their home on Casablanca Ave in 1958 to Irwin and Marcia Hersey. According to current neighbors on Casablanca Ave, the Hersey's were known for art collecting, art appraisal, and world travel. Please see Mr. Taracouzio's draft card and property transfer deed to the Hersey's below. Mr. Irwin Hersey's obituary is also included below.



You may note the home is built facing Pinellas Bayway. An easement of the south side of the property was purchased by the state for the construction of the Pinellas Bayway. Prior to construction, the home faced the bay, which was a favorite fishing location for residents of the home. Stories of large catch from walking out the front door and south toward the bay still circulate among residents of Casablanca Ave.

REGISTRATION CARD—(Men born on or after April 28, 1927 and on or before February 16, 1947)

SERIAL NUMBER 1187	1. NAME (Print) Timothy Andrew Taracouzis	2. OTHER NUMBER
3. PLACE OF BIRTH (Print) 2707 So. Jane Street Belington Virginia		
(THIS PLACE OF BIRTHMENT APPEARS ON THE LINE ABOVE WITH DETERMINED DATE IS KNOWN AT BIRTH; LINE 3 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL)		
4. MOTHER'S NAME Same		
(Indicate address if other than place indicated on line 3. If none listed, omit.)		
5. TRAVERSE Jackson 1432 W	6. AGE IN YEARS #5	7. PLACE OF BIRTH Rural
8. DOWRY Omaha 555	9. DATE OF BIRTH Jan 11 1992	10. RACE Racial
11. NAME AND ADDRESS OF PERSON WHO WILL ACT AS YOUR TRAVEL AGENT Mrs. Evelyn S.C. Taracouzis		
12. EMPLOYER'S NAME AND ADDRESS U.S. Govt. Office of the Coordinator of Information		
13. PLACE OF EMPLOYMENT IN BUREAU Library of Congress Washington		
14. I DECLARE THAT I HAVE VERIFIED ABOVE ADDRESS AND TRAVEL AGENT		
15. SIGNATURE Timothy A. Taracouzis		

16. IN, BY, AND FOR THE
(Signature of Agent)

References

www.geni.com, www.mypinellasclerk.org, www.usni.org, www.scholarship.law.ufl.edu,
www.prabook.com, www.jstor.org, www.onlinebooks.library.upenn.edu, oral history from
current residents of Casablanca Avenue, St. Pete Beach

9:33



Page 1/1 Florida Pinellas WARRANTY DEED—(Barrow Form) ACS590A TUTOR, MAX REGISTERED U.S. PATENT OFFICE
Patent Law Firm, Publishers, Holland, MI

of 2

This Indenture,

Made this 21 day of May, A.D. 19 58,
Between Evlin S. C. Taracouzio, a widow, the surviving spouse
of T. A. Taracouzio, also known as Timothy A. Taracouzio, deceased,
of the County of Pinellas in the State of Florida,
part y of the first part, and Irvin Hersey and Marcia Hersey, husband and
wife, as tenants by the entirety, whose mailing address is 106 West
69th Street, New York 23, New York,
of the County of New York in the State of New York
part igs of the second part,

Witnesseth, that the said part y of the first part, for and in consideration
of the sum of Ten dollars and other valuable consideration Dollars
to her in hand paid by the said parties of the second part, the receipt
whereof is hereby acknowledged, has granted, bargained and sold to the
said parties of the second part, their heirs and assigns
forever, the following described land, situate, lying and being in the County of
Pinellas, State of Florida, to wit:

Lot One (1), Block Twelve (12), DON CE SAR PLACE, according to
plat thereof recorded in Plat Book 13, pages 15 to 20, inclusive,
public records of Pinellas County, Florida, including the improve-
ments thereon, and including the watch-stick draperies therein, and
including the refrigerator and dishwasher in said premises.

Subject to taxes for the year 1958 and subsequent years; subject to
easements, restrictions, and reservations of record.

Subject to mortgage given by T. A. Taracouzio (also known as Timothy
A. Taracouzio), and Evlin S. C. Taracouzio, his wife, to The Mutual
Insurance Company of New York, dated 8/12/55, filed 8/17/55, as
Instrument No. 218662A, Mortgage Book 1099, page 606, public records
of Pinellas County, Florida, given to secure the original principal
sum of \$11,200, with final installment of principal and interest due
8/1/1975, which mortgage the second parties assume and agree to
pay.

AND the said party of the first part do hereby fully warrant the title to said
land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part y of the first part has hereunto
set her hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Arthur M. Schmidt Evlin S. C. Taracouzio
Myrt C. Welf Evlin S. C. Taracouzio

State of Florida,
County of Pinellas

I HEREBY CERTIFY, That on this day personally appeared before me, an
officer duly authorized to administer oaths and take acknowledgments,
Evlin S. C. Taracouzio, a widow, the surviving spouse of T. A. Tara-
couzio, also known as Timothy A. Taracouzio, deceased,
to me well known and known to me to be the individual described in and who
executed the foregoing deed, and she acknowledged before me that
she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at St. Petersburg,
County of Pinellas, and State of Florida, this 21

AA records.mypinellasclerk.org

Obituary -Irwin Hersey

HERSEY--Irwin. Born Irwin Herskowitz, editor and nationally known authority on tribal art died in Manhattan April 2 at age 89. Born September 15, 1920, Mr. Hersey was a graduate of City College and received his masters degree from Columbia University. In World War II he was commissioned and trained as a Japanese linguist and served in Tokyo on General MacArthur's staff. He was recalled to active duty in Korea. He left the army a captain and worked as a business editor for Fairchild and Hearst Publications. In 1957 he became editor of the Journal of the Society of Aeronautics and Astronautics and director of publications of the American Rocket Society. Later he became a consultant to cities wanting to expand business meetings and conventions, worldwide. His knowledge and expertise of African tribal art led to his work as an appraiser and was among the first to try to provide professional standards to the field. From 1978 to 1983 he founded and edited the Primitive Art Newsletter. Objects from his collection are represented in major U.S. museums. He is survived by his wife Marcia.

To plant trees in memory, please visit the [Sympathy Store](#).

Published by New York Times on Apr. 6, 2010.





☒ 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 **PI16161**
 Field Date 6-24-2024
 Form Date 9-8-2024
 Recorder # _____

Site Name(s) (address if none) 3501 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 3501 Direction ▼ Street Name CASABLANCA Street Type Avenue Suffix Direction ▼
 Cross Streets (nearest / between) Intersection of 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 # 073216218520120010 Landgrant _____
 Subdivision Name DON CE-SAR PLACE Block 12 Lot 10
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 3 2 8 8 3 3 Northing 3 0 6 6 3 3 8
 Other Coordinates: X: 27.71048659 Y: -82.73609927 Coordinate System & Datum WGS 1984
 Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1955 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use Private Residence (House/Cottage/Cabin) From (year): 1955 To (year): 2024
 Current Use Private Residence (House/Cottage/Cabin) From (year): 1955 To (year): 2024
 Other Use _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Date: _____ Original address _____
 Alterations: ☒ yes ☐ no ☐ unknown Date: 8-9-2022 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.)
LOONEY, PAUL CYRUS; LOONEY, NATALIE CARLISLE (current)

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

DESCRIPTION

Clear Description Values

Style Mid-Century Modern Exterior Plan Irregular Number of Stories 1
 Exterior Fabric(s) 1. Block-concrete 2. Artif masonry veneer 3. _____
 Roof Type(s) 1. Built-up 2. _____ 3. _____
 Roof Material(s) 1. Built-up 2. _____ 3. _____
 Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
 Windows (types, materials, etc.)
2 light sliding vinyl ind., 2 light awning aluminum ind. & Ribbon
 Distinguishing Architectural Features (exterior or interior ornaments)
wide eaves, brick veneer band at window level, fixed shutters
 Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.)
carport

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, Generic 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 1-light glass, facing southeast

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

brick columns, on south elev.

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

Narrative Description of Resource

This is a Contemporary style building with sliding vinyl windows, flat roof, and attached carport with brick columns and banding.

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 Re-Designation No. 24114: 2201 Pass A Grille Way (Pass-A-Grille Woman's Club)

Action Request: Motion to approve Case Number 24114 for the re-designation of the clubhouse building on 2201 Pass A Grille Way as a local historic resource.

Strategic Objective:

Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson

Summary of Issue: The building is constructed in a minimal traditional style according to the 2003 boundary increase and 2015 re-survey, featuring overhanging eaves and round wood louvers under the roof peaks as distinguishing features. The front façades of the structure have remained generally unaltered, with windows noted as the only alteration as of the façade and the rear deck as the only addition. The deck was added in 2012 as part of a renovation that also removed the picture window in favor of French doors. The home was designed by M. Winfield Lott, a locally-significant architect based out of St. Petersburg whose other designs include the Mirror Lake Sunshine Center, Lake Vista Community Center, and the City's own Beach Theatre, among other residential and institutional buildings in the St. Petersburg area.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Select Scans - Centennial Book



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

Local Historic Designation Case No. 24114: Laurel Bedig, President, for Pass-A-Grille Woman's Club

Meeting Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	Laurel Bedig, President of Pass-A-Grille Woman's Club, is requesting redesignation of the primary club building as a local historic resource, which had originally been placed on the local historic registry in 1996 (Designation #11) prior to the City becoming a Certified Local Government.
SUBJECT PROPERTY	2201 Pass A Grille Way; PHILLIPS DIVISION REV MAP UNNUMB TR IN FRONT OF LOT 35 BLK K 62FT WIDE (Partial); Parcel #18-32-16-68634-000-0024.
LAND USE / ZONING	INS - Institutional District within the PAG Pass A Grille Overlay District
YEAR BUILT	1938
HISTORIC STATUS	Constructed in 1938, the lot contains a one story club building elevated over a continuous foundation with rear deck. The structure 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. The structure is currently on the City's local historic registry, having been designated and maintained since 1996, but was placed on the registry prior to the City becoming a Certified Local Government and is not eligible for floodplain management regulation variances pursuant to LDC Sec. 28.16.(a)(1).
SURROUNDING AREA	North – St. Pete Yacht Club South – 22 nd Avenue & Single-family Residence East – Water West – Pass A Grille Way and Two-family Residence

BACKGROUND and ANALYSIS

The subject parcel contains an unplatted portion of land that appeared in the northern end of the Phillips Division plat to the east of Block K in 1913. Since 1938, the lot has contained the Pass A Grille Woman's Club clubhouse, which was constructed to house the organization as it outgrew the original schoolhouse where it organized in the 1920s and early 1930s.

The building is constructed in a minimal traditional style according to the 2003 boundary increase and 2015 re-survey, featuring overhanging eaves and round wood louvers under the roof peaks as distinguishing features. The front façades of the structure have remained generally unaltered, with windows noted as the only alteration as of the façade and the rear deck as the only addition. The deck was added in 2012 as part of a renovation that also removed the picture window in favor of French doors.

The clubhouse was designed by M. Winfield Lott, a locally-significant architect based out of St. Petersburg whose other designs include the Mirror Lake Sunshine Center, Lake Vista Community Center, and the City's own Beach Theatre, among other residential and institutional buildings in the St. Petersburg area (Basse, 1990; Schantz, 2024).

Right: A photo taken in 2002 showing the structure from Pass A Grille Way. There have been minimal alterations to this façade since this photo was taken, with the most significant alteration to the eastern side of the structure to accommodate the deck added in the early 2010s.

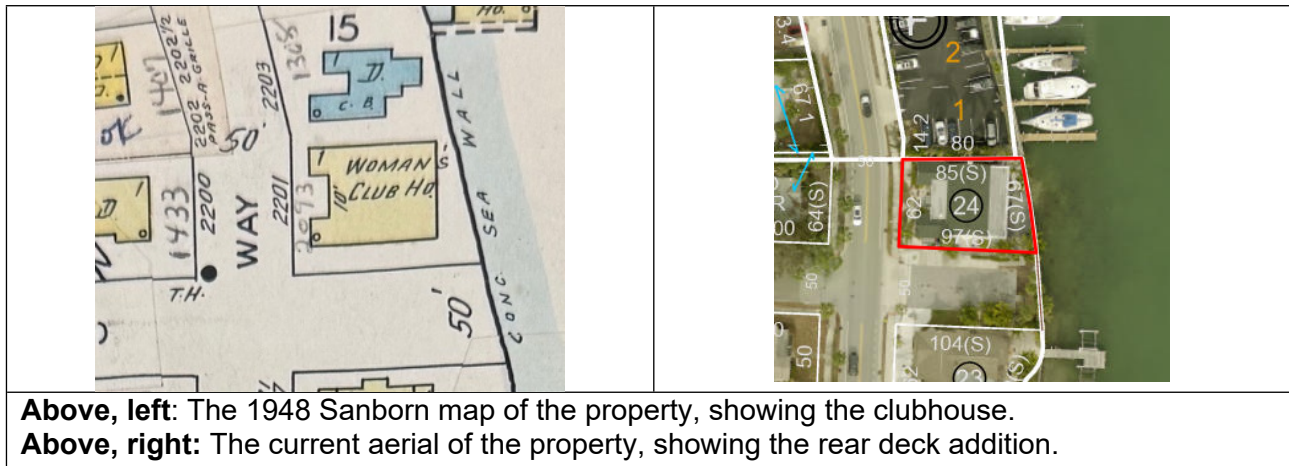


Right: The club building photographed in 2015 for the structure's updated Florida Master Site File.



Right: The structure photographed in December 2024, showing post-storm condition.





The building has significant local social and cultural significance, being the site of one of the few extant social organizations remaining from Pass A Grille’s pre-war boom years. According to the organization’s history book, the members of the Club assisted with World War II efforts for the occupied bases in Pass A Grille, and have remained active in the community through event and benefits hosting in the decades since.

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 building is a minorly-altered example of the minimal traditional style, featuring asbestos shingle siding, overhanging eaves, and round wood louvers as features. The entrance door is bounded by sidelights and the front of the structure contains 3/3 and 8/8 windows with muntin. The foundation is a continuous concrete block, while the structure itself is wood frame. Two chimneys adorn the roof.

The structure is notable for its architecture, having been designed by M. Winfield Lott, a significant local architect who designed multiple institutional buildings in St. Petersburg. The consultants for the 2015 historic resources survey found the structure to be National Register-eligible on the basis of its architecture, community planning and development, and social/humanitarian impacts. At present, the structure is on the City’s local historic registry, but was designated prior to the City becoming a Certified Local Government.

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, community planning and development, and social and humanitarian impacts.

The structure contains one of the few extant social organizations that preceded the City's incorporation and the organization that constructed and inhabits it has served in a similar, if expanded, capacity since the early 20th century. The organization continues to support local and regional associations through charity work, and hosts local fundraising and social events. The Club formed shortly after the first boom period caused by the construction of the McAdoo Bridge, and moved in to their permanent location shortly after the pre-War boom that saw a significant number of residences constructed in Pass A Grille. The Club's history notes its contributions to the War effort, with the 252nd Coastal Artillery Battalion taking up residence at the southern tip of Pass A Grille to guard against entry and the Club supporting through packaging bandages, baking, and plane spotting. Many of these soldiers returned with families after the war as noted by the 2003 boundary increase narrative, resulting in the explosive growth throughout Pinellas during the 1950s, some of whom returned to or settled in Pass A Grille.

The structure was developed by M. Winfield Lott, who also designed the City's Beach Theatre. While Mr. Lott designed in multiple styles, including the art deco or moderne style of the Theatre, the mid-century style of the Lake Palms Apartments Co-Op that was recently included in the Mirror Lake Local Historic District in St. Petersburg, and other styles, the minimal traditional is a significant architectural style for the Pass A Grille National Register Historic District. The subject structure is a well-preserved example of the style.

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 exterior of the structures appear to be in good condition following the recent hurricanes. Condition was noted as excellent at the time of the 2015 historic resources re-survey. However, the landscaping at the front of the structure has been almost fully removed, and landscaping that screened two package units at the southern side of the structure appears to have been removed during the 2022 changeout of the units. Staff would like to see that landscaping reinstalled to obscure the mechanical equipment from the southern side of the frontage.

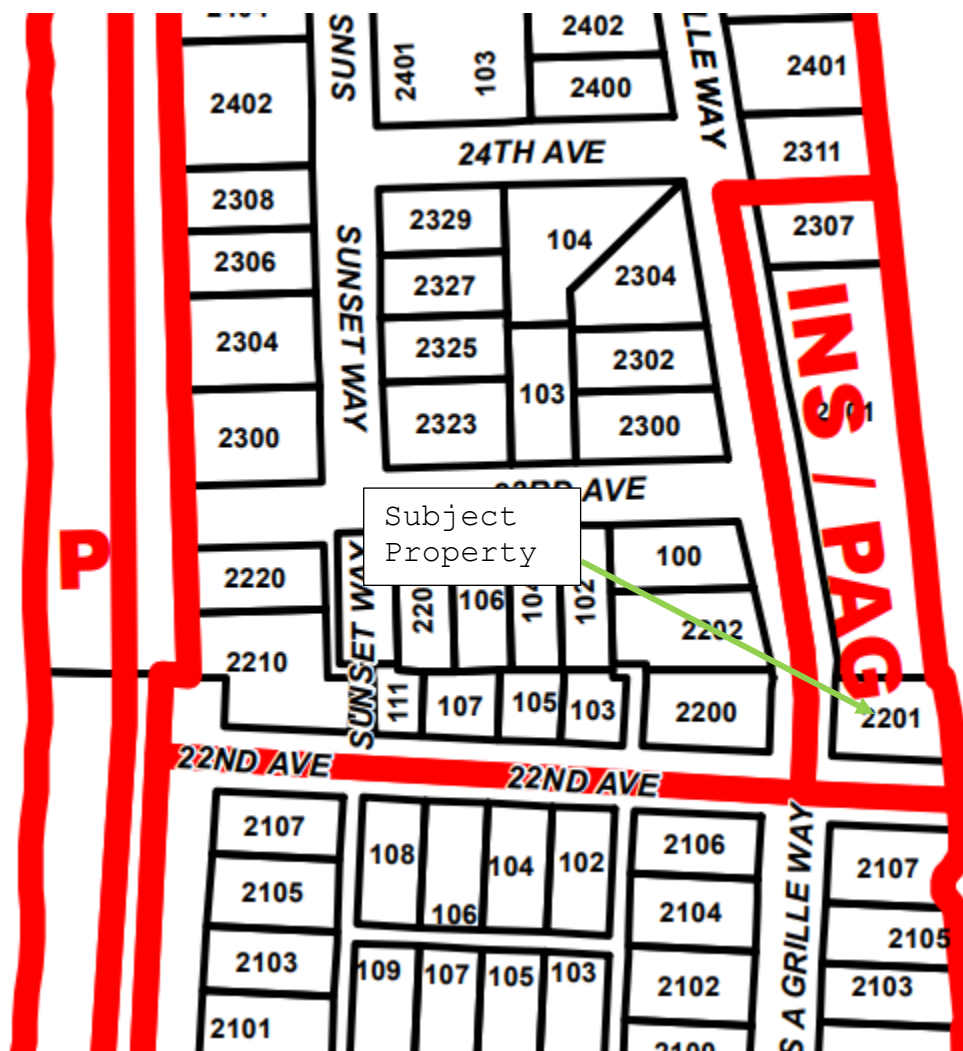
The property is properly zoned for an institutional (club) use. The size of the building appears to be close to the maximum allowable floor area for the site, although the applicant has not expressed any plans for major expansion, and it is unlikely that major additions could be accommodated without significantly disrupting the historic elements of the structure's architecture.

