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

155 Corey Avenue
St. Pete Beach, FL 33706

Thursday, February 6, 2025
2:30 PM
Revised to add Item 4.g.

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Approval of the Agenda -

Action Request: Motion to approve the February 6, 2025 Historic Preservation Board agenda.

2. Audience Comments -
Comments shall be limited to 3 minutes for general or 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. January 9, 2025 Minutes

4. Action Items -
   a. Local Historic Designation No. 24117: 104 8th Avenue
   Marty Nora for NORA PARTNERSHIP LLC requests local historic designation of the two-story mixed-use retail and residential building at 104 8th Avenue.

   b. Local Historic Designation No. 25001: 3512 Casablanca Avenue
   Jorge Allwood requests local historic designation of the single-family structure at 3512 Casablanca Avenue.

   c. Local Historic Designation No. 25005: 3406 E. De Bazan Avenue
   Lean Manthos requests local historic designation of the single-family structure at 3406 E. De Bazan Avenue.

   d. Local Historic Designation No. 25009: 209 Gulf Way

Lynda K. Walker requests local historic designation of the single-family residence at 209 Gulf Way.

e. Local Historic Designation No. 24090: 4 Alhambra Street
David S. Green requests local historic designation of the single-family residence located at 4 Alhambra St.

f. Local Historic Designation No. 24101: 3509 Casablanca Avenue
Wilma Walsek requests local historic designation of the single-family structure at 3509 Casablanca Avenue.

g. Local Historic Designation No. 25008: 3600 Casablanca Avenue
Mona McFadden requests local historic designation of the single-family structure at 3600 Casablanca Avenue.

h. Certificate of Appropriateness for Demolition No. 25002: 112 4th Avenue
John D. Dashiell of 112 4th AVE LLC requests a Certificate of Appropriateness for Demolition of a three-family residence at 112 4th Avenue.

i. Certificate of Appropriateness for Demolition No. 25003: 103 10th Avenue
John D. Dashiell of 103 10th AVE LLC requests a Certificate of Appropriateness for Demolition of three-family and one-family residences on the subject property.

j. Certificate of Appropriateness for Demolition No. 25004: 804 Pass-A-Grille Way
John D. Dashiell of 804 PAG WAY LLC requests a Certificate of Appropriateness for Demolition of a contributing single-family residential structure and garage at 804 Pass-a-Grille Way.

k. Certificate of Appropriateness for Demolition No. 25006: 205 Gulf Way
Gimel Gutierrez for Axel Johansen requests demolition of a single-family contributing residence located at 205 Gulf Way.

5. Discussion Items

a. Design Review Case No. 24116: 202 Pass-a-Grille Way
Staff requests design review of a new two-family residence proposed for development on the subject property.

6. Next Meeting: March 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

January 9, 2025 - 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; Fran Robustelli, City Manager; Ginny Bodkin, Deputy City Clerk; Gilbert Martinez, 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 –

Senior Planner Brandon Berry asked that item 5.b., Design Review No. 24095, be removed from the agenda to return in February. Member Hockensmith asked to add a discussion item on the Gulf Beaches Historic Museum events, and Chair Loughery an item on hurricane related updates.

Motion: Vice Chair Hockensmith moved, and Member Hurley seconded the approval of the January 9, 2025 agenda as amended; the motion carried unanimously.

2. Audience Comments – There were no comments.

3. Approval of Minutes **– a. December 12, 2024 Meeting**

Motion: Chair Loughery moved, and Member Young seconded the approval of the December 12, 2024 minutes as presented; the motion carried unanimously.

4. Action Items **–**

a. Local Historic Designation No. 24102: 1601 & 1603 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.

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 John Jostrand appeared and shared some details of the interior of the home.

Motion: Member Hurley moved, and Member Young seconded to approve Case #24102 for designation of the primary residence and secondary garage apartment residence at 1601 and 1603 Pass A Grille Way as local historic resources. The motion carried 5-0.

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.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. Staff recommendation was for approval of the application.

Motion: Member Young moved, and Chair Loughery seconded to approve Case #24107 for the designation of the two-story primary residence, garage, and guest house at 111 10th Avenue as local historic resources; the motion carried unanimously.

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**.**

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 Kevin Hughes appeared and provided some additional historic information on the home.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to approve Case #24109 for designation of the single-family residence at 3211 Gulf Boulevard as a local historic resource; the motion carried 5-0.

d. Local Historic Designation No. 24110: 105 17th Avenue
Ivy and Blake Bevill request local historic designation of the duplex residence located on the subject property.

Consultant Lynn Rosetti stated that the Applicant could not be present today but would like the case to proceed in her absence. 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.

Motion: Chair Loughery moved, and Member Dashiell seconded to approve Case #24110 for designation of the two-family residence at 105 17th Avenue as a local historic resource. The motion carried 5-0.

e. Local Historic Designation No. 24113: 3501 Casablanca Avenue
Natalie and Paul Looney request local historic designation of the single-family residence located 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.

Applicant Natalie Looney appeared and spoke about purchasing the home three years ago, their desire to maintain its historic aesthetic, and her appreciation of historic preservation in the City.

Motion: Member Hurley moved, and Member Young seconded to approve Case #24113 for designation of the single-family residence at 3501 Casablanca Avenue as a local historic resource. The motion carried 5-0.

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

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record. It is a very well preserved structure. Staff recommended additional landscaping. Staff was in support of the application and recommended approval.

Laurel Bedig, President of the Pass-A-Grille Woman's Club appeared and provided additional history regarding the club and clubhouse and some of the work that the Woman's Club is known for. She spoke about plans to reinstall landscaping post-hurricanes.

Motion: Member Hurley moved, and Member Young seconded to approve Case #24114 for the re-designation of the clubhouse building on 2201 Pass A Grille Way as a local historic resource. The motion carried 5-0.

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.

Mr. Berry reviewed the City's request 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. Mr. Berry reviewed LDC Sec. 28.11 regarding demolition permits. Staff recommended approval of the demolition due to the extensive damage sustained during the two recent hurricanes. A stay of up to 30 days may be placed on demolition. Staff is researching a Special Category Grant that may be available to apply for this and the Merry Pier in the next grant cycle.

Mr. Berry addressed questions about the Commission's ability to provide authority to rebuild the structure the way that it was. Budgeting for reconstruction was discussed. The Historic Museum would be happy to accept any savable historic items or artifacts from the building.

Motion: Member Young moved, and Chair Loughery seconded to approve Certificate of Appropriateness #24118 for the demolition of the clubhouse at 101 9th Avenue. The motion carried 5-0.

h. Certificate of Appropriateness for Demolition No. 24119: 2105 Gulf Way
Bill and Corrie Stover request a Certificate of Appropriateness for Demolition of the two-story single-family residence on the subject property.

Mr. Berry reviewed the staff presentation for this application which is part of the meeting record.

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 suggested the request of 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.

Applicant Bill Stover appeared and explained that they have not solidified plans for a new dwelling yet and was unsure if the historic wall can remain during demolition.

Motion: Chair Loughery moved, and Vice Chair Hockensmith seconded to Certificate of Appropriateness for Demolition #24119 at 2105 Gulf Way with no stay. The motion carried 5-0.

5. Discussion Items -

a. Lot Split Request No. 24112: 104 12th Avenue
David and Mairim Gersholowitz request to split the subject properly to two residential lots, Morey Beach Block 3 Lots 6 & 7, each capable of supporting one residence.

Mr. Berry reviewed the staff presentation for this application including a survey, which is part of the meeting record.

Staff found 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.

The members provided comments and asked questions. Alley widths were discussed briefly. The build would be two single-family units.

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.

This item was withdrawn from the agenda to return at the February meeting.

c. Hurricane Update on Property Appraisals (Added)

Chair Loughery inquired whether the City is recommending independent property appraisals as opposed to using the Property Appraiser's value. Mr. Berry explained that damage values are still based on the Property Appraiser's estimates; a straightforward way to appeal that is to have a certified appraisal showing that the estimate of the damage is less than 50% of the appraised market value of the structure. City Manager Fran Robustelli added that the goal is for every homeowner to receive a Substantial Damage letter, regardless of elevation. Properties above the 7.25' height would receive a letter saying they had none, for the record.

Resident John Jostrand inquired about how percentages of damage were calculated and how to appeal. Mr. Berry explained that the closeout of a permit can stand as an appeal to a higher percentage, but if no damage at all was sustained and no permit requested, he recommended requesting an appeal of non-substantial damage at SDappeal@stpetebeach.org.

d. Gulf Beaches Historic Museum

Vice Chair Hockensmith mentioned the Super Supper fundraiser tonight 5:30 PM and the small Christmas trees were created from storm debris and placed in front of the museum. They will remain there for a while longer. She also reported that the Friends of Gulf Beaches have applied to FEMA for assistance for the artifacts and interior materials lost and the County has applied for the exterior. Donations are always accepted.

Vice Chair Hockensmith also spoke briefly about the Attorney Opinion letter received late today (which is part of the meeting record) on historic redesignations; she did not think the intent was for a mass redesignation but thought a list should be compiled to be proactive. Mr. Berry stated a list of those properties is available when needed. Ms. Hockensmith also mentioned this may be a good time to address the disclosure of historic district properties in the Property Appraiser's website.

Mr. Berry reminded the members of the Joint Workshop with the City Commission on January 28th at 4:00 PM regarding the Overlay and 8th Avenue CRD-EA changes. Staff is also working on applications for the February and possibly March meetings. After March a return to typical application times is expected.

Ms. Rosetti announced a Community Meeting with the Don CeSar and Belle Vista Community Associations to discuss the historic survey results on January 22nd at 5:30 PM in Commission Chambers.

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

Chair Loughery adjourned the meeting at 3:52 PM.

These minutes will be considered for approval at the February 6, 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. 24117: 104 8th Avenue

Action Request: Motion to approve Case Number 24117 for designation of the two-story mixed-use building at 104 8th Avenue as a local historic resource.

Strategic Objective:

Date: February 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The structure was found to be a contributing historic resource in the 1989, 2003, and 2015 evaluations of Pass-a-Grille, and reflects one of a handful of structures in the District of the "commercial vernacular" mixed-use character. While the building has seen some alterations, particularly to the once-enclosed area above the arcade, it remains an important historic resource on the basis of its architecture and contributions to the early development of the neighborhood.

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. 24117: Marty Nora for NORA PARTNERSHIP LLC
Meeting Date: February 6, 2025
Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	Marty Nora of NORA PARTNERSHIP LLC is requesting local historic designation of the mixed-use retail and residential building located at 104 8th Avenue.
SUBJECT PROPERTY	104 8th Avenue; MOREY BEACH BLK 6, LOT 3; Parcel #19-32-16-58932-006-0030.
LAND USE / ZONING	CRD-EA: Community Redevelopment District Eighth Avenue
YEAR BUILT	Circa 1919 (per 2003 National Register Boundary Increase) or 1913 (2015 Florida Master Site File)
HISTORIC STATUS	Constructed in the 1910s, this two-story mixed-use masonry or commercial vernacular structure was considered a contributing resource to the 1989 National Register of Historic Places designation for Pass-A-Grille, and remained a contributing resource in the 2003 Boundary Increase as well as 2015 local re-survey.
SURROUNDING AREA	North – Mixed-use Retail and Residential South – Alleyway and Two-family Residential East – Temporary Lodging West – Mixed-use Retail and Residential

BACKGROUND and ANALYSIS

The subject parcel contains a two-story mixed-use building containing ground floor commercial and three upper-story residences. The structure is one of five along the eastern side of 8th Avenue that is considered to be constructed in the “commercial vernacular” style, those structures with distinct upper- and lower-story uses which are clad in brick, block, and similar materials. The structure’s two northern neighbors, 105 and 107 8th Avenue, are currently listed on the City’s local historic registry.

The structure was likely built in the early 1910s, with different sources listing varying years throughout that decade. A postcard provided by the applicant suggests the structure may have been built as early as 1904, which would make it the oldest contributing commercial structure along 8th Avenue

and one of only two surviving contributing commercial properties in the Pass-A-Grille Historic District built in the 1900s, the other being the Castle Hotel.

The structure contained Mayor Edward W. Jewett's drug store in the 1920s and traded off, with some of its neighbors, the early post office, which was located in the eastern side of the building from 1917 until 1923. The structure saw moderate alteration to its upper story between the structure's original designation in 1989 and its re-survey in 2003, but there have been no noted changes to the exterior of the structure since the City's 2015 re-survey, which found the structure to remain a contributing resource.

Right: An undated photograph supplied by the owner, showing its then-function as the Pass-A-Grille Market and the rear of the card suggesting a founding of the business in 1904.	
Right: The structure shown at the time of the City's 1989 National Register Historic District nomination. The original parapet remains but the structure's upper story above the arcade, constructed in block at the time, has been removed to create an open balcony featuring Tuscan columns and metal railing with baluster. Additionally, it appears the first story is now clad with a Monterrey style stucco above the brick columns, where the style was originally smoother.	

Right: The structure photographed in 2003 for the National Register Boundary Increase. The upper story alterations had been completed at this time and, despite minor alterations to the baluster which included replacement of the baton-style fixtures with standard vertical supports and later removal of what appeared to be ornamental lacing under the eave, the building appears largely as it does today.	
Right: Photograph taken in 2015 for the District's re-survey. The upper story balcony skirting has since been removed.	
Right: The structure photographed in January 2025.	

Sec. 28.20. - Designation report.
Prior to the designation of any historic resource, structure or historic area district or district extension pursuant to this division, a designation report shall be prepared by city staff. The designation report shall contain the following information:

(1) ***Individual historic buildings or archaeological sites:***

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

The structure is constructed in a commercial masonry vernacular style, featuring rusticated concrete block along the bottom side of the structure with smooth block along the side of the upper story, brick veneer support with stucco above on the columns at the first level arcade adjacent the sidewalk, crenellated parapet that is similar to others along this stretch of 8th Avenue, integrated planter boxes along the side, and a mixture of Monterrey-style stucco along the front with drop siding on the upper level. The upper story, above the arcade, while not in its original design, is noted to contain Tuscan columns.

Generally, the structure retains the form, massing and function of the commercial vernacular style. This style has been situated along 8th Avenue as modest two-story masonry structures containing projecting arcades with either balcony or enclosed space above, and delineated ground-floor office or commercial with residential above within the buildings themselves

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

As noted in the 2003 Boundary Expansion of the Pass A Grille National Register Historic District, the structure is an architectural example of the commercial vernacular style prevalent on the eastern side of 8th Avenue, and its initial development is part of the early settlement history of the neighborhood. One of the earliest commercial businesses in the structure was operated and owned by Mr. Ed Jewett, an early mayor of Pass-A-Grille. Mr. Jewett's son, Edward W., was elected to the City Commission in 1939 and owned the Sea Horse Tavern during the 1930s (St. Petersburg Times, 1987). While the uses in these buildings were modest and local, the century-long history of the structures containing local retail and similar commercial uses reflect the District's early settlement as a seasonal resort community, which later grew into a burgeoning residential neighborhood, with uses oriented and adapted to support those local needs.

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

Assessment of the structure in 2015 noted it to be in good condition. Despite the recent hurricane, the applicant noted the structure to be externally undamaged from the storm, and has applied for permits to restore the inside of the structure.