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

The applicant is not seeking any accompanying adaptive uses under this request.

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

2201 Pass A Grille Way is zoned INS Institutional District within the PAG Pass A Grille Overlay District and has a future land use category of INS, a category primarily allowing for public and semi-public uses. The structure is utilized as a clubhouse with live-in unit 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, floor area maximums, and lot coverage.



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 clubhouse structure for re-designation on the local historic registry by the Certified Local Government. The structure's retained minimal traditional design and association with a locally-significant architect continues its architecturally-valuable contributions both as a standalone structure and as part of the National Register Historic District. The structure also has clear social and cultural value, with its construction shortly preceding World War II during the City's pre-war boom period that started with the tail end of the Great Depression, and with the Club organization making important local contributions to the War effort that have continued through numerous charitable and social causes in the successive eighty years.

Staff finds the overhanging eaves, wood louvers, and front-facing gables to be elements worthy of preservation.

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

The photographic record is attached to this designation report. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

Sec. 28.22 – Designation criteria established.

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

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

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

Staff analysis: Staff supports this application to re-designate the clubhouse at 2201 Pass A Grille Way as a local historic resource. Staff finds that the building is significant in the following areas:

- a. The structure is a good example of the minimal traditional architectural style, featuring front-facing gables and moderate roof pitch with minimal overhang. The structure has been well preserved, particularly when viewed from the street rights of way, with all additions and major modifications to the eastern rear of the structure. Staff recommends that the applicant plant additional, scale-appropriate Florida-friendly landscaping along the southern side of the structure, and within the frontage area, to provide modest screening of the two large air handlers as well as beautify the grounds.
- b. The structure is associated with events that have made significant contributions to the City's local history, as one of the few extant social organizations from prior to the City's incorporation and one that assisted with the local war efforts that led to the explosive settlement of Pinellas County and Pass A Grille in the post-WWII period.

Staff recommendation: Staff recommends APPROVAL of the re-designation of the single-story clubhouse at 2201 Pass A Grille Way as a local historic resource. (Case No. 24114).

Bibliography

Basse, C. (1990, February 28). M. Winfield Lott, 82, architect. *Tampa Bay Times*. Retrieved from <https://www.tampabay.com/archive/1990/02/28/m-winfield-lott-82-architect/>.

Schantz, M. (2024, August 14). Preservation board Oks Beath Theatre restoration. *Tampa Bay Newspapers*. Retrieved from https://www.tbnweekly.com/beach_beacon/article_74c1a356-58d6-11ef-b537-fb9f423712a2.html.

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.

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=>.

Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24114

Property Owner Name & Address

Agent or Representative Name & Address

Pass-A-Guille Woman's Club Laurel Bedig
2201 Pass-A-Guille Way 466 39th Ave.
St. Pete Beach FL 33706 St. Pete Beach FL 33706

Phone _____

Phone 571-236-5261

Email Address _____

Email Address laurel.bedig@icloud.com

Property Address, Legal Description, Parcel ID

2201 Pass-A-Guille Way, St Pete Beach, FL 33706
Phillips Division Rev Map ^{unnumb} ~~throb~~ Tr in front of Lot 35 Blk K 62 FT
Parcel ID 18-32-16-68634-000-0024 WIDE

Historic Name of Property (if applicable): Pass-A-Guille Woman's Club

Florida Master Site File Number (if applicable): P101239

Florida Master Site File Recorder:

(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of Pass-A-Guille Club ^{Woman's} located at 2201 Pass-A-Guille 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: Laurel Bedig, President PAWC Date: 12/10/24

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**

PAGWC was formed in 1922.
In 1935 the present property
was purchased. ~~com~~
Construction of the house was
completed in 1938. See attached
"Brief History"

DESCRIPTION**Architectural Classification****Current Functions**

The house continues to function as
a Clubhouse where lunches and
social activities take place.
As from the beginning, giving back
to our community remains a
central part of our mission.

Materials

Wood balloon structure

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.

N/A (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.

N/A (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

1938 - present

WWII Soldiers occupied bases on both ends of PAs.

Members volunteered by packing bandages, baking cookies for soldiers, and spotting planes from the roof of the Don Cesar.

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

Construction completed in 1938

3. Significant Persons

Many of our ^{past} members had significant ties to the community. For example, ^{past} member June Hurley Young was a prominent member of the Hurley family - a 3 generation real estate company. In addition, Maude Fleming ^{lived across the street from the Club and on November 13, 1997 SPB Mayor Finch officially proclaimed that day is Maude Fleming Day.} Another member, ^{Scanlone left her home to Pinellas County to be used as the Gulf Breeze Historical Museum.} Currently, several members have served or are serving as Commissioners in SPB. In addition, member Anna Lowe served as Mayor of SPB.

5. Architect

Mr. Winfield Lott

6. Builder

Maynard Inc. of St. Petersburg

In conclusion, since 1922 PAGWC has been a part of the fabric of PAG and the beaches community. Founded on ~~a~~ doing good deeds and helping neighbors, that commitment to community remains a central tenant of our club. The present clubhouse has proudly continued this tradition since 1938. Passing by this beautiful old structure is a constant reminder of the longevity of the PAGWC and all that it represents.

Narrative Description

"Doing great things together"

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.

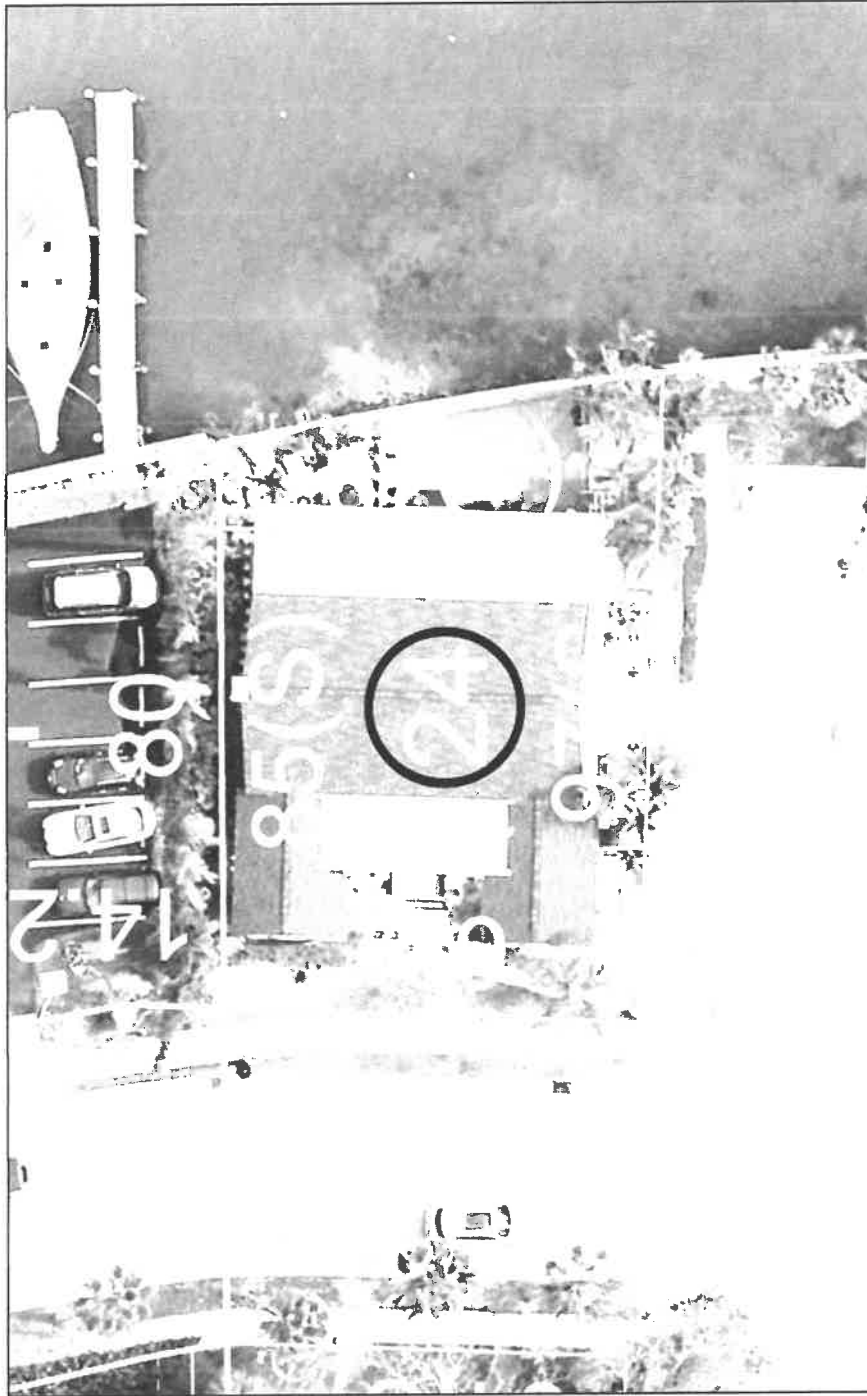
please see attached "A Brief History" from the current PAGWC directory

Major Bibliographic References

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

"100 years of Pass-A-Grille Women" - A Centennial Collection Commemorating Pass-A-Grille Woman's Club Service to the Community published 2022.

18-32-16-68634-000-0024



12/10/2024

1.282
0 0 0 0
0.01 mi 0.01 km

Pass-A-Grille Woman's Club

A Brief History

In October 1922, several women friends arranged a surprise birthday and "pound" party for Mrs. Mason, who had lost all her possessions in a fire earlier that year. Everyone donated one pound of something useful. Because everyone enjoyed themselves, Mrs. Granger suggested that the women should continue to meet for purposes of sociability and civic duty. The result was the Women's Town Improvement Society, organized with 20 charter members. One month later, they had 30 new members and \$57 in the treasury (dues were placed at \$1 per year).

A clean town was one of the mottos of the society and every effort was made to make Pass-A-Grille a model village. In addition to their other works, the society also decided to take up child welfare work. The local Parent Teacher Association met with the society to study child welfare conditions. Construction of a playground in the public park was one of their first projects. Also, new benches for visitors were placed on the city pier and at street intersections. Mrs. Joe Girard served as the first President of the Women's Town Improvement Society.

Two bazaars held in March 1924-25, netted \$676.07 and the money became the nucleus for a building fund. In June 1925, the Club, now affiliated with the county and state federation of clubs, bid on the old school building at Pass-A-Grille, and possession was taken at the close of school the following year.

In 1926, with a membership of 60 local residents and winter visitors, the Women's Town Improvement Society became the Pass-A-Grille Woman's Club. It soon became apparent that the old school house on 10th Avenue did not have enough space for the growing Club. They had purchased a lot on 22nd Avenue, however, obtaining the money to finance a building project was a problem. Mr. Louis Ingram, a successful industrialist of Beacon's Falls, PA and friend of the Ellsworths, offered to finance the entire deal. He requested that Ann Ellsworth be President for the building years (1937-1938), and stay with the project until the mortgage was paid off.

The present clubhouse was completed in 1938 and Mrs. Ann O. Ellsworth was President during that time. Mr. Winfield Lott was the architect and Maynard Inc. of St. Petersburg was the contractor. The total cost was \$8600.58. The mortgage was burned on January 16, 1947, just 8 years after the building was completed. Mrs. Oswald C. Tracy was President.

During the war when activities were curtailed, ladies helped wherever needed: packing sterile bandages, making cookies for the soldiers, spotting planes from the roof of the Don CeSar.

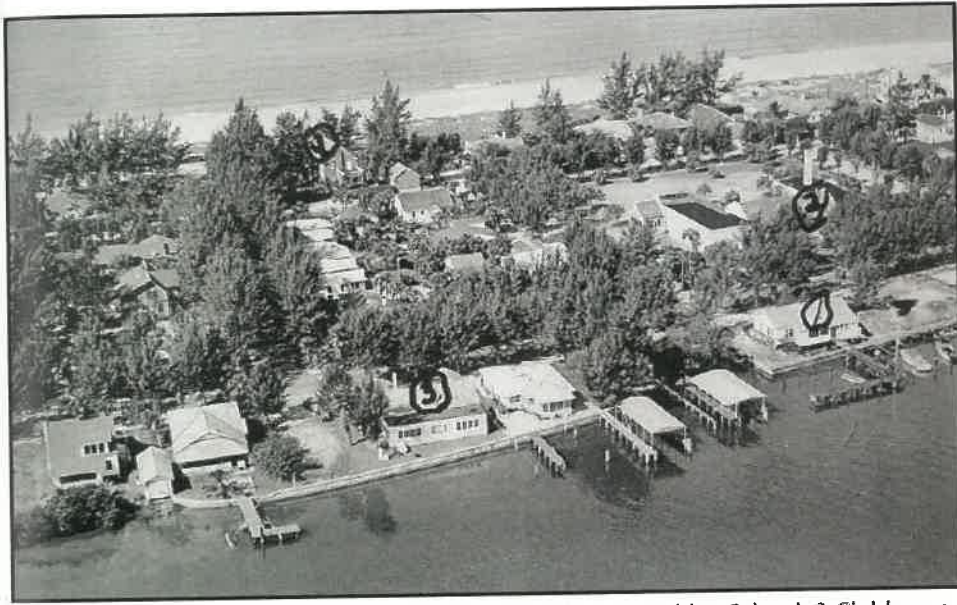
Through the years funds have been given for Junior College scholarships, for city park beautification and to organizations including the Pass-A-Grille Athletic Association & Welfare League, St. Pete Beach Public Library, St. Pete Beach Paramedics, Free Clinic, Center Against Spouse Abuse, Alpha House, Pinellas Center for the Visually Impaired, Pinellas County SPCA, Gulf Beaches Elementary School, and more.

We believe we are the oldest social organization on Long Key Island.



The Pass-A-Grille Woman's Club
Presents
100 Years of History

Organized: 1922 ● County Federated: 1924 ● Incorporated: 1935



Aerial view of the island. 1-Pass-A-Grille Yacht Club, 2- Sunshine School, 3-Clubhouse



In the 1930s the Pass-A-Grille Woman's Club had a Junior Woman's Club.



A ceremony was held to commemorate the groundbreaking of the Clubhouse in December 1937. The event was attended by members, friends and local dignitaries. Ann Ellsworth, the Club President, turned the first shovel of dirt.

1938

The Fair Labor Standards Act establishes minimum wage without regard to gender.



The Membership over the Years



2002



015



2022



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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 24118: 101 9th Avenue (Shuffleboard Court Clubhouse)

Action Request: Motion to approve Certificate of Appropriateness Number 24118 for the demolition of the clubhouse at 101 9th Avenue.

Strategic Objective:

Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson

Summary of Issue: City records from the time of the structure's designation in 2010 note that the Club was established at Pass A Grille Park in 1932, with it likely to have originally functioned as a picnic shelter. The structure had previously functioned as a shade structure at Merry Pier. The structure was extensively renovated in 2009, including installation of fiber cement siding and removal of shutters. The structure also received a Certificate of Appropriateness in 2020 for interior renovation, with door, window, and exterior refinishing, along with a floodplain management regulation variance due to the cost of the work exceeding 50% of the structure's value. The structure sustained substantial damage in the 2024 hurricanes.

Issuance of this COA provides only release for the structure from the City's local historic registry. The City Commission and/or City Manager will make final determination on the demolition of the structure.

Funding: N/A

Attachments: 1. Staff Report



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

Certificate of Appropriateness / Demolition Case No. 24118

Applicant: City of St. Pete Beach

Property Owner: City of St. Pete Beach

Meeting Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner

REQUEST	The City of St. Pete Beach is requesting a Certificate of Appropriateness to demolish the shuffleboard court clubhouse building, listed on the City's Local Historic Registry (Designation #38, approved January 5, 2010) and as a contributing resource on the Pass A Grille Park site.
SUBJECT PROPERTY	101 9 th Avenue; MOREY BEACH TRACT MARKED PARK LYING BETWEEN 9TH & 10TH AVE'S; Parcel #19-32-16-58932-000-0010.
LAND USE / ZONING	ROS / PAG
YEAR BUILT	Circa 1932
HISTORIC STATUS	The existing single-story building has a Florida Master Site File number of PI11941 and was listed on the City's local historic registry in 2010. However, the structure was not inventoried for the 2003 National Register Historic District boundary increase. The applicant is requesting to demolish the structure due to its condition post Hurricane Helene and Milton.
SURROUNDING AREA	North – 10 th Avenue and Residential South – 9 th Avenue and Residential/Parking East – Pass-A-Grille Way West – Gulf Way and Paradise Grille

BACKGROUND and ANALYSIS

The City is applying to demolish the Shuffleboard Court Clubhouse, originally constructed in 1922 according to the City's Florida Master Site File, due to substantial damage sustained during Hurricane Milton.

City records from the time of the structure's designation in 2010 note that the Club was established at Pass A Grille Park in 1932, with it likely to have originally functioned as a picnic shelter. The structure was extensively renovated in 2009, including installation of Hardieboard siding and removal of shutters. The structure also received a Certificate of Appropriateness in 2020 for interior

renovation, with door, window, and exterior refinishing, along with a floodplain management regulation variance due to the cost of the work exceeding 50% of the structure's value. The structure sustained substantial damage in the 2024 hurricanes.

Following the standard COA criteria, those criteria relate to Demolition (Section 28.11. of the LDC) have been reviewed and commented upon by staff and are included in this report.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Sec. 28.11. - Demolition permits.

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.**
- (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:**

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

The structure is located in Pass A Grille Park, one of the National Register Historic District's historic sites, and is predominantly valuable for architecture and its role in community planning and development. The club is a relatively simple frame vernacular building with hip roof clad with asphalt shingles, and has Hardieboard siding and six-light windows with square surrounds. A supporting memorandum submitted with the 2010 application for designation of the structure as a local historic resource notes it to be the oldest recreational structure on the barrier islands of Pinellas County, and it was referenced in a 2015 newspaper article as supporting the eight courts that are present today. The building, with courts, has been used at least sporadically for nearly a century as one of the primary public recreational areas of the neighborhood.

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

The structure, along with the courts it supports, is important on the basis of its early social and recreational contributions to the community. As a frame vernacular structure, which may have been significantly modified over time from what was an open-style picnic shelter according to documents accompanying the 2010 designation request, the building is an appropriate scale for the park it inhabits but is not otherwise architecturally exceptional for the district. Over one-third of contributing properties in Pass A Grille were of frame vernacular style when inventoried in 2003, and the exterior of the subject structure is not particularly unique, with significant modifications to the structure over time.

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

The structure is located in the AE flood zone, landward of the Limit of Moderate Wave Action, and does not contain irreplaceable features. Reconstruction of a building of similar scale below the floodplain appears possible with floodproofing. The current structure's siding is fiber-cement board, which is a permitted building material for use below the floodplain. It may also be appropriate to elevate a new structure a few feet, which provides some protection against future risk of wave action, removes the structure from more common flood events than 100-year storms, and is potentially within the acceptable range for historic rehabilitation as guided by the National Park Service Technical Preservation Services.

Staff has previously reviewed the request with the Historic Preservation Board and will determine if it is viable to reconstruct the building with the same look and location using floodproof materials with proper venting. This will also provide time to search City records to determine the potential design of the original open-style picnic building.

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

The frame vernacular style of the structure is not particularly unique, but the building is one of the few remaining historic examples of recreational buildings in the Pass A Grille neighborhood, and at over one hundred years in age may be one of or the first extant example(s) on the Pinellas barrier islands. Staff does generally find the preservation of the function and layout of the site to be more important than the preservation of the building itself, which could be contextually reproduced.

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

The structure has sustained extensive damage as shown in photos attached to this report and is not reasonably repairable. The recent hurricanes appear to have revealed the original picnic shelter supports of the building, and if it is viable to restore that portion of the structure, the City may wish to consider doing so while determining whether to reconstruct a new enclosed building.

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

The City charter prohibits disposal of parks and recreational land without referendum, and such is not being considered. It is not economically feasible to rehabilitate the structure in its current condition.

Staff Recommendation:

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

Staff recommends approval of the requested demolition due to the extensive damage sustained and the options for reproduction of a floodplain-compliant structure that respects the historic nature of the site and clubhouse. The applicant has provided photographic evidence as part of this request highlighting the damage and deterioration.

AERIAL PHOTOGRAPH



HISTORIC PHOTOGRAPHS (2015)



CURRENT CONDITION



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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 24119: 2105 Gulf Way

Action Request: As presented in the staff report.

Strategic Objective:

Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: Applicant requests to demolish a two-story residence that was deemed contributing to the Pass A Grille National Register Historic District (Boundary Increase) in 2003 and recertified as a historic structure during the City's 2015 historic resources survey.

Funding: N/A

Attachments:

1. Application
2. 2105 Gulf Way Damage Photos
3. Staff Report



Certificate of Appropriateness

List of Required Submittals

The following are required for all request types, which can be found on Page 2:

- ☒ Completed COA application form
- ☐ Payment of application fee
- ☒ Survey or site plan showing proposed work, unless no change to the footprint of the building or demolition is proposed.
 - Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36"
 - North arrow shall be provided
- ☐ Photographs of the subject property and structures in question

The following are required for any alteration to any façade of the building, including additions to the structure:

- ☐ Elevation drawings – all sides
- ☒ Samples or a detailed brochure of new materials to be used, including colors

The following are optional but strongly suggested:

- ☒ **Floor plans**
 - Shall be drawn to scale on paper between the sizes of 8.5x11" and 24x36".
 - North arrow shall be provided
 - Location of all doorways, windows, and walls (interior and exterior)

Please note that a Historic Preservation inspection is required as part of the Building Permit process for any work that alters the exterior and does not constitute a full site demolition. A final building inspection will not be conducted until after the Historic Preservation inspection is approved or waived by Historic Preservation staff.



Application for Certificate of Appropriateness

Owner Name & Address

BILL/ CARRIE STOVER

223 CORDOVA BLVD N

ST PETE FL 33704

Phone (727) 647-4454

Representative Name & Address

GIMEL GUTIERREZ

1900 ULMERTON RD SUITE 613

CLEARWATER FL 33762

Phone (941) 336-6364

Property Address and Legal Description

2105 GULF WAY ST PETE BEACH FL 33706 - PHILLIPS DIVISION REV MAP BLK J, LOT 106 & N 7.5FT OF VAC ALLEY TO S TOGETHER WITH THAT PT OF VAC GULF WAY DESC BEG NW COR OF SD LOT TH S00D31'21& ...

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition _____

Demolition DEMOLITION DUE TO STORM DAMAGE

Rehabilitation _____

Relocation _____

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

THE HOME WILL BE DEMOLISHED.

2. **Attach photos and a survey of the existing property.**
3. **Please describe proposed building materials and manufacturers of materials. Attach product brochure(s) if available.**

N/A FOR DEMOLITION

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

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

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

THE PROPERT DESIGNATION WILL REMAIN THE SAME. IT WILL CONTINUE TO BE CLASSIFIED AS A SINGLE FAMILY HOME

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

THE CHARACTER OF THE PROPERTY WILL BE RETAINED TO THE BEST ABILITY OF THE DEMOLITION CONTRACTOR.

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

CHANGES THAT CREATE A FALSE SENSE OF HISTROICAL DEVELOPMENT WILL NOT BE UNDERTAKEN

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

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

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

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

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

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

The demolition of 2105 Gulf Way is necessitated by the significant damage inflicted by several feet of flooding and debris from the most recent hurricanes. The building sustained extensive water damage and significant roof damage, rendering the home uninhabitable. In the aftermath of Hurricane Helene, local authorities, citing safety concerns regarding the bridges and homes in the area, imposed a restriction preventing residents from accessing their properties for over a week. Consequently, homeowners were unable to perform any damage mitigation efforts, leading to prolonged submersion of the houses. This resulted in severe water damage and created an environment that facilitated the unchecked growth of mold and mildew, further compromising the structural integrity and habitability of the homes.

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

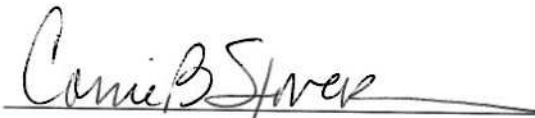
THE REHABILITATION OF THE BUILDING IS NOT ECONOMICALLY FEASIBLE
GIVEN THE SUSTAINED DAMAGE FROM THE STORM. SEVERAL FEET OF WATER
AND ROOF DAMAGE TOOK PLACE OVER THE COURSE OF HURRICANES HELENE
AND MILTON.

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

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

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

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


 Owner/Applicant Signature

12/27/24

Date











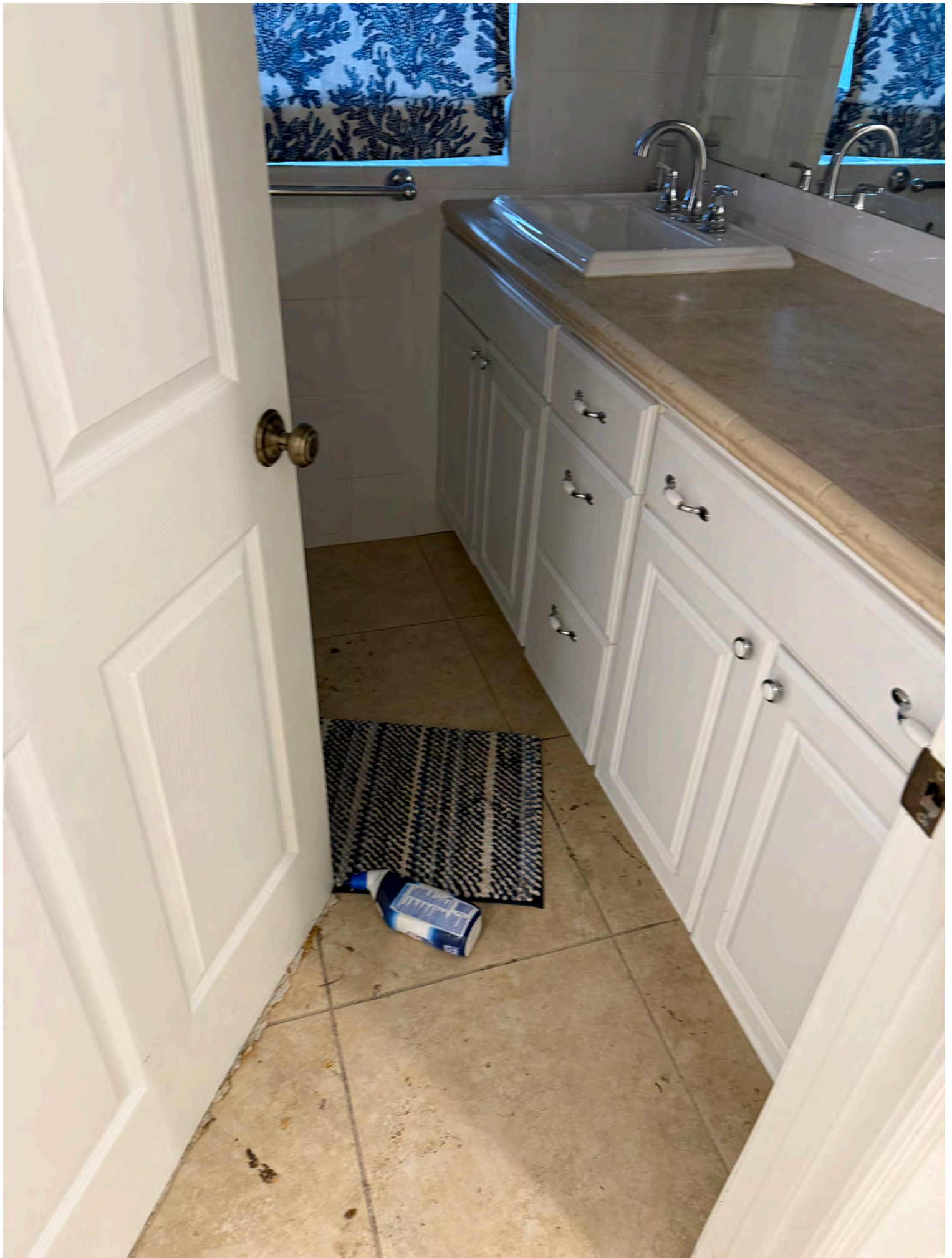




















**DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING & ZONING
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD**

Certificate of Appropriateness / Demolition Case No. 24119

Applicant/Property Owner: Corrie and Bill Stover

Meeting Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner

REQUEST	Corrie and Bill Stover request demolition of a two-story single-family residence on the subject property that is deemed contributing to the Pass A Grille National Register Historic District.
SUBJECT PROPERTY	2105 Gulf Way; Lot 106, Block J, PHILLIPS DIVISION OF PASS-A-GRILLE CITY plus ½ of the adjacent southern alley and portion of vacated Gulf Way as most recently described in Warranty Deed Bk 20499 Pg 679; Parcel #18-32-16-68634-010-1060.
LAND USE / ZONING	RLM-2 / PAG
YEAR BUILT	Circa 1920
HISTORIC STATUS	The existing single-story building has a Florida Master Site File number of PI12623 and was listed as a contributing resource in the 2003 National Register Historic District Boundary Increase, and remained contributing in the 2015 re-survey of the District. The applicant is requesting to demolish the structure due to its condition post Hurricane Helene and Milton.
SURROUNDING AREA	North – Single-family Residence (Noncontributing) South – Single-family Residence (Noncontributing) East – Alleyway and Single-family Residence (Contributing) West – Gulf Way and Beach

BACKGROUND and ANALYSIS

The applicants are applying to demolish a two-story single-family frame vernacular or Craftsman residence constructed circa 1920 according to various historic sources. The building was constructed as a single-story residence and has been subsequently raised over a vinyl-clad decked area in a later year. The structure contains kneebraces and vented louvers emblematic of the Craftsman style, along with one-light vinyl windows that are more contemporary. The roof is a hip with standing seam metal. Alterations include the enclosure of front and rear porches that appeared on the 1923 Sanborn Map according to the 2015 Florida Master Site File.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

CONSISTENCY WITH THE LAND DEVELOPMENT CODE (LDC)

LDC Sec. 28.11. - Demolition permits.

- (a) Structures that have been designated pursuant to this division and/or buildings considered contributing structures to the National Register Historic District shall not be issued a demolition permit until a Certificate of Appropriateness has been issued for the demolition.**
- (b) The historic preservation board may not deny a request for a certificate of appropriateness for a demolition permit, but may impose a stay of demolition for up to 90 days for designated structures that have taken advantage of any preservation incentives or up to 30 days for either contributing structures or designated structures that have not taken advantage of any preservation incentives in order to inform the applicant about possible incentives for preservation of the structure or explore possible alternatives to the demolition of the structure. When reviewing a certificate of appropriateness request for the issuance of a demolition permit, the historic preservation board shall consider the following criteria:**

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

The structure is constructed in a frame vernacular or Craftsman style, which are the most common and third-most common architectural styles, respectively, in Pass A Grille. The structure has been noticeably altered over time, including the elevation over a vinyl-clad lower level and enclosure of the front and rear porches. While such elevation is generally not recommended by the National Parks Service guidance for historic elevations, the elevation including adjacent decking spaces rather than elongation of the historic building footprint may have assisted with its finding as a historic resource in 2003 and 2015. Additionally, it appears both the kneebraces and operable louvers are later additions, albeit ones that are compatible with the structure's style.

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

The structure is noted as a contributing resource on the basis of architecture and community planning and development according to its 2015 Florida Master Site File. Staff does not find it to be one of the last remaining examples of the frame vernacular or Craftsman style in the district, and has had many of its historic features altered over the century since it was built. However, it does generally retain the modest one- and two-story scale of many of the original structures along Gulf Way, which in recent years have been generally replaced with structures near the allowable maximum height for the zoning district. Furthermore, later-era

additions to the structure have been complementary to the architectural style and have generally retained the historic form and mass of the original structure.

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

The structure is one of the few historic homes in the district that have been voluntarily elevated without destroying their historic character or resulting in a complete redevelopment. However, due to that elevation, the structure appears to be at or near the height that a newly-constructed home would need to be to meet current building and floodplain requirements. The property appears to be entirely landward of the Coastal A flood zone and a new home could be elevated on an enclosed foundation that is properly vented and constructed with flood-resistant material. It is unclear whether the owner wishes to retain the form and massing of the building under a new development proposal at this time.

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

The craftsman/frame style of the structure is not particularly unique for the Pass A Grille Historic District or this area in general. Frame and craftsman vernacular are well represented at approximately 50% of historic structures on the adjacent Avenues. Furthermore, the distinguishing features of this structures are not particularly unique or irreplaceable on a new design. The exterior is stucco over vinyl, without any notable unique patterns or craftwork.

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

The applicant has provided photos showing damage to the exterior of the structure and interior water damage. They state the structure is unsalvageable due to mold growth and damage to the structural integrity of the home. The second statement is not demonstrated through photos, so Staff requests the applicant state whether a licensed contractor, architect or engineer has inspected the home.

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

According to the applicant, rehabilitation of the structure is not feasible due to the extent of damage.

Staff Recommendation:

With respect to the proposed demolition, the Historic Preservation Board cannot deny such demolition. However, stays of up to 30 days can be imposed to allow for consideration of preservation incentives.

Staff requests additional testimony from the applicant pertaining to the structural deterioration of the structure, including whether a licensed professional has provided such an assessment. Staff also requests the applicant preserve the historic site wall along the frontage if viable, as the wall was determined to be original based on the 2015 re-survey.

HISTORIC PHOTOGRAPHS

Early 20th Century



2015 Florida Master Site File Photo



Current Condition (Applicant Photos)



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

Agenda Report

Agenda Title Name: Lot Split Request No. 24112: 104 12th Ave

Action Request: Motion to recommend approval of lot split request 24112 to the City Commission.

Strategic Objective:

Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The applicants are requesting approval to split the property to its original platted condition, Morey Beach Block 3, Lots 6 and 7, which would each be sized to support one single family residence constructed to the House-Medium building type of the Pass A Grille Overlay District or the underlying RLM-2 zoning district. The existing contributing residence and outbuilding on the western side of the existing property would be demolished, which will require a subsequent Certificate of Appropriateness.

Staff finds the request would not produce unusually-sized lots for the area, as most properties adjacent to the subject lot are each developed on one originally-platted lot. The request would also not increase density, as the lot currently contains two units that would be demolished to provide for a residence on each lot. Guest houses are not permitted on lots of the size requested by the applicant.