Zoning is not a threat to the structure as situated, unless additions or alterations are proposed. The CRD-EA zoning that applies to the property promotes the mixed-use character of the area, and the applicant has the ability to substitute ground-floor uses with other forms of commercial. The structure does contain three density units where only two would be permitted today if the site were to be redeveloped, but the applicant is not at risk of losing the third unit if they were to

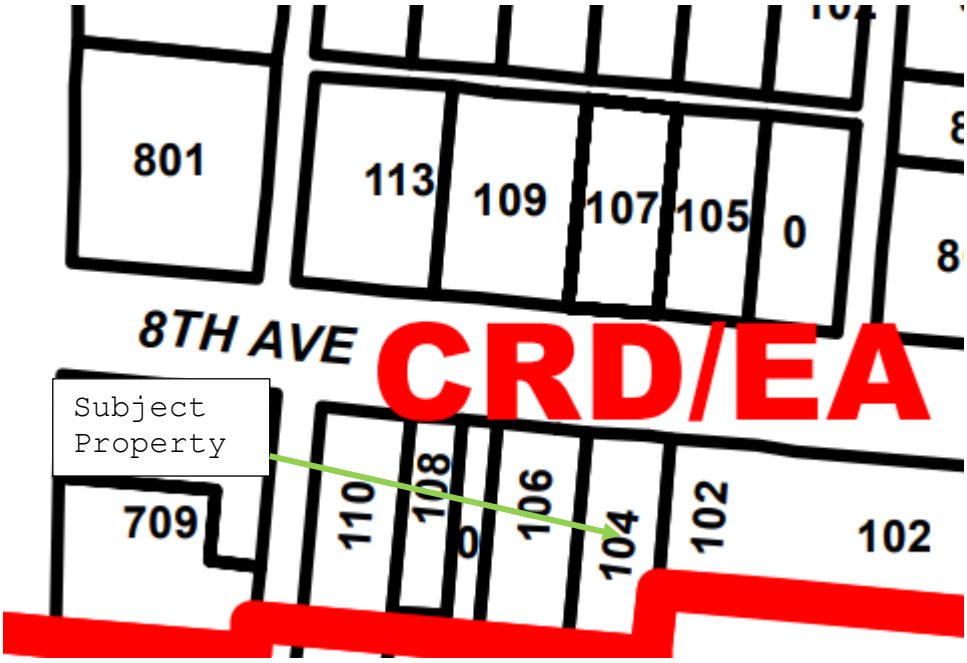
substantially improve the existing structure in the future, as historic structures are excepted from the nonconformity zoning restrictions of the Land Development Code.

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

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

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

104 8th Avenue is zoned and has a future land use category of CRD-EA, a high-intensity mixed-use district developed by the City in the early 2010s to respect the character of historic 8th Avenue. The primary uses of the site, with commercial retail at the ground floor and a residence above, is common of the early 20th century developments along 8th Avenue and is permitted to be maintained today.



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

Staff recommends 104 8th Avenue for designation as a local historic resource due to its preservation of the historic "commercial vernacular" mixed-use of 8th Avenue. Furthermore, the structure exemplifies the broad development history of the neighborhood, from its early ownership and operation by Pass-A-Grille Mayor Jewett to its offering of local retail uses that supported the growing resort and residential neighborhood during the early to mid twentieth century.

Staff finds the rusticated block sides, stucco and brick exterior of the ground level, parapet design, planter boxes, and arcade to be essential components of the structure worthy of preservation.

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

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

Sec. 28.22 – Designation criteria established.
The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

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

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

Staff analysis: Staff supports this application to locally designate 104 8th Ave as an historic building. Staff finds that the building is significant in the following areas:

a. It embodies the distinctive visible characteristics of an architectural style (commercial/masonry vernacular) and period (early 20th century).
b. It reflects the broad development history of Pass-a-Grille, having been owned as operated by Mayor Ed Jewett during its earliest years, and continuing (along with other structures along 8th Avenue) to provide local goods and services to support the early resort and permanent residential character of the area.

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of the building at 104 8th Avenue (Case No. 24117)

Bibliography

St. Petersburg Times. (1987, March 19). [Obituary of Edward W. Jewett]. Retrieved from https://www.findagrave.com/memorial/192530129/edward-w-jewett.

St. Pete Beach
The Sunset Capital of Florida

Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24112

Property Owner Name & Address

MARTY NORA
555 GULF WAY #6N
ST. PETE BEACH, FL 33706

Phone (651) 351-9040

Email Address MARTYNORA1@GMAIL.COM

Agent or Representative Name & Address

Phone

Email Address

Property Address, Legal Description, Parcel ID

104 8TH AVE, S.P.B.

PARCEL # 19-32-16-58932-006-0030

LOT 3, BLOCK 6, MOREY BEACH

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 104 8TH AVE. and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: _____ Date: 12-23-24

TYPE OF REQUEST

✓ Individual historic building

_____ Individual archaeological site

✓ Historic or archaeological district

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

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

SEE ATTACHED PINELLAS COUNTY APPRAISER PRINTOUT

FUNCTION OR USE

Historic Functions

DRUG STORE, GROCERY STORE,
CLOTHING STORE, REAL ESTATE OFFICE,
UPSTAIR APARTMENTS

Current Functions

CLOTHING STORE, REAL ESTATE
OFFICE, UPSTAIRS APARTMENTS

DESCRIPTON

Architectural Classification

Materials

STUCCO, WOOD

STATEMENT OF SIGNIFICANCE

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

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

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

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

☑ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or

☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or

☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration 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

EARLY PASSAGRILLE COMMERCIAL/RESIDENTIAL BUILDING. BUILT PRIOR TO 1917 (ON 1917 SANBORN MAP), PRIOR TO BRIDGE. PART OF "GOLDEN AGE".

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

PRE 1917

3. Significant Persons

4. Cultural Affiliation/Historic Period

CONNECTED TO "GOLDEN AGE" OF PAS. ICONIC BUILDING WITH COVERED WALKWAY. APARTMENT BALONIES OVER SIDEWALK.

5. Architect

Pinellas County Property Appraiser - www.pcpao.gov Generated on 12/23/2024 12:05 PM

Parcel Summary (as of 23-Dec-2024)

Parcel Number

19-32-16-58932-006-0030

Owner Name
NORA PARTNERSHIP LLC

Property Use
1227 Store w/Office or Apartment

Site Address
104 8TH AVE
ST PETE BEACH, FL 33706

Mailing Address
~~705 12TH AVE SE~~
~~MINNEAPOLIS, MN 55414~~
See address on main page.

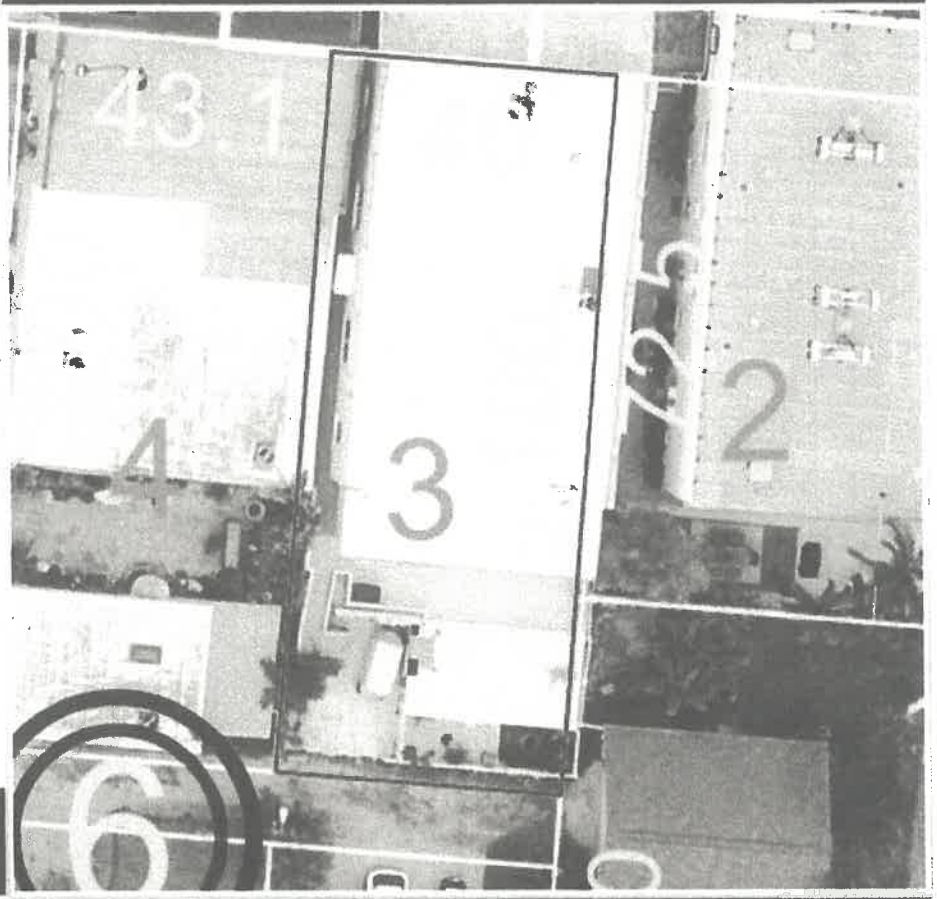
Legal Description
MOREY BEACH BLK 6, LOT 3