Funding: N/A

Attachments:

1. Application
2. Property Details
3. Survey with Split Request



CITY OF ST PETE BEACH

LOT SPLIT/LOT ASSEMBLY APPLICATION

Property Information	
Project Address or Location: 104 12th Ave, St Pete Beach, FL 33706	☒ Inside City Limits or ☐ Outside City Limits
County Property Appraiser Tax Parcel ID Number(s): a. <u>19 - 32 - 16 - 58932 - 003 - 0060</u> b. _____ c. ☐ See attached list of parcel ID numbers	
Existing Future Land Use Map Designation: <u>RLM</u>	
Existing Zoning District Designation: <u>RLM-2/PAG</u>	
Existing Use: <u>Residential</u>	
Is this property in an Special District? ☐ No ☐ Yes, if yes, ☒ Pass-a-Grille _____	
General description of request or project: Our property (both buildings) flooded from Hurricane Helene. The buildings are both not repairable economically (and within FEMA guidelines) based on low elevation and major cost of repairs, so both buildings will be demolished. We can't afford to build new without selling one of the lots, so request splitting into the two legal lots (lots 6 & 7) so we can sell one lot and rebuild on the other. Both lots will end up with a new single family dwelling with all minimum setback requirements met.	

Type of Submittal to be Reviewed (check all that apply)
☒ Lot Split in the Pass-a-Grille Overlay Area (LDC 20.12), lots may not be split to a size smaller than the platted lot of record and/or building types of the Pass-a-Grille Overlay District.
☐ Lot Split in areas outside of PAG, that includes original Plat of combined lots (City Manager review/approval, LDC 24.4)
☐ Lot Split and Plat (City Commission approval, see section LDC. 24.2- 24.3 for RU-1, RU-2, RLM-1, RLM-2)
☐ Lot Assembly in the Pass-a-Grille Overlay Area (City Commission approval, LDC 20.14)
☐ Lot Assembly in areas outside of PAG, that includes original Plat of combined lots (City Manager review/approval, LDC 24.4)
☐ Other (describe):

Property Owner Information		Representative Information (if other then the owner)	
Name: David and Mairim Gersholowitz		Name:	
Address: 104 12th Ave		Address:	
City: St Pete Beach	State: FL	City:	State:
Zip: 33706		Zip:	
Phone: 813-928-9620		Phone:	
Email: dgershol@gmail.com		Email:	
Firm Name: N/A		Firm Name:	

<u><i>For Office Use Only</i></u>	
Date and Time Received: _____ By: _____ Additional Rec'd Date/Time: _____ By: _____ Application Status: ☐ Complete ☐ Incomplete	Permit Number: _____ Meeting Scheduled for: Date: ____/____/____ Or No Meeting Required: ☐ Fee: _____

Lot Split/Lot Assembly Conditions :

The following conditions must exist in order to split a parcel under this process:

1. Created parcels (lots) must have frontage on a public right-of-way.
2. Newly created parcels must meet all zoning requirements, including minimum buildable lot area above the 100 year flood prone elevation, lot width, etc. (zoning district standards and/or overlay standards)
3. Existing structures and improvements (to remain) must meet the minimum setback requirements after the split without a variance. Structures and improvements to be demolished shall be identified.
4. If structures and/or improvements must be demolished to lot split/assemble the parcel, they shall be identified and outlined as necessary for the review.

Required Submittal Materials:

Submit requirements for each review type are identified below. Requests with incomplete forms or accompanying materials will not be processed or reviewed.

Submittal requirements for preliminary review:

5. The preliminary reviews fee: \$50.00
6. Completed request for lot split/lot assembly review form.
7. An area location map, indicating the property described in the legal description. Said map shall be sufficiently referenced to known major streets, waterways or other physical boundaries so as to be clearly identifiable to the general public.
8. Lot Split- Copy of the previously platted lots where no new parcels result in lots of less area, width or depth than the original lots of record.
9. Lot Assembly- Copy of the previously platted lots that identify to lots of record that are being assembled
10. Copy of the Pinellas County Property Appraiser's Parcel ID Card for each parcel that is part of the request.
11. Copy (not to exceed 11" x 17") of the proposed lot split/lot assembly, which shows the boundaries of the original parcel and each proposed parcel(s).
12. Copy of the current warranty deed for the subject property.
13. Copy of the Federal Emergency Management Agency (FEMA) flood insurance map with the property boundaries drawn on it.

Submittal requirements for final review:

14. Final review fee: \$50.00 (checks made payable to St. Pete Beach)
15. Survey for each lot that must include and identify:
 - a. Overall legal description of the original parcel and proposed lots
 - b. The legal description of all existing or proposed easements
 - c. All existing structures and improvements
 - d. The 100-year flood zone and elevation
 - e. All surface water bodies
 - f. All wetlands and the amount of acreage inside and outside of the jurisdictional wetland line

**Return this form and
accompanying materials to:**

City of St Pete Beach
Planning Department
155 Corey Avenue
St. Pete Beach, FL

Tel: 727-363-9253



Parcel Summary (as of 07-Dec-2024)

Parcel Number			
19-32-16-58932-003-0060			
Owner Name			
GERSHLOWITZ, DAVID			
GERSHLOWITZ, MAIRIM			
Property Use			
0810 Single Family - more than one house per parcel			
Site Address			
104 12TH AVE			
ST PETE BEACH, FL 33706			
Mailing Address			
2507 W MORRISON AVE			
TAMPA, FL 33629-5328			
Legal Description			
MOREY BEACH BLK 3, LOTS 6 AND 7			
Current Tax District			
ST PETE BEACH (SPB)			
Year Built			
1937			
Living SF	Gross SF	Living Units	Buildings
1,331	1,434	2	1

Parcel Map



Exemptions

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21103/0267	\$1,572,200	280.02	A	Current FEMA Maps	Check for EC	Zoning Map	H1/102

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,342,214	\$1,187,344	\$1,187,344	\$1,342,214	\$1,187,344

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	\$1,143,319	\$1,079,404	\$1,079,404	\$1,143,319	\$1,079,404
2022	N	\$1,018,638	\$981,276	\$981,276	\$1,018,638	\$981,276
2021	N	\$892,069	\$892,069	\$892,069	\$892,069	\$892,069
2020	Y	\$798,294	\$584,131	\$534,131	\$559,131	\$534,131
2019	Y	\$699,652	\$570,998	\$520,998	\$545,998	\$520,998

2024 Tax Information



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

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

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
31-Jul-2020	\$998,000	Q	I	GUSTAFSON JANET TRUSTEE	GERSHOLOWITZ DAVID	21103/0267
11-Jun-2013	\$100	U	I	GUSTAFSON JANET	ENGLMANN LAURA ANN TR	18060/0379
22-Sep-2010	\$100	U	I	GUSTAFSON JANET	GUSTAFSON JANET TR	17072/1831
25-Jan-2005	\$125,000	U	I	GUSTAFSON KEN A	GUSTAFSON, KURT D	14079/1416
17-Apr-2002	\$0	U	I	GUSTAFSON JANET	GUSTAFSON, KURT D	11950/1122

Land Area: $\cong$ 8,799 sf $\cong$ 0.20 acres	Frontage and/or View: None	Seawall: No
--	----------------------------	-------------

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	88x100	\$24,500	88.00	FF	.7200	\$1,552,320

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Wood
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	2
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1937
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	54

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,331	1,331
Open Porch (OPF)	0	36
Utility (UTF)	0	67
Total Area SF	1,331	1,434

Diagram of the building footprint showing the Base Area (BAS) and its dimensions. The footprint is an irregular polygon with a total area of 1,331 SF. The dimensions are: 40 (left), 11 (bottom-left), 12 (bottom), 12 (bottom-right), 13 (right), 11 (top-right), 5 (top), 10 (top-left).

Diagram of the building footprint showing the Base Area (BAS) and its dimensions. The footprint is an irregular polygon with a total area of 1,331 SF. The dimensions are: 12 (top), 12 (top-right), 12 (right), 12 (bottom-right), 22 (bottom), 22 (left), 11 (top-left), 11 (left), 12 (top-left).

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	0.00	1	\$0	\$0	1967
PATIO/DECK	\$14.00	234.0	\$3,276	\$1,310	1937
PATIO/DECK	\$14.00	175.0	\$2,450	\$980	1967

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
2301768	HEAT/AIR	08/31/2023	\$7,659
2300463	WINDOWS/DOORS	03/08/2023	\$4,250
2100319	WINDOWS/DOORS	02/16/2021	\$20,000
2001680	ADDITION/REMODEL/RENOVATION	08/25/2020	\$10,350
BLD17-01515	WINDOWS/DOORS	12/19/2017	\$5,700
20120797	ROOF	07/06/2012	\$6,800
20111025	ROOF	09/12/2011	\$2,700
20110818	PATIO/DECK	07/15/2011	\$6,000
20061051	MISCELLANEOUS	11/07/2006	\$2,495
20061239	MISCELLANEOUS	10/09/2006	\$2,000

BOUNDARY SURVEY
 LOTS 6 AND 7, BLOCK 3
 "MOREY BEACH"
 HILLSBOROUGH COUNTY, FLORIDA.

SEC. 19 , TWP. 32 S, RNG. 16 E.

BEARING BASIS: REFERENCED TO THE EAST BOUNDARY LINE
 AS BEING NORTH (ASSUMED)

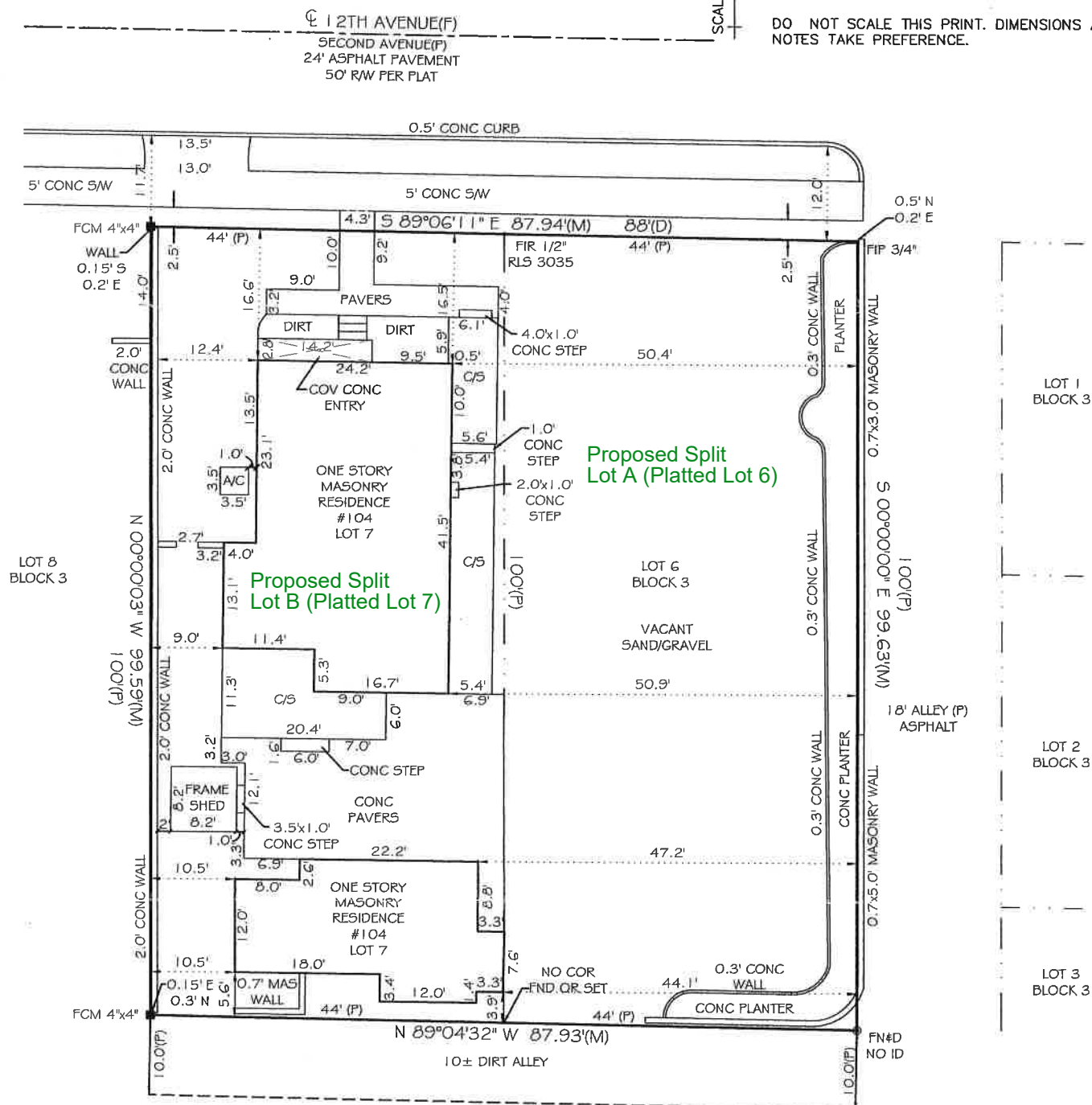
NOTE: Existing buildings will be demolished
 and lots will be cleared prior to split.

N
 SCALE: 1" = 20'

THIS SURVEY IS SUBJECT TO ANY FACTS THAT
 MAY BE DISCLOSED BY A FULL AND ACCURATE
 TITLE SEARCH. ALSO SUBJECT TO SETBACKS,
 EASEMENTS AND RESTRICTIONS OF RECORD.

UNDERGROUND FOOTER, STEM WALL, AND
 UNDERGROUND UTILITIES ARE NOT LOCATED OR
 SHOWN.

DO NOT SCALE THIS PRINT. DIMENSIONS AND
 NOTES TAKE PREFERENCE.



DESCRIPTION:

LOTS 6 AND 7, BLOCK 3, "MOREY BEACH", ACCORDING
 TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE
 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY,
 FLORIDA, OF WHICH PINELLAS COUNTY, FLORIDA WAS
 FORMALLY A PART.

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

Agenda Report

Agenda Title Name: Design Review No. 24095: 1303 Pass A Grille Way

Action Request: No motion is necessary, but Staff would like Board guidance on whether the design should be returned for review once comments have been addressed.

Strategic Objective:

Date: January 9, 2025

Prepared By: Brandon Berry, Senior Planner
Tara Salmieri

Through: Denise Sanderson, Community Development Director

Summary of Issue: The applicant has requested to construct a new residence to the House-Medium building type of the Pass A Grille Overlay at the subject property.

Staff's design consultant noted in her initial review significant issues regarding the project, including the following:

1. A pool in the secondary frontage, absent any other private frontage, that does not provide necessary secondary massing to the structure;
2. A lack of clear and natural voids providing for breaks in the massing of the structure.
3. Certain identified elements are listed but not illustrated, including visual width, symmetry or asymmetry of the building, proximity, and similarity.
4. Windows lack similarity - architect should explain how criteria 20.22.(b)(1) is met.
5. The bottom portion of the building does not clearly support the upper floors. The applicant should explain how this criteria is met.
6. The frontage of the building needs to be screened where elevated.
7. The first floor is not complementary to the other two floors, and the building appears to lack common textures, colors and features.

Furthermore, while Staff appreciates the attempt of the applicant to locate parking at the rear with alley access, the pool catch basin encroaches into the required front setback and will require a variance at the setback proposed.

Given the extent of the remarks, Staff would like to bring this design review back to the Historic Preservation Board once comments have been satisfactorily addressed.

Funding:

N/A

Attachments:

1. Application
2. Plans

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

1303 GULF WAY ST PETE BEACH FL 33706

Phone _____

Representative Name & Address

DANIEL CURREA

P.O. BOX No. 10844

Tampa, FL 33679

Phone _____

+1 (813) 404-6112

Property Address and Legal Description

The South 7.50 feet of Lot 134, and the North 35 feet of Lot 135, Block B, WARREN WEBSTER'S MAP, according to the map or plat thereof as recorded in Plat Book 5, Page 38, of the Public Records of Pinellas County, Florida.

Project Description

New Construction of single family residence on flood plane elevation in compliance with local ordinances for review and due diligence.

TYPE OF ACTIVITY

New Construction: _____

X

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	X	
Screening device locations	X	
Parking locations	X	
Site furnishings		X
Lighting fixtures	X	
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	X	
Building materials referenced on elevations Note: Numbering the elevation with references to materials on a separate document is acceptable.	X	
Mass and scale proportions	X	
Location of service areas, such as solid waste storage areas, and mechanical equipment	X	
Screening devices	X	
Site furnishings		X
Lighting fixtures	X	
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	X	
A minimum three-foot-wide landscaping area along primary frontage	X	
Ornamental grasses, and groundcovers	X	
At least ten shrubs, minimum three gallons, along primary frontage	X	
One canopy tree along primary frontage		
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)	X	

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.

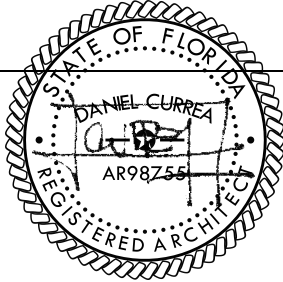
The following standards are included to provide a minimum criteria needed to review the overall design, mass and scale as outlined below while allowing an applicant flexibility in the design of the building. The design criteria are typical design elements used by architects to ensure a higher quality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

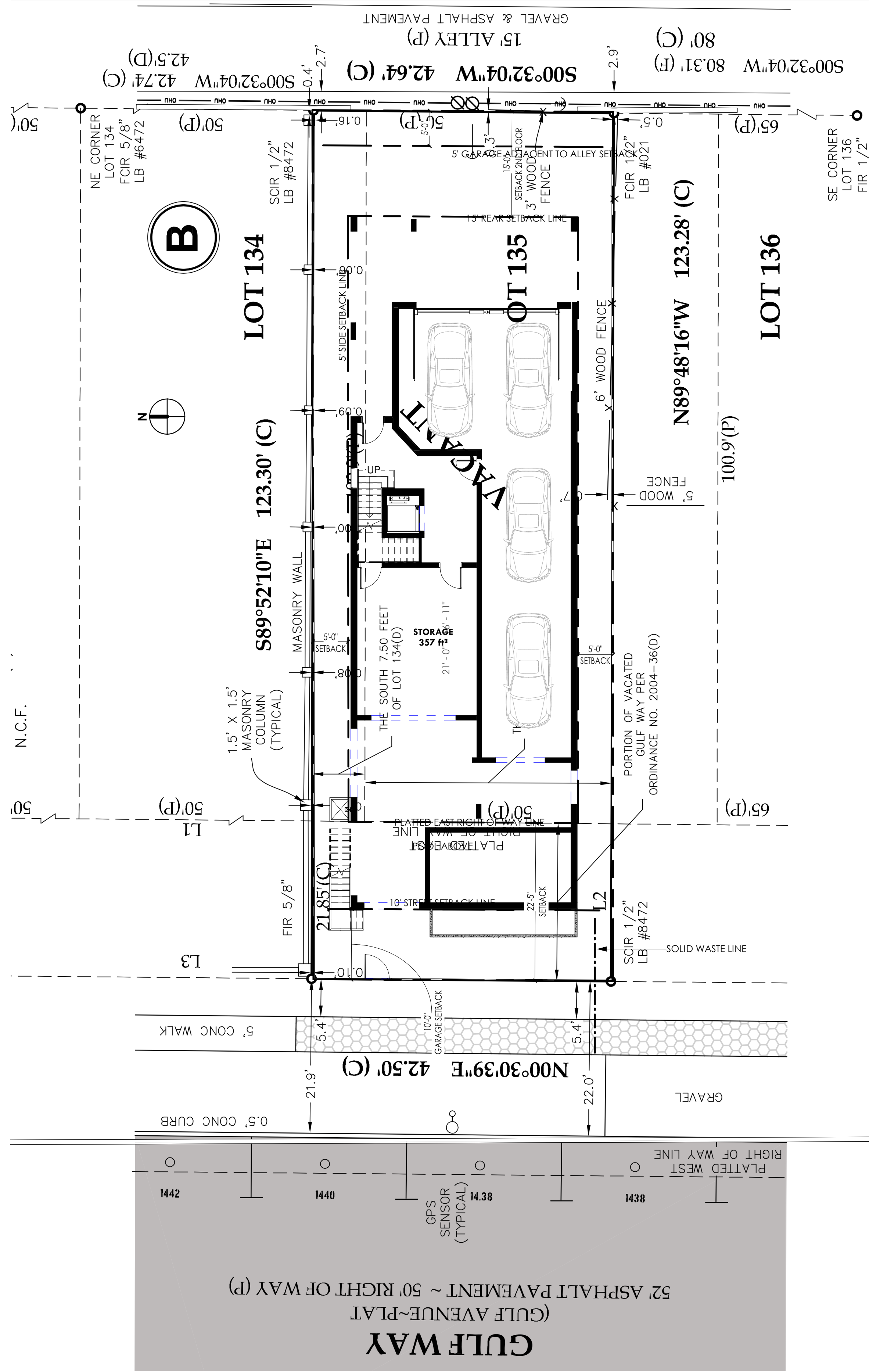
- (a) The mass of a building must include:
 - (1) *Primary mass.* The building shall have a distinct primary mass.
 - (2) *Secondary mass.* A building should also include secondary mass (private frontage requirements) that form the façade of the building.
 - (3) Voids that allow for natural breaks in 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.

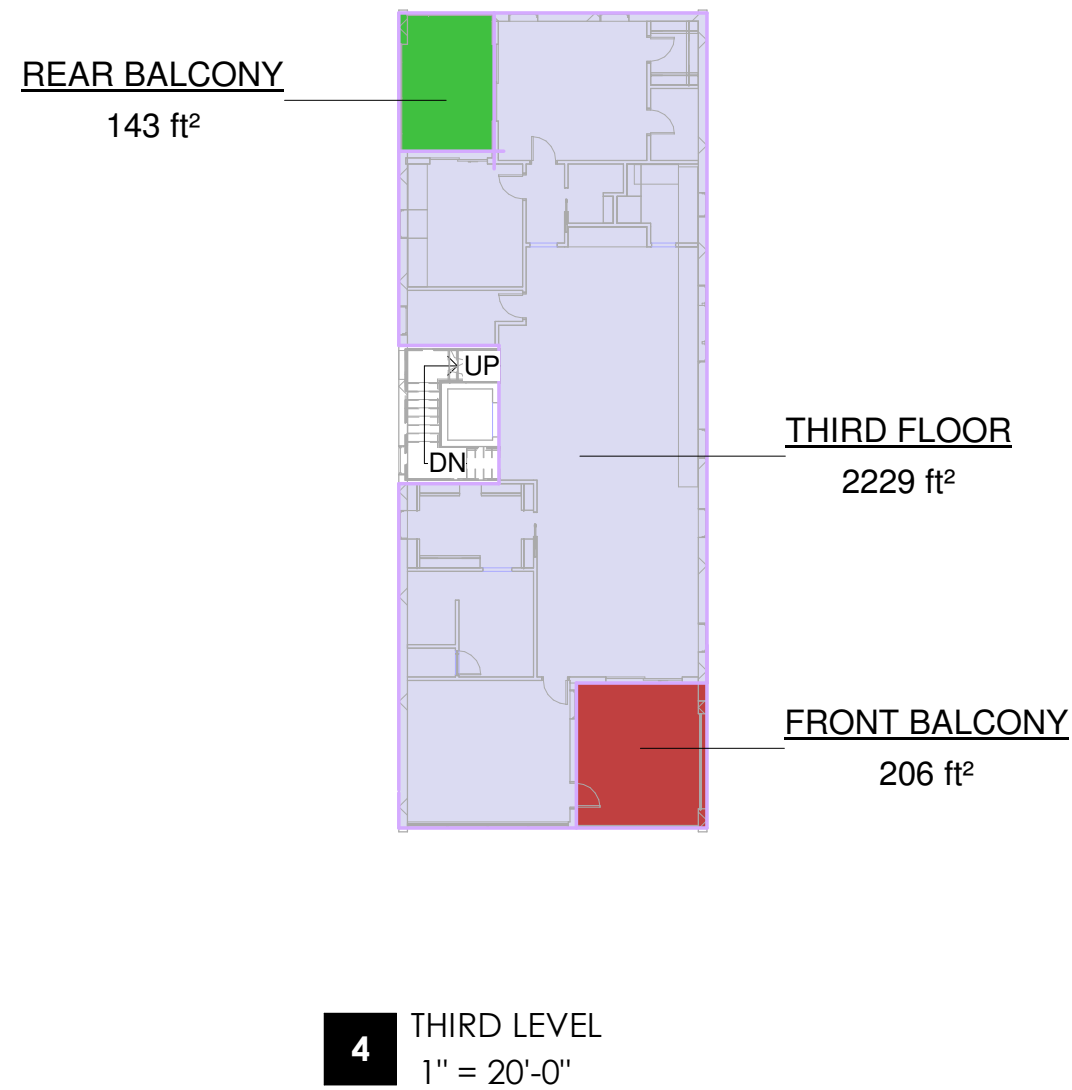
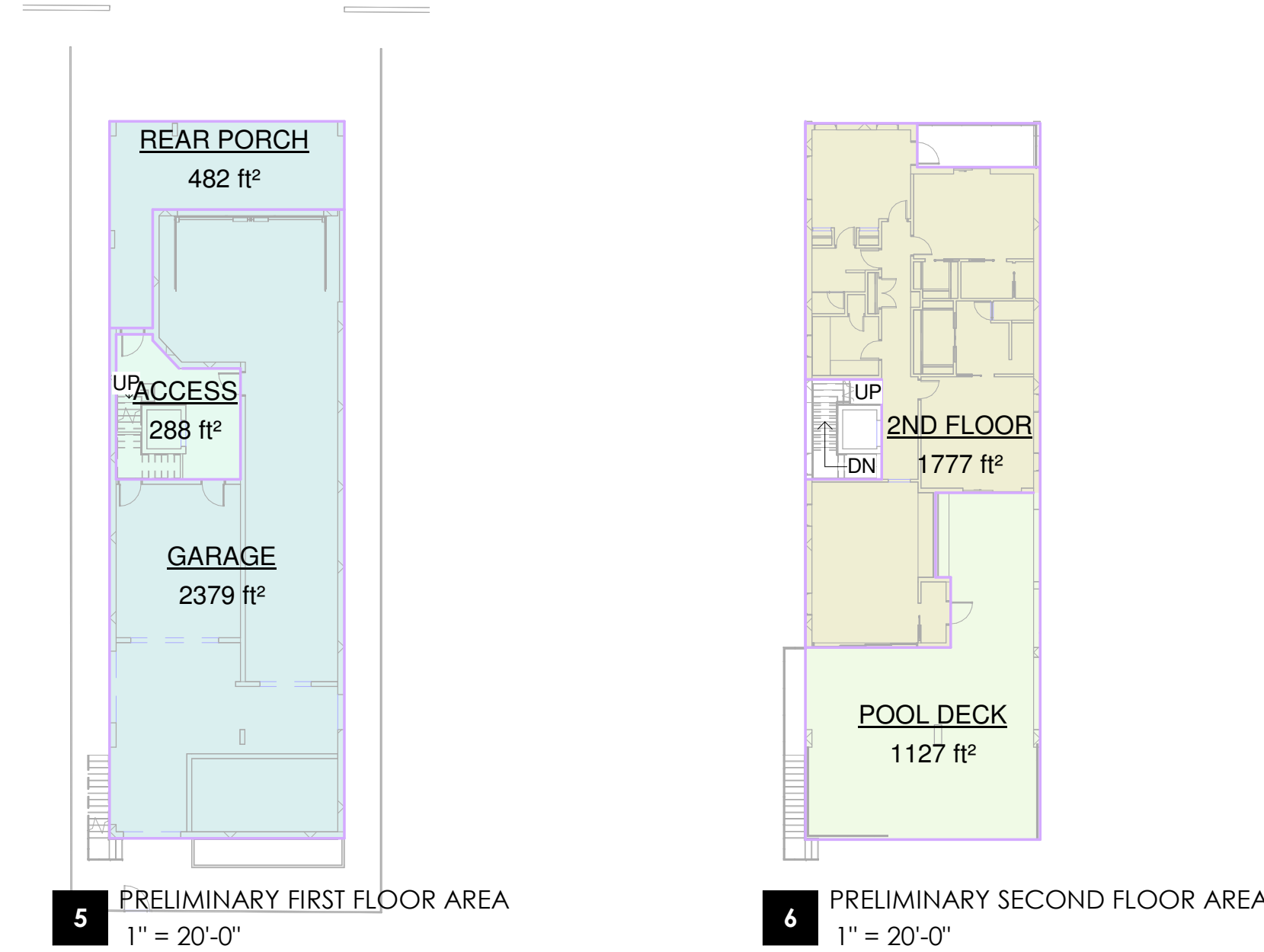
Daniel Currea
Applicant Signature



2024.11.05
Date



2 SITE PLAN GF
1" = 10'-0"

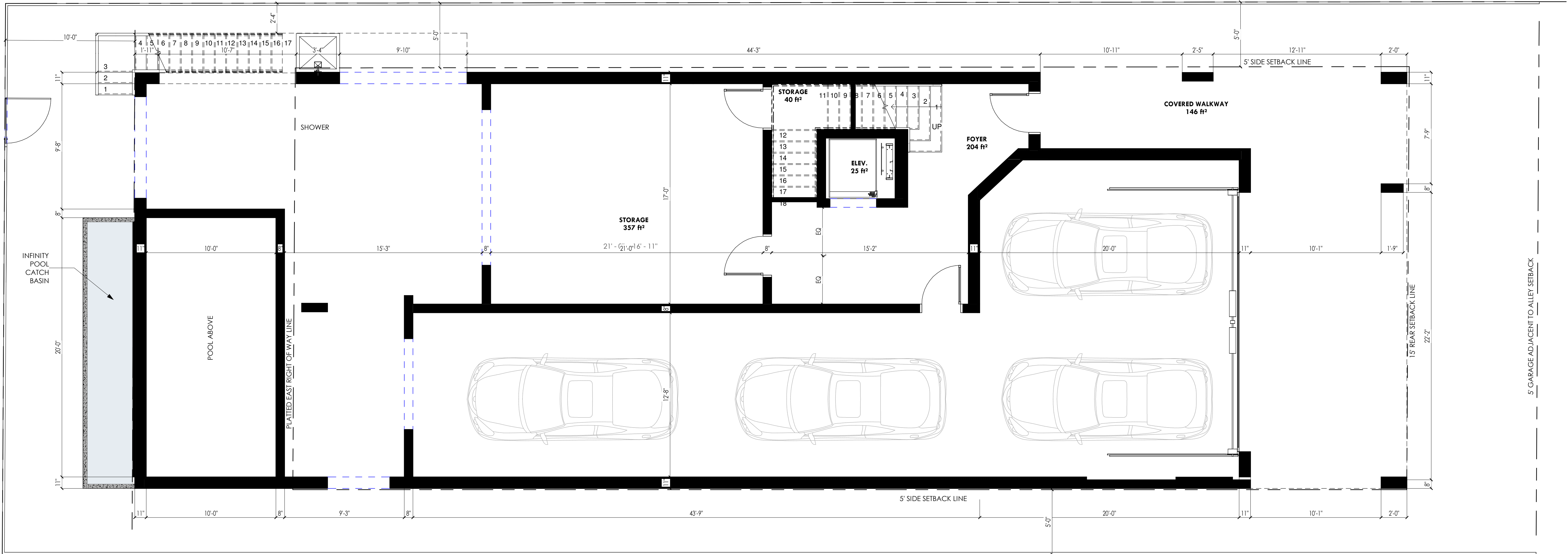
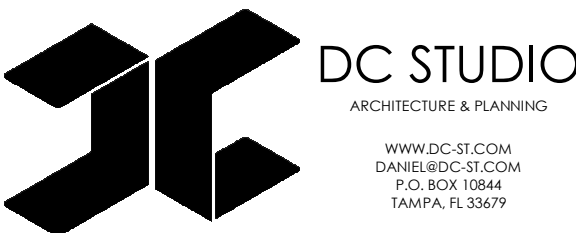


AREA SCHEDULE		
NAME	AREA	CONDITIONED
2ND FLOOR	1777 ft²	Yes
THIRD FLOOR	2229 ft²	Yes
ACCESS	288 ft²	Yes
	4294 ft²	
GARAGE	2379 ft²	No
POOL DECK	1127 ft²	No
FRONT BALCONY	206 ft²	No
REAR BALCONY	143 ft²	No
REAR PORCH	482 ft²	No
Grand total:	8631 ft²	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

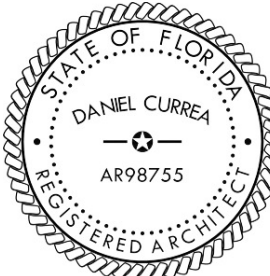
ROSS RESIDENCE

1303 GULF WAY ST PETE BEACH
FL 33706



1 PRELIMINARY FIRST FLOOR
1/4" = 1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED
AND SEALED BY DANIEL
CURREA USING A DIGITAL
SIGNATURE AND DATE.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY

DANIEL CURREA FL STATE REG. NO. 98755

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF THESE STRUCTURAL PLANS CONFORM TO
AND SATISFY THE FLORIDA BUILDING CODE, THE 2018 FLORIDA BUILDING CODE, AND LOCAL CODES AS APPLICABLE

APPROVED
5/11/2024 10:00:30 a. m.

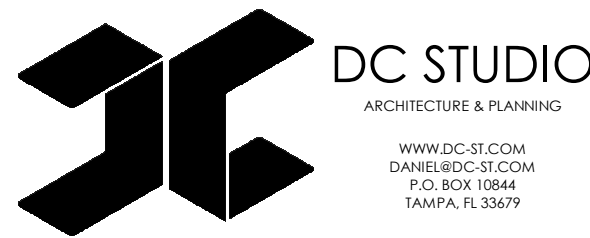
PROJECT NUMBER: 24-39
PHASE: SD
REVISION:
DATE: 10.07.24
DRAWN BY: AA
CHECKED BY: DC
SHEET NAME:

PRELIMINARY FIRST FLOOR
SHEET NUMBER:

SD0.2

COPYRIGHT 2024 - ALL RIGHTS RESERVED
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN
ANY MANNER WITHOUT WRITTEN PERMISSION OF DC STUDIO

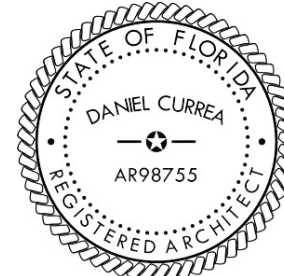
ROSS RESIDENCE

1303 GULF WAY ST PETE BEACH
FL 33706WWW.DC-ST.COM
DANIEL@DC-ST.COM
P.O. BOX 10844
TAMPA, FL 33679

1 PRELIMINARY SECOND FLOOR
1/4" = 1'-0"

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED
AND SEALED BY DANIEL
CURREA USING A DIGITAL
SIGNATURE AND DATE.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY

DANIEL CURREA FL STATE REG. NO. 98755

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO
AND SATISFY, THE FLORIDA BUILDING CODE, THE 2018 FLORIDA BUILDING CODE, AND LOCAL ORDINANCES AS APPLICABLE.APPROVED
5/11/2024 10:00:30 a.m.