Current Tax District
ST PETE BEACH (SPB)

Year Built
1925

Heated SF	Gross SF	Living Units	Buildings
5,740	6,460	3	1

Parcel Map



Exemptions

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

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22978/2600	Find Comps	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	$1,250,000	$1,229,844	$1,229,844	$1,250,000	$1,229,844

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	$1,235,000	$1,118,040	$1,118,040	$1,235,000	$1,118,040
2022	N	$1,050,000	$1,016,400	$1,016,400	$1,050,000	$1,016,400
2021	N	$924,000	$924,000	$924,000	$924,000	$924,000
2020	N	$935,000	$935,000	$935,000	$935,000	$935,000
2019	N	$875,000	$875,000	$875,000	$875,000	$875,000

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
12-Nov-2024	$100	U	I	NORA PROPERTIES LLC	NORA PARTNERSHIP LLC	22978/2600
29-Mar-2024	$100	U	I	NORA PARTNERSHIP LLC	NORA PROPERTIES LLC	22768/0111
24-Feb-2014	$705,000	Q	I	ONE O'FOUR EIGHT AVE LLC	NORA PARTNERSHIP LLC	18322/0129
12-Jan-2005	$1,175,000	Q	I	KENNETH HERMAN ORGANIZATION IN	ONE O' FOUR EIGHTH AVE LLC	14060/0622
17-Oct-2000	$100	U	I	HERMAN KENNETH D	HERMAN, KENNETH ORG INC	11088/2656

2024 Land Information

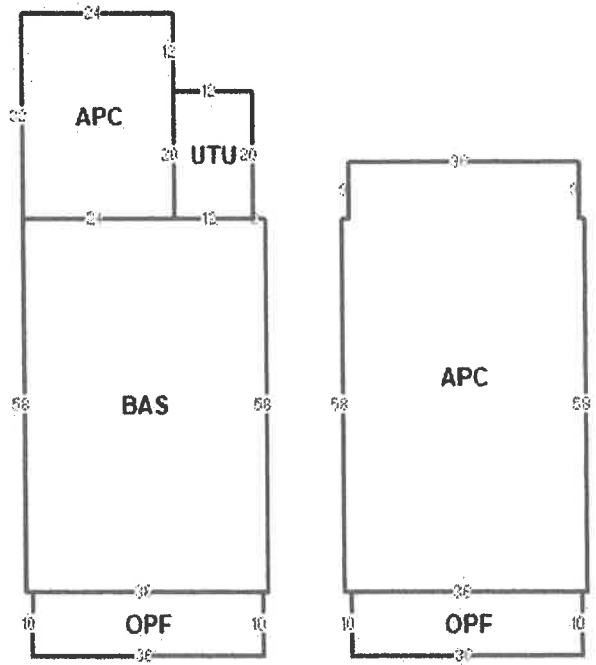
Land Area: ≅ 3,999 sf | ≅ 0.09 acres | Frontage and/or View: None | Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Mixed Use	40x100	$190	4,000	SF	1.0000	$760,000

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Spread/Mono Footing
Floor System	Slab On Grade
Exterior Walls	Concrete Block
Unit Stories	2
Roof Frame	Flat
Living Units	3
Roof Cover	Built Up Wood
Year Built	1925
Building Type	Retail W/Apts Above
Quality	Average
Floor Finish	Carpet Combination
Interior Finish	Dry Wall
Cooling	Heat & Cooling Pkg
Fixtures	24
Effective Age	28

Sub Area	Heated Area SF	Gross Area SF
Apartment (APC)	3,296	3,296
Base (BAS)	2,204	2,204
Utility Unfinished (UTU)	240	240
Open Porch (OPF)	0	720
Total Area SF	**5,740**	**6,460**



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIRESPRINK	$4.00	5,500.0	$22,000	$15,400	2007

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
20150877	ADDITION/REMODEL/RENOVATION	06/18/2015	$13,100
20070646	FIRESPRINK	07/23/2007	$26,115
20051306	PATIO/DECK	02/06/2006	$53,169
022314	MISCELLANEOUS	07/19/2001	$1,400
021551	ADDITION/REMODEL/RENOVATION	11/28/2000	$6,185
21136	ADDITION/REMODEL/RENOVATION	08/24/2000	$10,210
021097	MISCELLANEOUS	08/21/2000	$3,200
15072	ADDITION/REMODEL/RENOVATION	07/30/1997	$5,000

Pass-A-Grille Market

104 8th Avenue

Pass-A-Grille, St. Petersburg Beach, Florida

The Holiday Isle's first general store, founded in 1904, remains the favorite shopping place for residents and visitors alike. As a member of SUPREX MARKETS, this friendly store is able to offer every day food values without sacrifice of QUALITY or SERVICE.

al, St. Petersburg, Fla.

.50

PLACE STAMP HERE

Post Card

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 PI00946
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) 104 8th Avenue — Multiple Listing (DHR only) _____
Survey Project Name Pass-a-Grille Historic Resources Survey — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☒private-profit ☐private-nonprofit ☐private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	104		8th	Avenue	

Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
USGS 7.5 Map Name PASS-A-GRILLE BEACH — USGS Date 1981 — Plat or Other Map _____
City / Town (within 3 miles) St Pete Beach — In City Limits? ☒yes ☐no ☐unknown — County Pinellas
Township 32S — Range 16E — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☒NE — Irregular-name: _____
Tax Parcel # 19-32-16-58932-006-0030 — Landgrant _____
Subdivision Name MOREY BEACH — Block 6 — 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: 1913 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Commercial — From (year): c1913 — To (year): _____
Current Use _____ — From (year): _____ — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: Unknown Nature Windows, siding, porch
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Masonry Vernacular — Exterior Plan Rectangular — Number of Stories 2
Exterior Fabric(s) 1. Concrete block 2. Stucco 3. Drop Siding
Roof Type(s) 1. Flat 2. _____ 3. _____
Roof Material(s) 1. Tar & gravel 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Display windows, 1/1 double-hung vinyl sash

Distinguishing Architectural Features (exterior or interior ornaments) Rusticated concrete block, brick veneer on posts, stepped and crenellated parapet, integrated planter boxes

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

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

HR6E046R0107 Florida Master Site File / Division of Historical Resources / R. A. Gray Building / 500 South Bronough Street, Tallahassee, FL 32399-0250
Phone (850) 245-6440 / Fax (850)245-6439 / E-mail SiteFile@dos.state.fl.us

HISTORICAL STRUCTURE FORM

Site # PI00946

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____
Structural System(s): 1. Concrete block 2. _____ 3. _____
Foundation Type(s): 1. Continuous 2. _____
Foundation Material(s): 1. Concrete Block 2. _____
Main Entrance (stylistic details) Off-center, 2-leaf door with arched surround

Porch Descriptions (types, locations, roof types, etc.) Arcade with second story porch on the facade. The large square posts of the open arched arcade is brick veneered. The second story is supported by Tuscan columns.

Condition (overall resource condition): ☐excellent ☒good ☐fair ☐deteriorated ☐ruinous
Narrative Description of Resource Built c. 1913, Mayor Edward W. Jewett, Jr. once had a drug store here. The 1917 Sanborn Map shows the eastern section of the building functioning as the post office which was moved across the street by 1923. The building later housed a sandwich shop.
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)

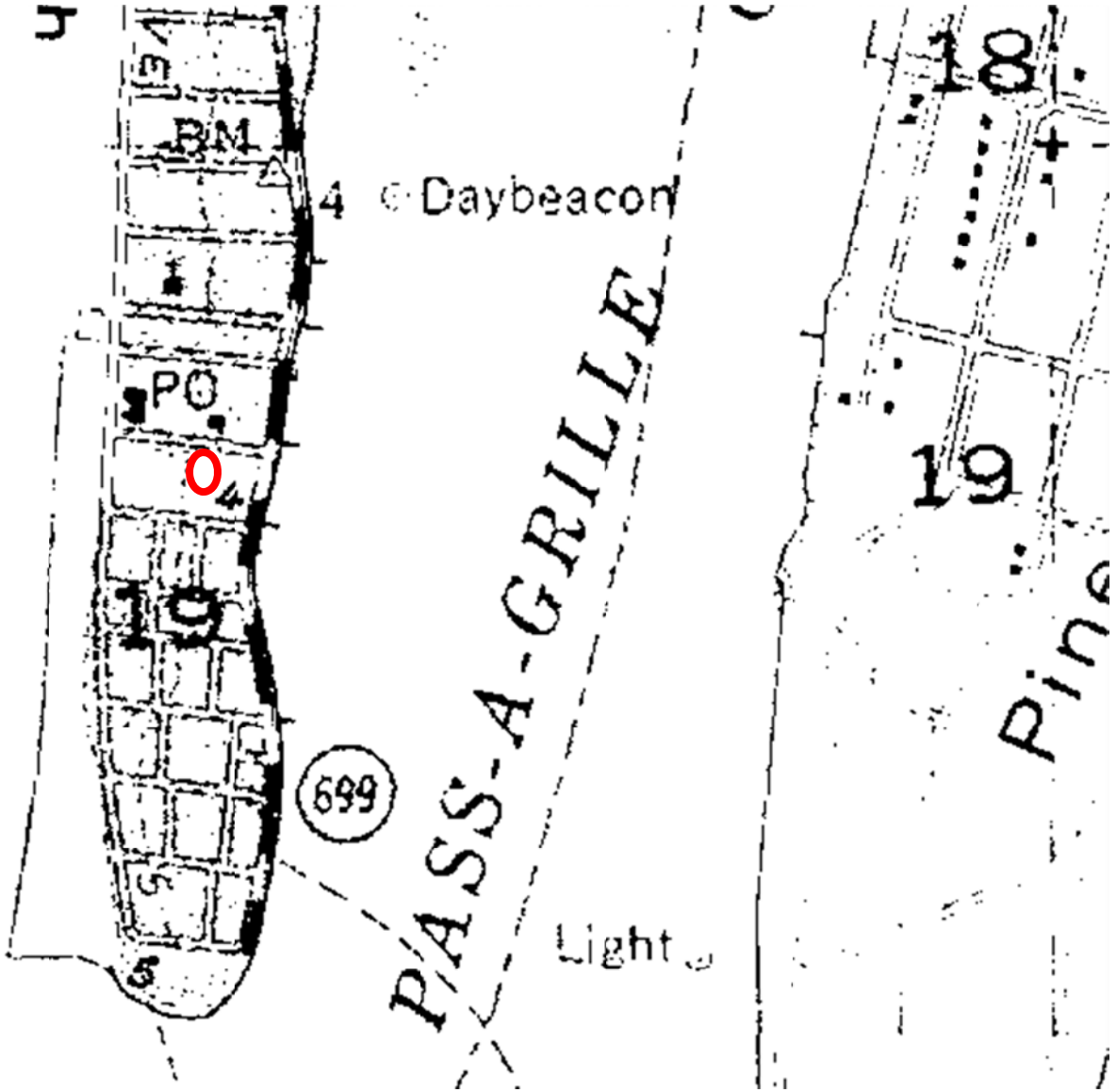
Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

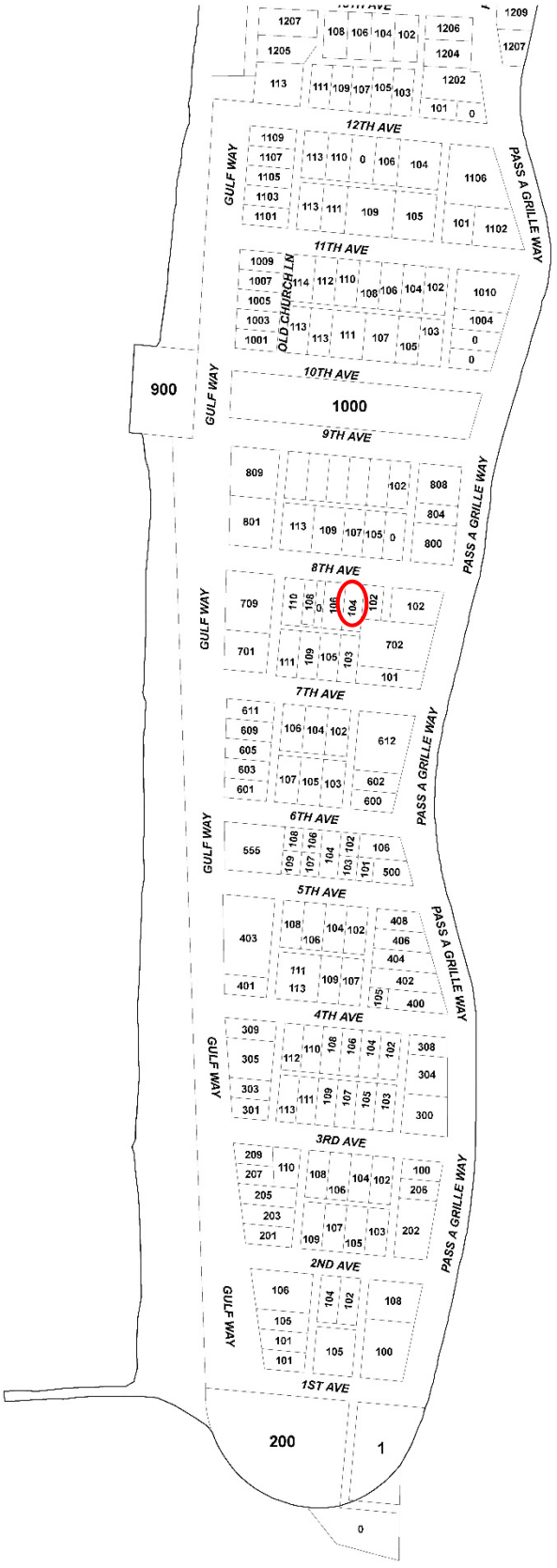
8th_104_PI00946_03

8th_104_PI00946_01

8th_104_PI00946_02



Site #8PI00946 Address: 104 8TH AVENUE



Site #8PI00946 Address: 104 8TH AVENUE

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 25001: 3512 Casablanca Avenue

Action Request: Motion to approve Case No. 25001 for the designation of the single-family residence at 3512 Casablanca Ave as a local historic resource.