PROJECT NUMBER: 24-39

PHASE: SD

REVISION:

DATE: 10.07.24

DRAWN BY: AA

CHECKED BY: DC

SHEET NAME:

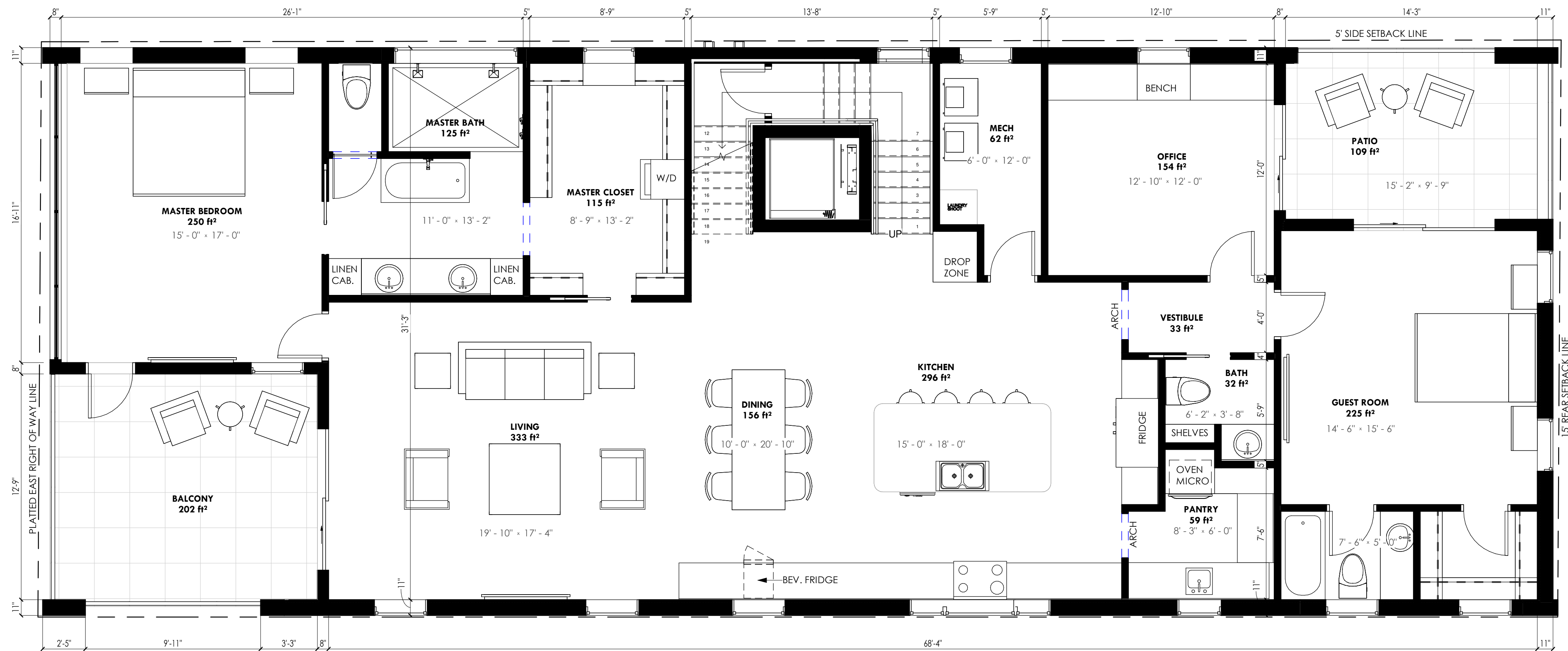
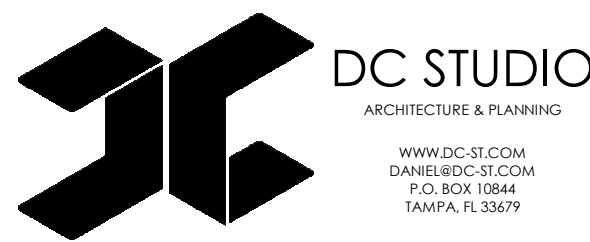
PRELIMINARY SECOND FLOOR

SHEET NUMBER:

SD0.3

COPYRIGHT 2024 - ALL RIGHTS RESERVED
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN
ANY MANNER WITHOUT WRITTEN PERMISSION OF DC STUDIO

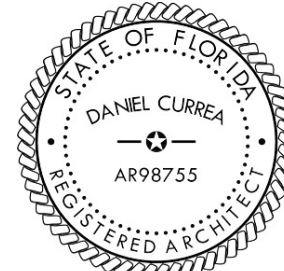
ROSS RESIDENCE

1303 GULF WAY ST PETE BEACH
FL 33706

1 PRELIMINARY THIRD FLOOR
1/4" = 1'-0"

REVISION SCHEDULE

NO.	DESCRIPTION	DATE



THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED
AND SEALED BY DANIEL
CURREA USING A DIGITAL
SIGNATURE AND DATE.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY

DANIEL CURREA FL STATE REG. NO. 98755

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF THESE STRUCTURAL PLANS COMPLY WITH ALL APPLICABLE
AND SATISFY THE FLORIDA BUILDING CODE, THE 2018 FLORIDA BUILDING CODE, AND ALL LOCAL ORDINANCES AS APPLICABLE.APPROVED
5/11/2024 11:45:39 a.m.

PROJECT NUMBER: 24-39

PHASE: SD

REVISION:

DATE: 10.07.24

DRAWN BY: AA

CHECKED BY: DC

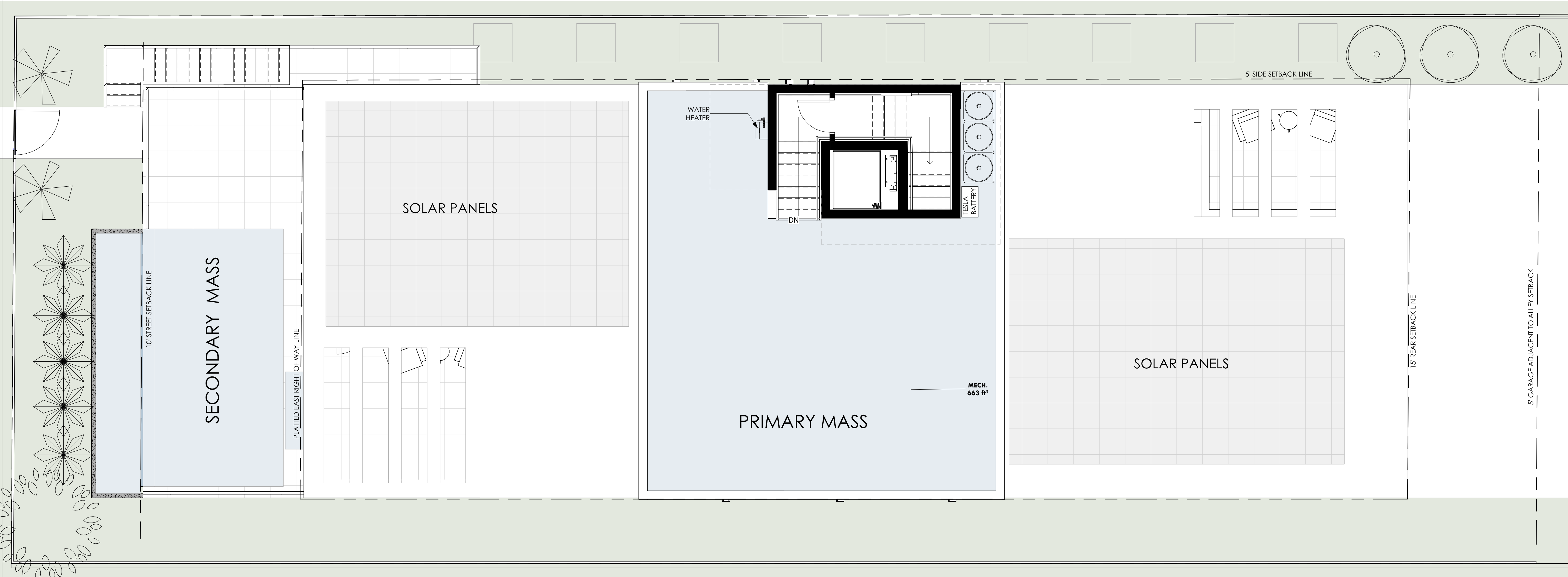
SHEET NAME:

PRELIMINARY THIRD FLOOR

SHEET NUMBER:

SD0.4

COPYRIGHT 2024 - ALL RIGHTS RESERVED
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN
ANY MANNER WITHOUT WRITTEN PERMISSION OF DC STUDIO

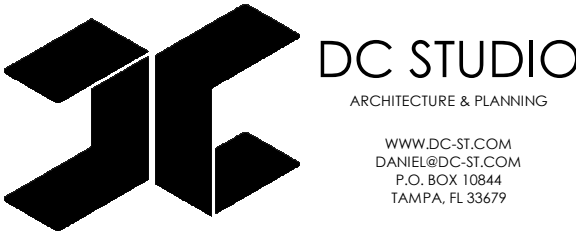


1 ROOF PLAN.
1/4" = 1'-0"

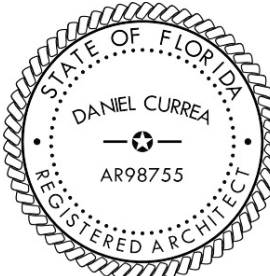
5/11/2024 10:00:32 a. m.

ROSS RESIDENCE

1303 GULF WAY ST PETE BEACH
FL 33706



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED
AND SEALED BY **DANIEL
CURREA** USING A DIGITAL
SIGNATURE AND DATE.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY

DANIEL CURREA FL STATE REG. NO. 98755

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO
AND SATISFY, THE FLORIDA BUILDING CODE, THE 2018 FORTY-SEVEN (47) AND LOCAL CODES AS APPLICABLE.

APPROVED
5/11/2024 10:00:32 a. m.

PROJECT NUMBER: 24-39
PHASE: SD
REVISION:
DATE: 10.07.24
DRAWN BY: AA
CHECKED BY: DC
SHEET NAME:

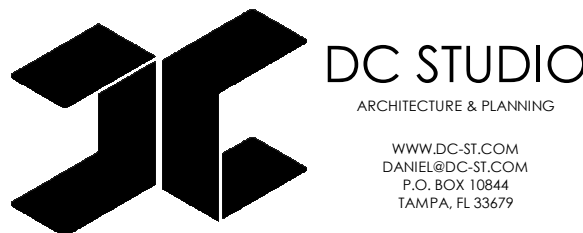
PRELIMINARY ROOF PLAN
SHEET NUMBER:

SD0.5

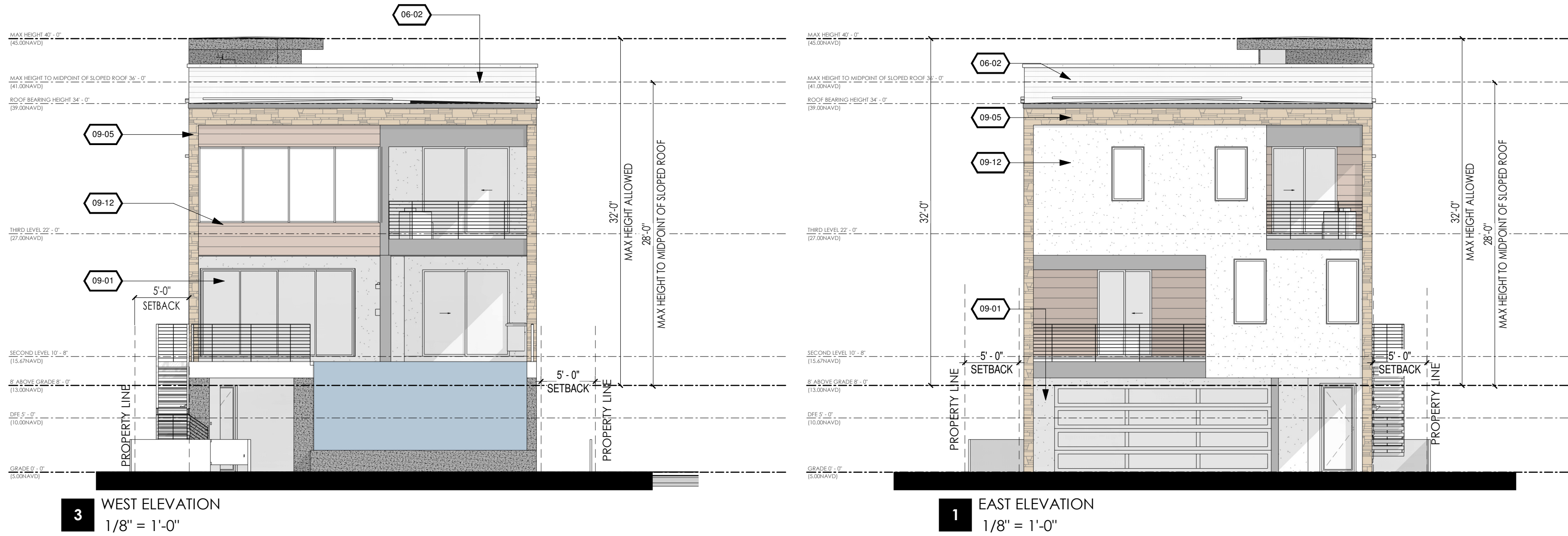
COPYRIGHT 2024 - ALL RIGHTS RESERVED
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN
ANY MANNER WITHOUT WRITTEN PERMISSION OF DC STUDIO

ROSS RESIDENCE

1303 GULF WAY ST PETE BEACH
FL 33706

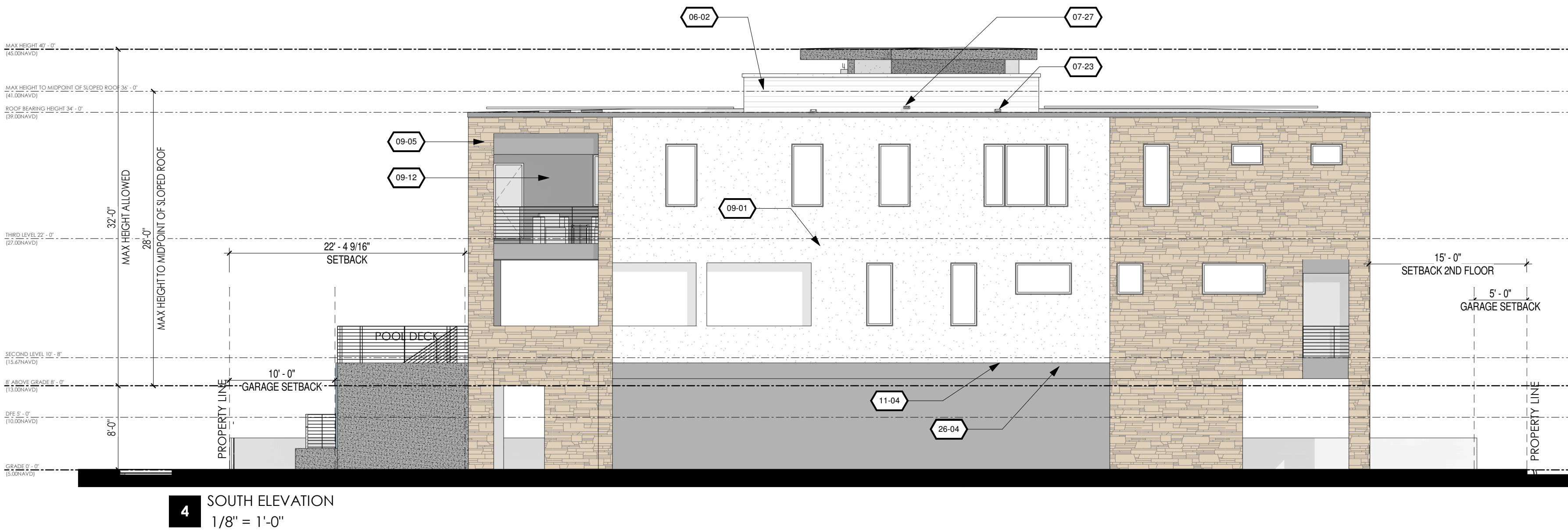


CODE	DESCRIPTION
06-02	STAIR RAILING AND BALLUSTERS
07-23	MAIN SCUPPER DRAIN
07-27	SECONDARY SCUPPER LOCATED 2" ABOVE MEMBRANE
09-01	STUCCO FINISH - COORDINATE WITH OWNER FINAL COLOR - PROVIDE ON-SITE SAMPLES FOR OWNER'S REVIEW. PROVIDE CONTROL JOINTS AS PER STRUCTURAL SPECIFICATIONS
09-05	STONE VENEER SELECTION BY OWNER
09-12	FIBER CEMENT SIDING; BASIS OF DESIGN: NICHIIA VINTAGEWOOD: SPRUCE
11-04	WATER HEATER ABOVE DFE LEVEL
26-04	A/C ON WALL MOUNTED BRACKETS ABOVE DFE LEVEL

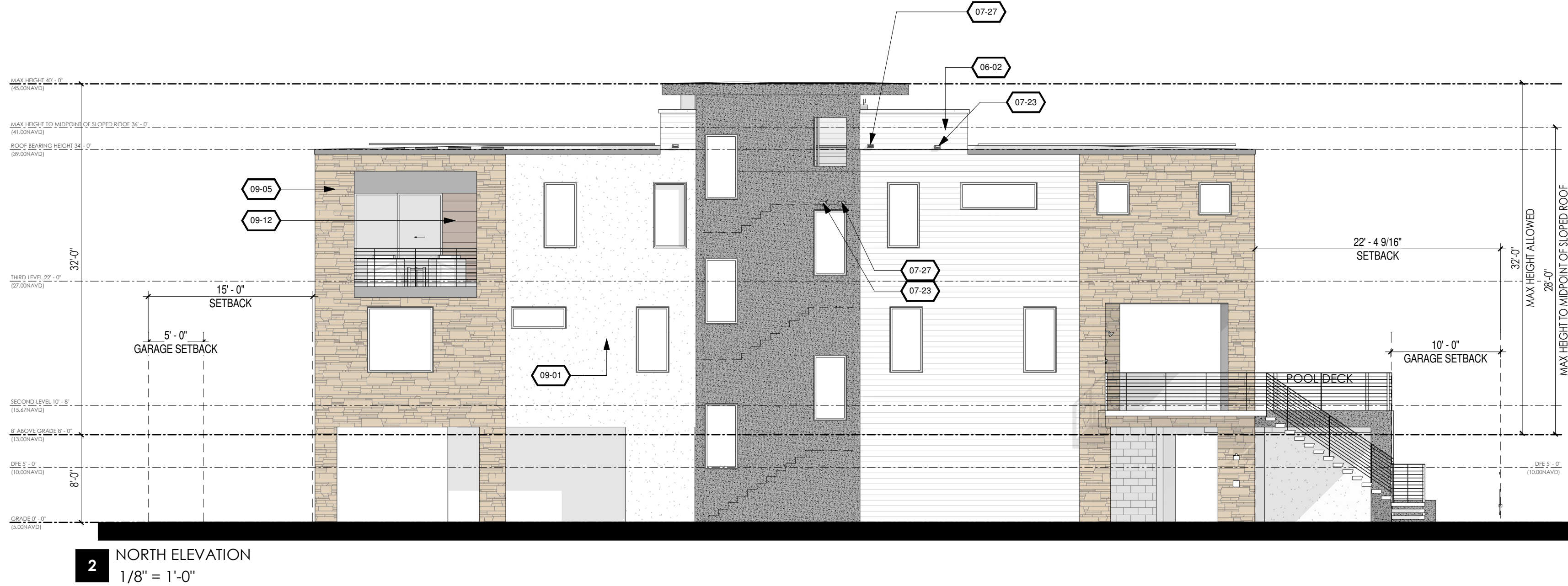


3 WEST ELEVATION
1/8" = 1'-0"

1 EAST ELEVATION
1/8" = 1'-0"

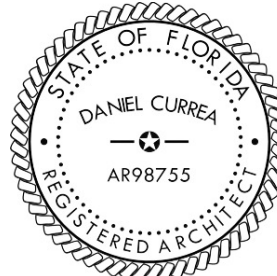


4 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED
AND SEALED BY DANIEL
CURREA USING A DIGITAL
SIGNATURE AND DATE.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY

DANIEL CURREA FL STATE REG. NO. 98755
TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS COMPLY WITH
AND SATISFY THE FLORIDA BUILDING CODE, THE 2018 EDITION (WITH ALL LOCAL CODES AS APPLICABLE)
APPROVED
5/11/2024 10:00:36 a.m.