Strategic Objective:

Date: February 6, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: Constructed in 1952, 3512 Casablanca Ave. exemplifies mid-20th-century suburban architecture, particularly the Minimal Traditional style. This single-story, single-family home reflects the era's focus on practicality, simplicity, and functionality. The structure is built on a continuous poured footing foundation, with a slab-on-grade floor system, providing a solid and durable base consistent with the construction methods common during the post-war period.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. IMG_0555
4. IMG_0556
5. IMG_0557
6. IMG_0558

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Local Historic Designation Case No. 25001: Jorge Allwood
Meeting Date: February 6, 2025
Prepared By: Gil Martinez, Senior Planner, Planning Division

REQUEST	The property owner is requesting Local Historic Designation of the single-family structure at 3512 Casablanca Avenue.
SUBJECT PROPERTY	3512 Casablanca Ave**.,** DON CESAR PLACE BLK 11, LOT 7 ; PARCEL ID # 07-32-16-21852-011-0070
LAND USE / ZONING	RU-2 Residential District
YEAR BUILT	Circa 1952
HISTORIC STATUS	The property at 3512 Casablanca Ave., built in 1959, features a single-family home. In 2024, the structure was recognized for its contribution to the character of the Don Cesar Place Neighborhood. (PI16155).
SURROUNDING AREA	North – Single-Family Residential South – Single-Family Residential East – Sigle -Family Residential West – Vacant Lot / Gulf Key Condominium

Background and Analysis

Constructed in 1952, 3512 Casablanca Ave. exemplifies mid-20th-century suburban architecture, particularly the Minimal Traditional style. This single-story, single-family home reflects the era's focus on practicality, simplicity, and functionality. The structure is built on a continuous poured footing foundation, with a slab-on-grade floor system, providing a solid and durable base consistent with the construction methods common during the post-war period.

The exterior of the home is finished with frame siding, likely utilizing vinyl materials for their durability. The design is simple, featuring a rectangular floor plan that reflects the practical style common in post-war suburban homes. The roof is a straightforward gable style, covered with composition shingles and minimal eaves, contributing to the home's clean, unadorned appearance. Notable architectural features include a gable vent and fixed shutters, which add subtle visual interest to the exterior. The main entrance consists of a four-panel door with a fanlight, providing a small detail to the front facade. The front porch is supported by a stucco column and framed by a vinyl railing, reinforcing the home's modest and functional design. Overall, the home integrates durable materials like wood and asbestos tiles, reflecting the period's emphasis on practicality

without sacrificing the understated elegance typical of mid-century residential architecture in the area.

Sec. 28.20. - Designation report.

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

(1) ***Individual historic buildings or archaeological sites:***

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

This single-story, post-war home speaks to practicality and durability, with a poured footing foundation and slab-on-grade floor. The exterior features low-maintenance vinyl siding, a gable roof with composition shingles, and minimal decoration, in line with the era's utilitarian style. Simple details like a four-panel door with fanlight, a stucco column on the porch, and gable vents add subtle visual interest.

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.

Situated in the historic Don Cesar neighborhood, 3512 Casablanca Ave. is a well-preserved example of mid-20th-century suburban architecture, showcasing the Minimal Traditional style. Built in 1952, this single-story home reflects the era's focus on practicality and simplicity, featuring durable materials like vinyl siding and a slab-on-grade foundation typical of post-war construction. Its clean design, with a gable roof, four-panel door with fanlight, and understated architectural details, exemplifies the subtle elegance of mid-century residential architecture.

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's structure remains intact with no damage. However, water damage from recent hurricanes has affected the lower portions of the drywall and some electrical components. The applicant will replace all electrical outlets and any wiring impacted by moisture. Overall, the building remains in good condition.

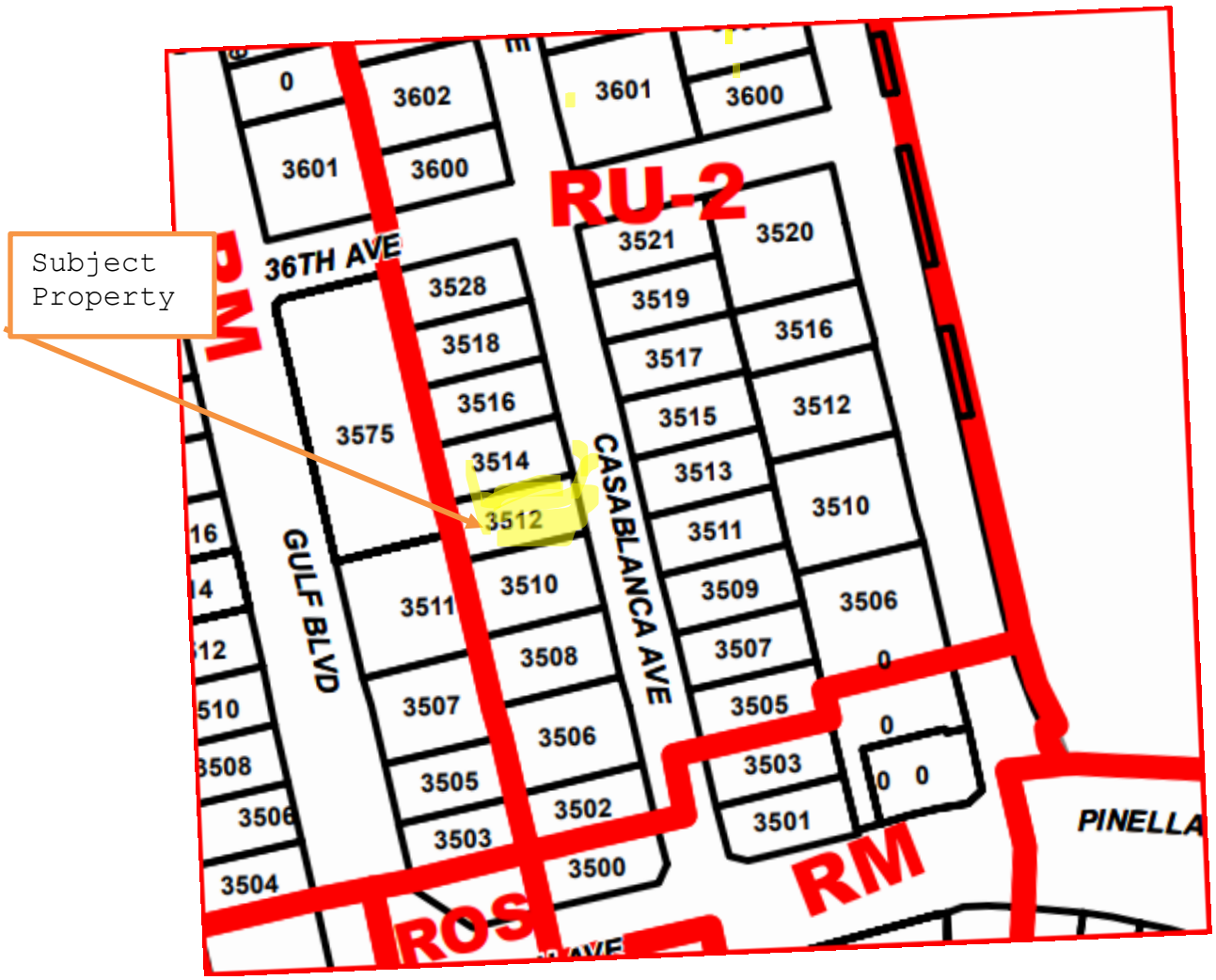
d. A statement of rehabilitation or adaptive use proposals, if applicable.

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.

The single-family home at 3512 Casablanca Ave. is zoned and has a land use designation of (RU-2) Residential Urban.

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 3512 Casablanca Ave. for designation as a local historic resource based on contributing architecture.

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

Sec. 28.22 – Designation criteria established.

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

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

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

b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or

c. Is associated with the life of a person who has played a significant role in our local, state or national history; or

d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or

e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and

f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Staff analysis: Staff supports this application to locally designate the structure at 3406 East De Bazan 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.

Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of the residence 3512 Casablanca Avenue.

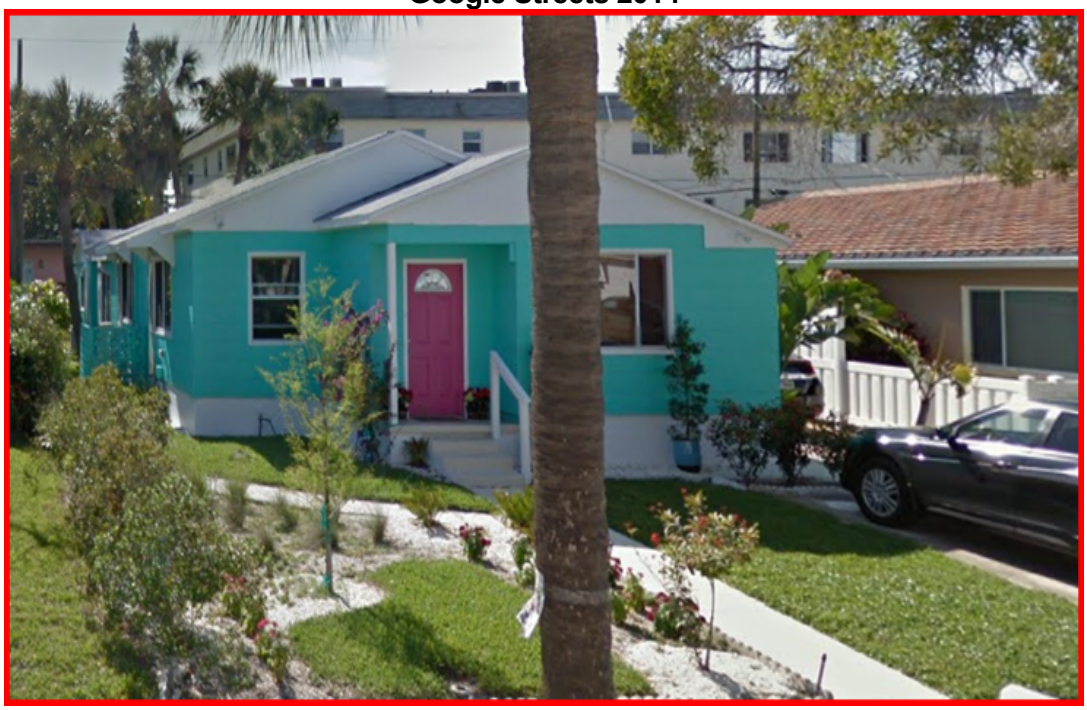
Subject Property

AERIAL PHOTOGRAPH

Source, PCP

Current Field Photos

Google Streets 2014



Google Streets 2022

RECEIVED
JAN 02 2025
COMMUNITY DEVELOPMENT

St. Pete Beach
The Sunset Capital of Florida

Application for Local Historic Designation

GENERAL INFORMATION **Case Number** 25001

Property Owner Name & Address

Jorge Allwood
3512 Casablanca Avenue
St Pete Beach, Fl. 33706

Phone 727-430-8598

Email Address jorge.allwood@gmail.com

Agent or Representative Name & Address

Phone

Email Address

Property Address, Legal Description, Parcel ID

3512 Casablanca Ave St Pete Beach, Fl. 33706
07-32-16-21852-011-0070
Don Cesar Place BLK 11, Lot 7

Historic Name of Property (if applicable):

Florida Master Site File Number (if applicable): Site#8 PI16155 (?)

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

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

Owner Signature: J. — 1. Date: 12/26/24

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.

Please see enclosed parcel map and information.
Parcel #07-32-16-21852-011-0070
Lot size 50X110, 0.12 acres 5497 sq.ft.
Living area 1531 sq.ft. Gross area 1569 sq.ft. Living unit 1 building 1

FUNCTION OR USE

Historic Functions

0110 Single Family Home
(from Pinellas County Property Appraiser report - attached)

Current Functions

0110 Single Family Home
(from Pinellas County Property Appraiser report - attached)

DESCRIPTON

Architectural Classification

Minimal traditional style building with minimal overhanging eaves, a picture window, gable roof and asbestos shingle siding.

Materials

wood frame with asbestos tile. Gable roof with composition shingles.

STATEMENT OF SIGNIFICANCE

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

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

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

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

❑ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or

❑ Is associated with the life of a person who has played a significant role in our local, state, or national history; or

❑ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and

☒ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

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

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

❑ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

(3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:

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

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

Areas of Significance (please describe the following):

1. Period of Significance

Historical Structure form Florida Master Site File (see attached)

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

Built 1952

3. Significant Persons

Original owner Kathryn Wunderlin 1952 - 2001
Current owner Jorge Allwood 2001 - Present

4. Cultural Affiliation/Historic Period

5. Architect

Unknown

STATEMENT OF SIGNIFICANCE

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

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

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

- ❑ Exemplifies or reflects the broad cultural, political, economic or social history of the city, the county, the state or the United States; or
- ❑ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or
- ❑ Is associated with the life of a person who has played a significant role in our local, state, or national history; or
- ❑ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and
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(2) **Historic districts.** A district is of historic significance if it:

- ❑ Represents a significant entity whose components may lack individual distinction; or
- ❑ Represents a geographically defined area which contains buildings, sites, objects and spaces linked historically through location, design, setting, materials, workmanship, feeling and association; or
- ❑ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

(3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:

- ❑ Has yielded or is likely to yield significant information relating to prehistory or history; or
- ❑ Contains any subsurface remains of historical or archaeological importance or any unusual ground formations of archaeological significance.

6. Builder

Unknown

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.

See attached description and reports

Major Bibliographic References

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

Historical Structure form Florida Master Site File

Don Cesar and BelleVista Structure Survey

25001

Property was included in the Don Cesar and Belle Vista Historic Structure survey. Structure was built in 1952 and remained as built to this date. Structure was/is made of wood frame and exterior covered is of asbestos tiles. It has a gable roof with composition shingles.

The distinguished arquitectural ~~featu~~ features are: gable vent, fixed shutters, and minimal overhanging eaves. The main entrance is a four paneled door with fan light. The porch is a square stucco column and vynil railing.

Clear Form Values

Page 1

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

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

Site#8 PI16155
Field Date 6-24-2024
Form Date 9-8-2024
Recorder # _____

Site Name(s) (address if none) 3512 CASABLANCA AVE — Multiple Listing (DHR only) _____
Survey Project Name Don Cesar and Belle Vista Historic Structure Survey — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
3512		CASABLANCA		

Address: 3512 CASABLANCA
Cross Streets (nearest / between) Between Gulf Blvd and Casablanca Ave
USGS 7.5 Map Name PASS-A-GRILLE BEACH — USGS Date 1994 — Plat or Other Map 13/15
City / Town (within 3 miles) SAINT PETE BEACH — In City Limits? ☒yes ☐no ☐unknown — County Pinellas
Township 32S — Range 16E — Section 07 — ¼ section: ☐NW ☐SW ☒SE ☐NE — Irregular-name: _____
Tax Parcel # 07321621852011007O — Landgrant _____
Subdivision Name DON CE-SAR PLACE — Block 11 — Lot 70
UTM Coordinates: Zone ☐16 ☒17 — Easting 3 2 8 7 7 3 — Northing 3 0 6 6 4 1 9
Other Coordinates: X: 27.71120856 — Y: -82.73671402 — Coordinate System & Datum WGS 1984
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1952 ☒approximately ☐year listed or earlier ☐year listed or later

		From (year):	To (year):
Original Use	Preschool	1952	2024
Current Use	Preschool	1952	2024
Other Use			

Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: 1-8-2020 Nature roof, windows
Additions: ☒yes ☐no ☐unknown Date: _____ Nature room on N
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

ALLWOOD, JORGE S (current)

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

DESCRIPTION

Clear Description Values

Style _____ — Exterior Plan _____ — Number of Stories 1
Exterior Fabric(s) 1. Asbestos 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Composition shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.)