PROJECT NUMBER: 24-39
PHASE: SD
REVISION:
DATE: 10.07.24
DRAWN BY: AA
CHECKED BY: DC
SHEET NAME:

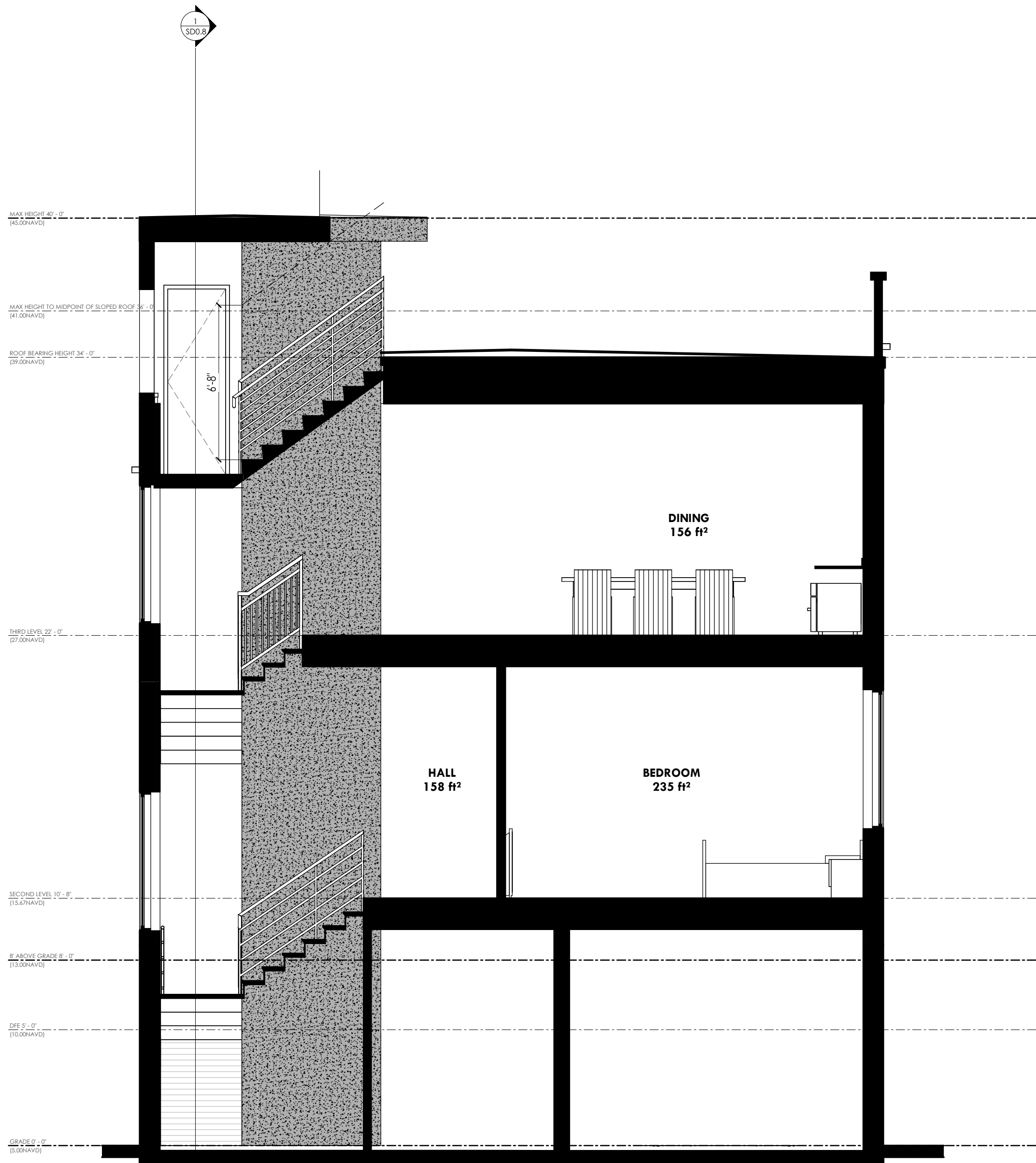
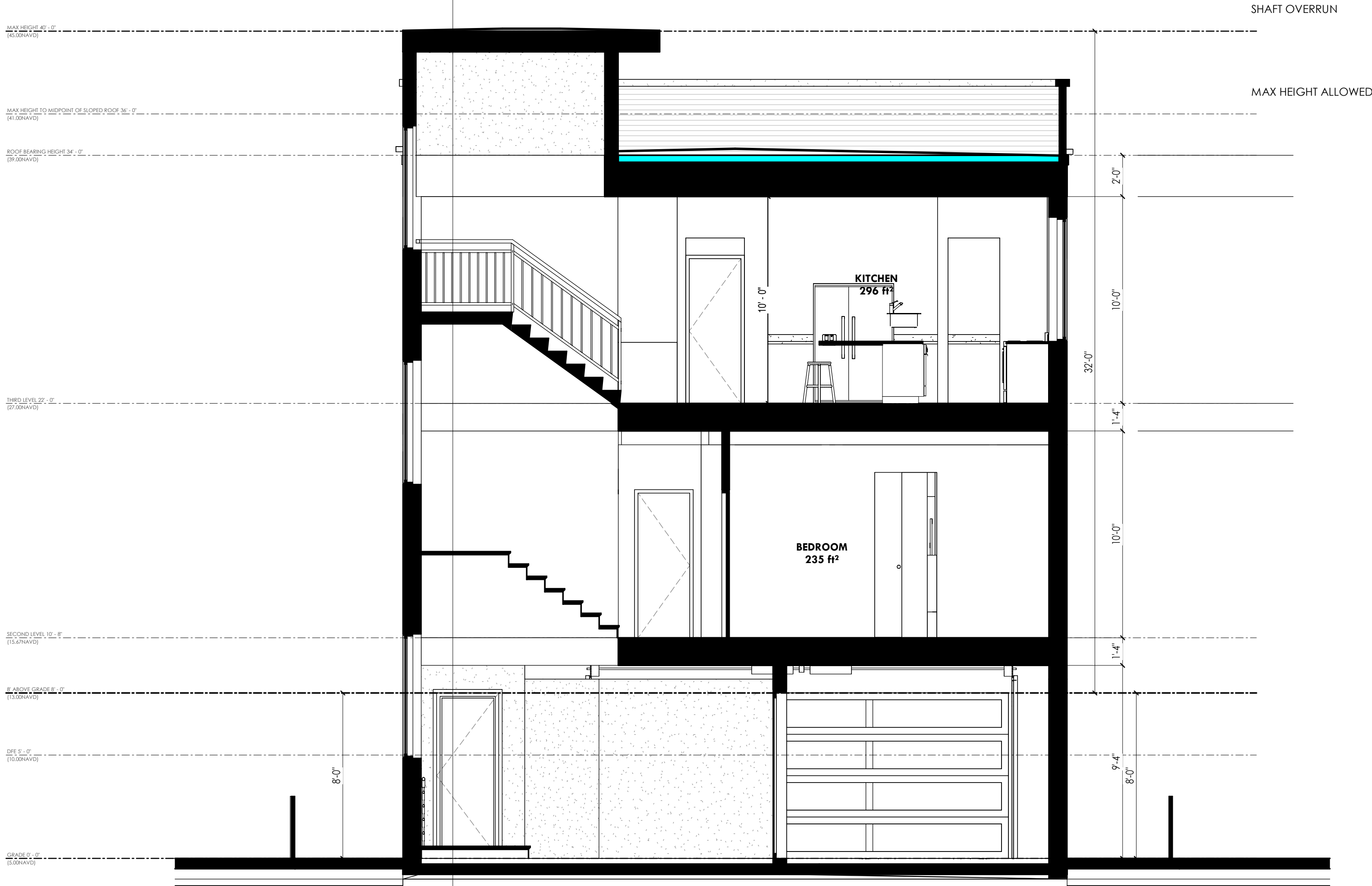
PRELIMINARY EXTERIOR
ELEVATIONS

SHEET NUMBER:
SD0.6

COPYRIGHT 2024 - ALL RIGHTS RESERVED
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN
ANY MANNER WITHOUT WRITTEN PERMISSION OF DC STUDIO

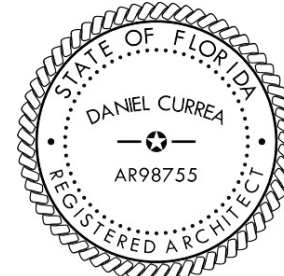
ROSS RESIDENCE

1303 GULF WAY ST PETE BEACH
FL 33706



REVISION SCHEDULE

NO.	DESCRIPTION	DATE



THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED
AND SEALED BY DANIEL
CURREA USING A DIGITAL
SIGNATURE AND DATE.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY

DANIEL CURREA FL STATE REG. NO. 98755

TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO
AND SATISFY, THE FLORIDA BUILDING CODE, THE 2018 EDITION (DETAILED) AND LOCAL CODES AS APPLICABLE.

ARCHITECT
5/11/2024 10:00:37 a.m.

PROJECT NUMBER: 24-39

PHASE: SD

REVISION:

DATE: 10.07.24

DRAWN BY: Author

CHECKED BY: Checker

SHEET NAME:

SECTIONS

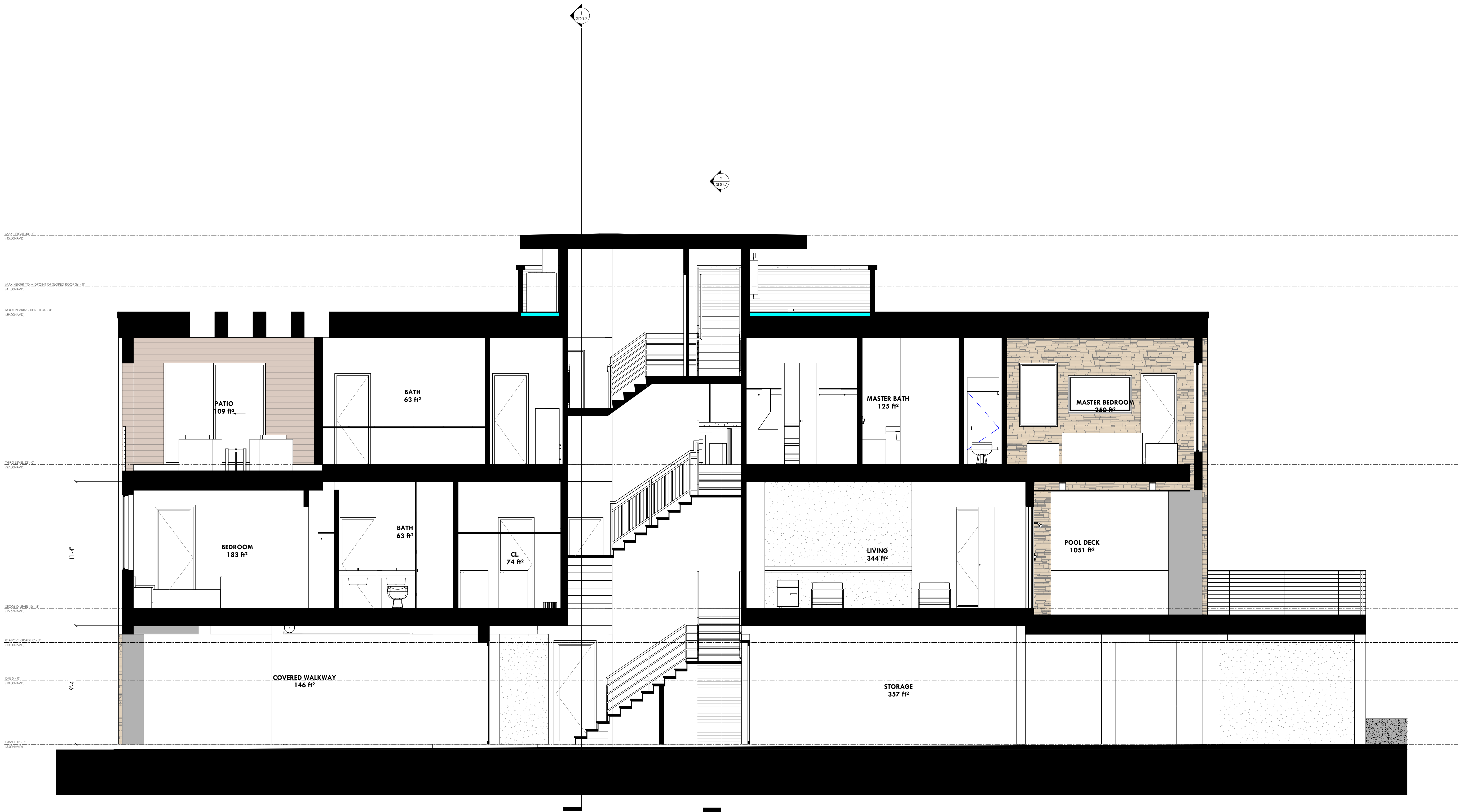
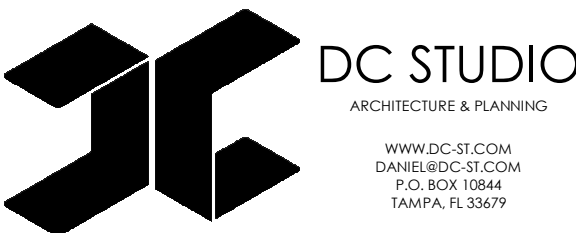
SHEET NUMBER:

SD0.7

COPYRIGHT 2024 - ALL RIGHTS RESERVED
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN
ANY MANNER WITHOUT WRITTEN PERMISSION OF DC STUDIO

ROSS RESIDENCE

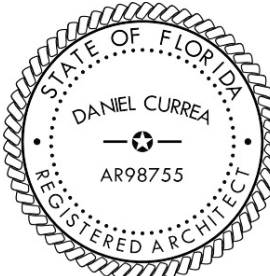
1303 GULF WAY ST PETE BEACH
FL 33706



SECTION 3
1/4" = 1'-0"

5/11/2024 10:00:37 a. m.

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED
AND SEALED BY DANIEL
CURREA USING A DIGITAL
SIGNATURE AND DATE.
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY

DANIEL CURREA FL STATE REG. NO. 98755
TO THE BEST OF OUR KNOWLEDGE INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO
AND SATISFY, THE FLORIDA BUILDING CODE, THE 8TH EDITION (2003), AND LOCAL CODES AS APPLICABLE.

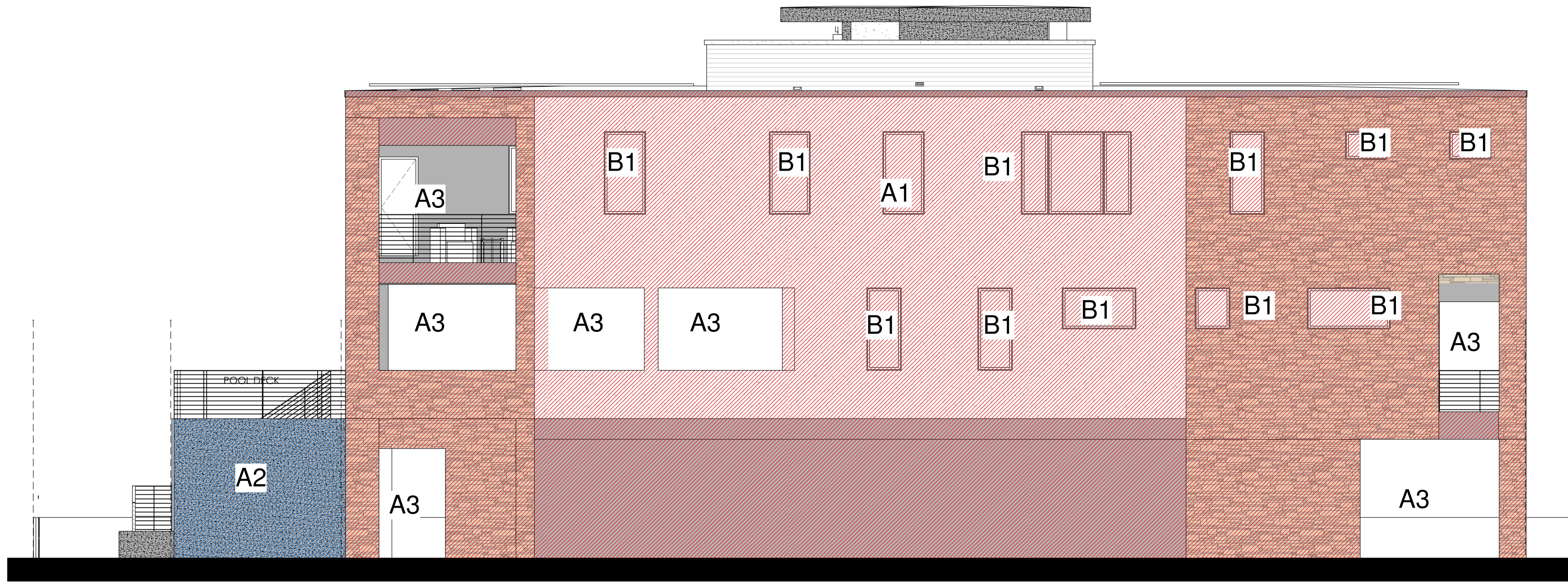
ARCHITECT
5/11/2024 10:00:37 a. m.

PROJECT NUMBER: 24-39
PHASE: SD
REVISION:
DATE: 10.07.24
DRAWN BY: Author
CHECKED BY: Checker
SHEET NAME:

SECTIONS
SHEET NUMBER:

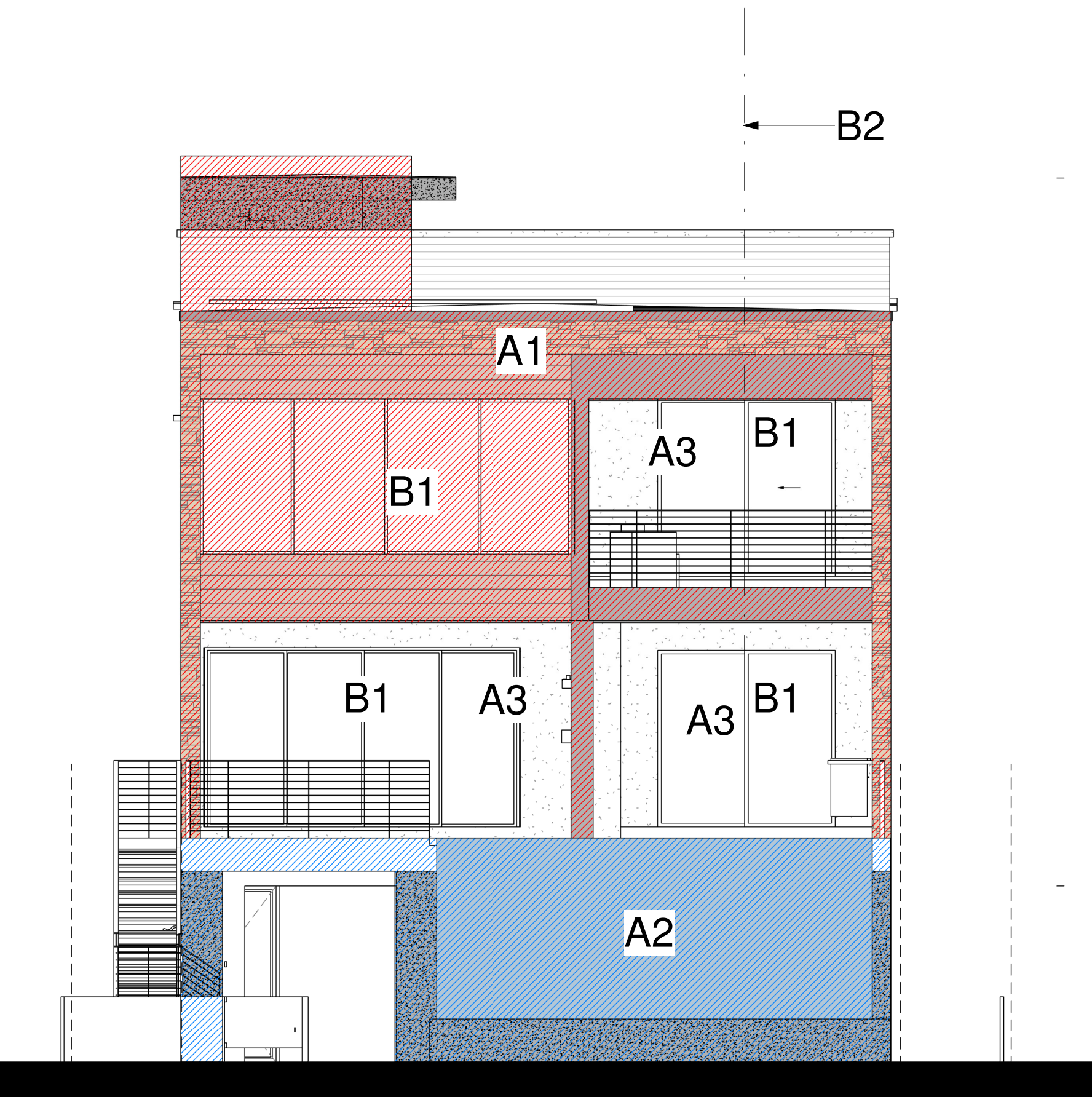
SD0.8

COPYRIGHT 2024 - ALL RIGHTS RESERVED
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN
ANY MANNER WITHOUT WRITTEN PERMISSION OF DC STUDIO



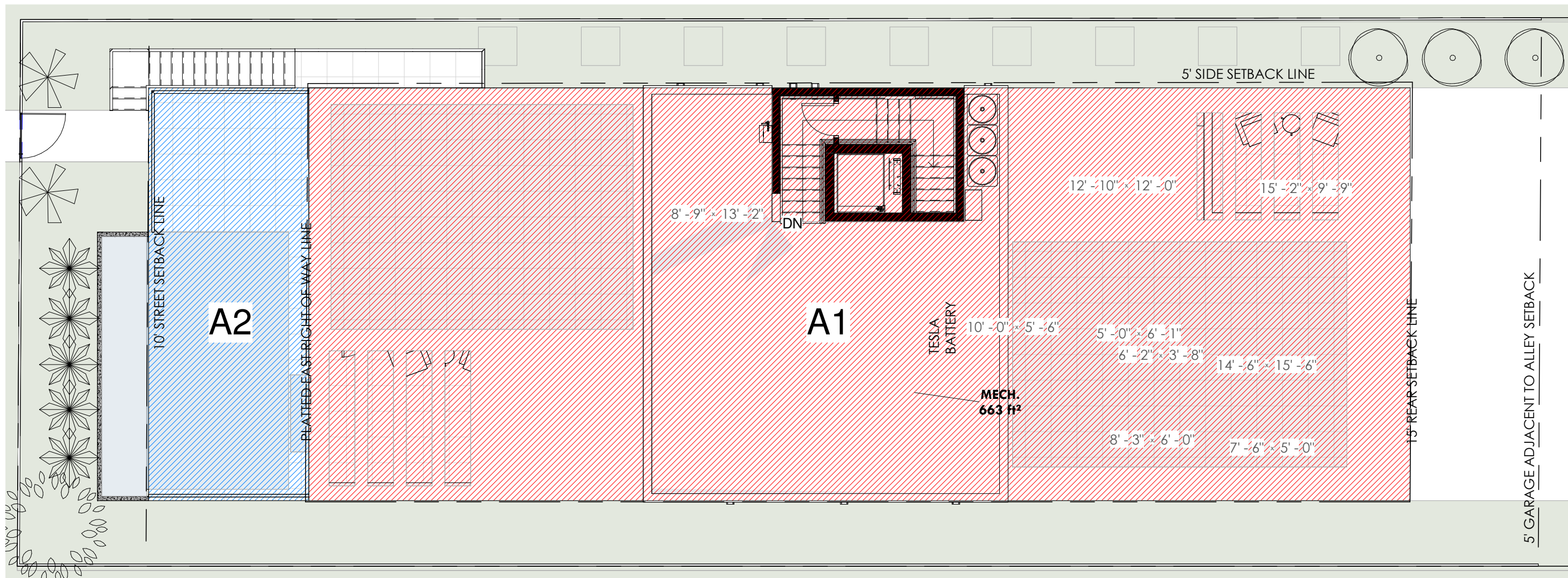
SIDE ELEVATION

3 SOUTH ELEVATION MASS STUDY
3/16" = 1'-0"



WEST ELEVATION MASS STUDY

2 WEST ELEVATION MASS STUDY
3/16" = 1'-0"



PLAN MASS STUDY

4 ROOF PLAN MASS STUDY
1/8" = 1'-0"

PAG Architectural Elements

A Building Mass

- A1 - Primary Mass
- A2 - Secondary Mass
- A3 - Void

B Design Elements

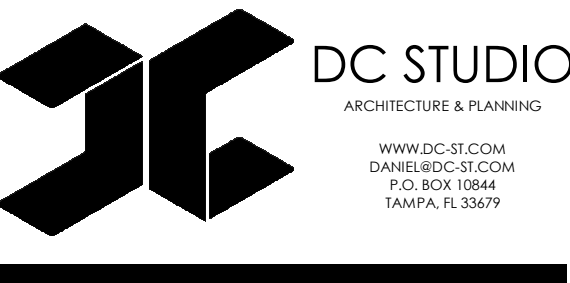
- B1 - Windows
- B2 - Visual Vertical Consistency at Center line
- B3 - Visual Horizontal Balance
- B4 - Symmetrically /Asymmetrically Balanced

C Rhythmic Design

- C1 - Complimentary Objects in Proximity
- C2 - Similarity in color, textures, and features - please refer to SD0.6 Exterior elevations.

ROSS RESIDENCE

1303 GULF WAY ST PETE BEACH
FL 33706



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DANIEL CURREA USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY.

DANIEL CURREA
FL STATE REG. NO. 98755
ARCHITECT

5/11/2024 10:00:39 a. m.

PROJECT NUMBER: 24-39
PHASE: SD
REVISION:
DATE: 10.07.24
DRAWN BY: Author
CHECKED BY: Checker
SHEET NAME:

PAG ARCHITECTURAL ELEMENTS

SHEET NUMBER:

SD0.9

COPYRIGHT 2024 - ALL RIGHTS RESERVED
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF DC STUDIO



1 AXONOMETRIC VIEW 1



3 REAR VIEW



2 AXONOMETRIC VIEW 2

SECONDARY MASS

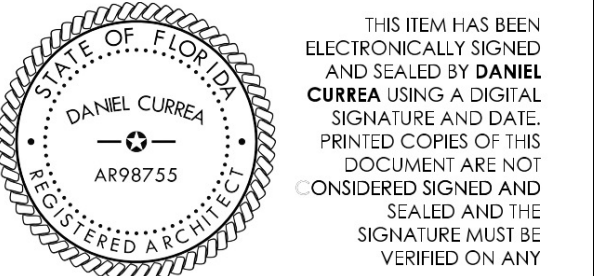
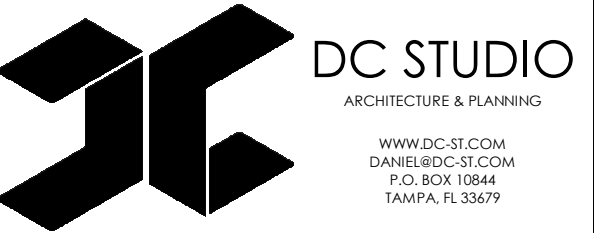
PRIMARY MASS



4 FRONT VIEW - SEA SIDE

ROSS RESIDENCE

1303 GULF WAY ST PETE BEACH
FL 33706



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY DANIEL CURREA USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY.

DANIEL CURREA FL STATE REG. NO. 98755
ARCHITECT
5/11/2024 10:00:42 a.m.

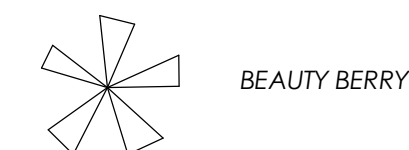
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

PROJECT NUMBER: 24-39
PHASE: SD
REVISION:
DATE: 10.07.24
DRAWN BY: AA
CHECKED BY: DC
SHEET NAME: PRELIMINARY AXONOMETRIC VIEW

SHEET NUMBER: SD0.10

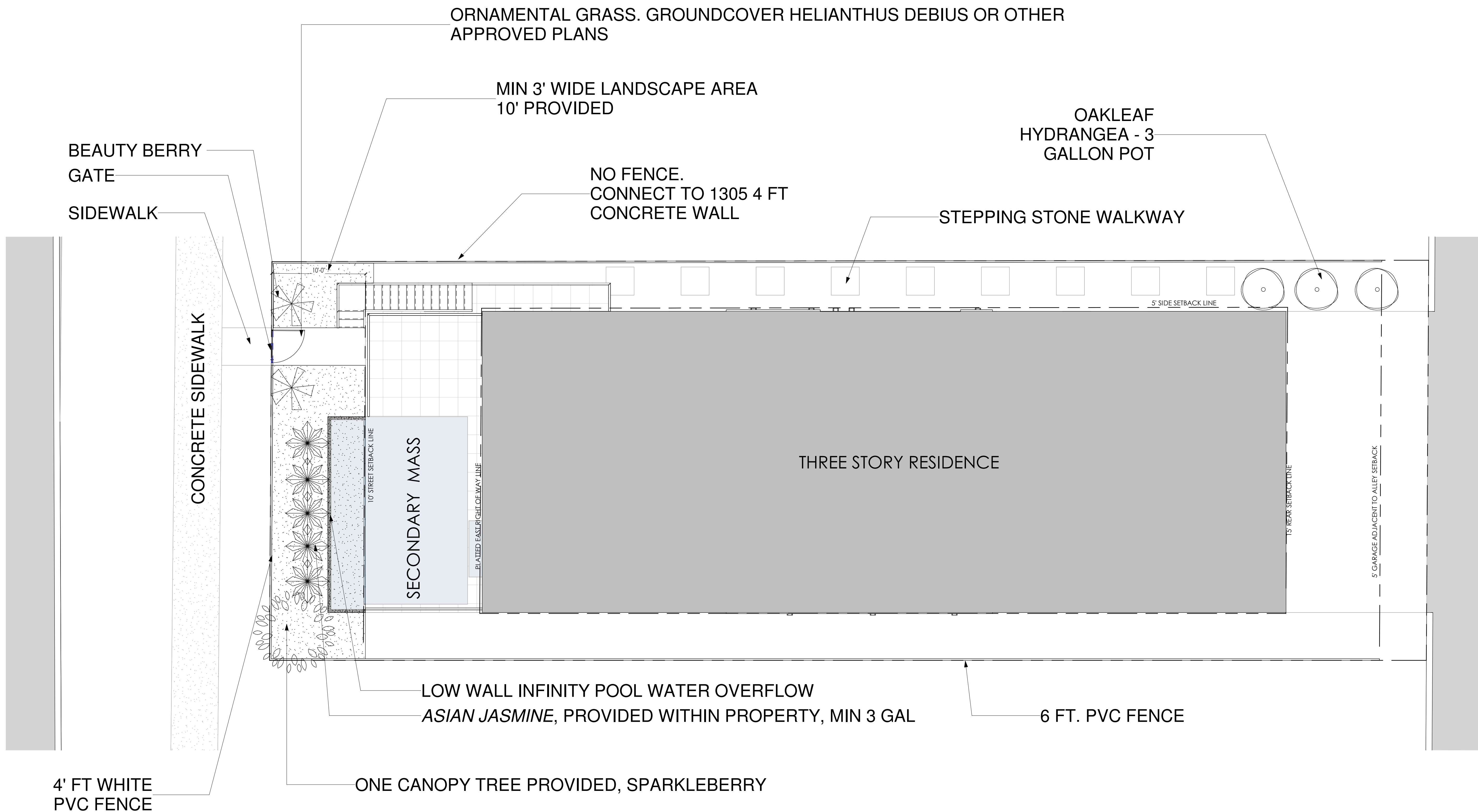
COPYRIGHT 2024 - ALL RIGHTS RESERVED
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT WRITTEN PERMISSION OF DC STUDIO

1303 GULF WAY ST PETE BEACH
FL 33706



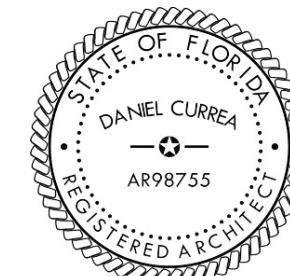
10 SHRUBS REQUIRED

LANDSCAPE LEGEND
3/4" = 1'-0"



1 LANDSCAPE PLAN
3/16" = 1'-0"

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED
AND SEALED BY DANIEL
CURREA USING A DIGITAL
SIGNATURE AND DATE
PRINTED COPIES OF THIS
DOCUMENT ARE NOT
CONSIDERED SIGNED AND
SEALED AND THE
SIGNATURE MUST BE
VERIFIED ON ANY

DANIEL CURREA FL STATE REG. NO. 98755
TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THESE STRUCTURAL PLANS CONFORM TO
AND SATISFY, THE FLORIDA BUILDING CODE, FBC (8TH EDITION (2022)) AND LOCAL CODES; NO APPLICABLE
ARCHITECT
SEAL
5/11/2024 11:47:26 a. m.

PROJECT NUMBER:	24-39
PHASE:	SD
REVISION:	
DATE:	10.07.24
DRAWN BY:	Author
CHECKED BY:	Checker
SHEET NAME:	

LANDSCAPE PLAN

SHEET NUMBER: **CD011**

SD0.11

COPYRIGHT 2024 • ALL RIGHTS RESERVED
THE INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED
ANY MANNER WITHOUT WRITTEN PERMISSION OF DC STUDIO