1/1 shs vinyl ind., 1-light sliding vinyl flanking 1-light fixed vinyl

Distinguishing Architectural Features (exterior or interior ornaments)

gable vent, fixed shutters, minimal overhanging eaves

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

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

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site #8PI16155

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

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

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

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

Main Entrance (stylistic details)

4-paneled door with fan light

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

square stucco column and vinyl railing

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

Narrative Description of Resource

This is a Minimal Traditional style building with minimal overhanging eaves, a picture window, gable roof, and asbestos shingle siding.

Archaeological Remains None observed ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

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

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

OPINION OF RESOURCE SIGNIFICANCE

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 _____ 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

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

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

07-32-16-21852-011-0070

12/1/2024

1:1,128

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

07-32-16-21852-011-0070

12/1/2024

1:282

0 0 0 0.01 mi

0 0 0.01 0.01 km

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 30-Nov-2024)

Parcel Number
07-32-16-21852-011-0070

- Owner Name
  ALLWOOD, JORGE S
- Property Use
  0110 Single Family Home
- Site Address
  3512 CASABLANCA AVE
  ST PETE BEACH, FL 33706
- Mailing Address
  3512 CASABLANCA AVE
  ST PETE BEACH, FL 33706-3902
- Legal Description
  DON CE-SAR PLACE BLK 11, LOT 7
- Current Tax District
  ST PETE BEACH (SPB)
- Year Built
  1952

Living SF	Gross SF	Living Units	Buildings
1,531	**1,569**	**1**	**1**

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
21-Apr-2010	$100	U	I	ALLWOOD JANICE	ALLWOOD JORGE S	16906/1006
04-Sep-2001	$156,000	U	I	JONES JEANNE W	ALLWOOD, JANICE	11558/2665

2024 Land Information

Land Area: ≅ 5,497 sf | ≅ 0.12 acres Frontage and/or View: None Seawall: No

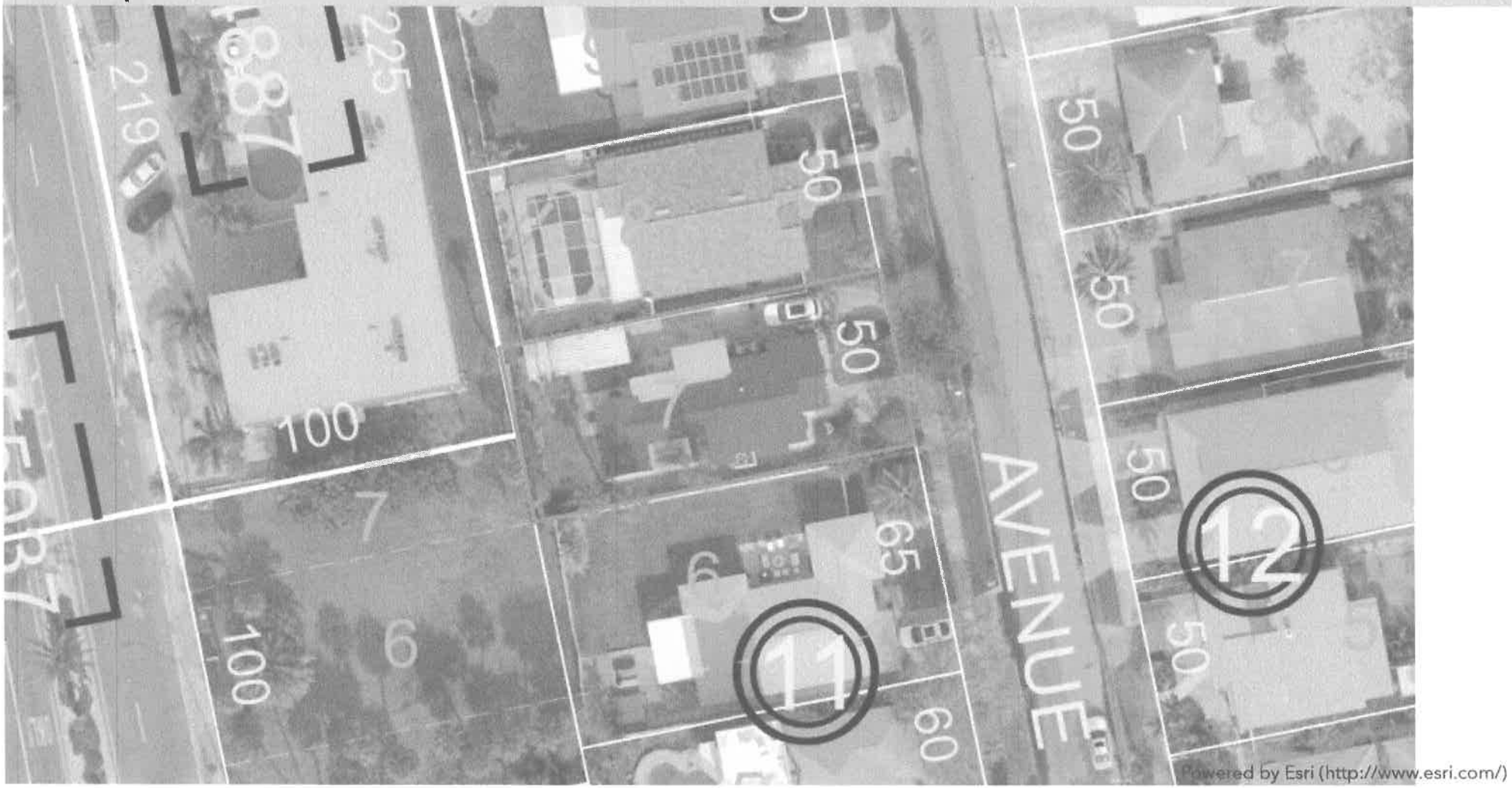
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	50x110	$9,450	50.00	FF	1.1128	$525,798

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Frame Siding
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1952
Building Type:	Single Family
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,531	1,531
Open Porch (OPF):	0	38
Total Area SF:	**1,531**	**1,569**

Parcel Map



Exemptions

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

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

2025.

2024	Yes	100%

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16906/1006	$601,600	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	$514,022	$398,251	$348,251	$373,251	$348,251

Value History

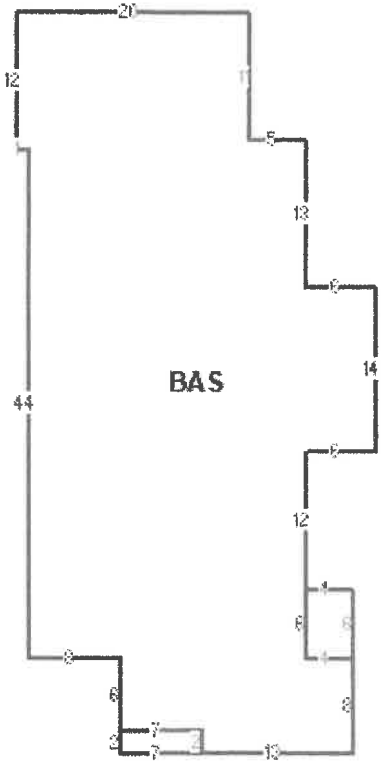
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	$467,536	$386,651	$336,651	$361,651	$336,651
2022	Y	$511,208	$375,389	$325,389	$350,389	$325,389
2021	N	$357,525	$357,525	$357,525	$357,525	$357,525
2020	N	$354,537	$354,537	$354,537	$354,537	$354,537
2019	N	$375,674	$375,674	$375,674	$375,674	$375,674

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)

Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	47



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CARPORT	$20.00	242.0	$4,840	$1,936	1952

Permit Data

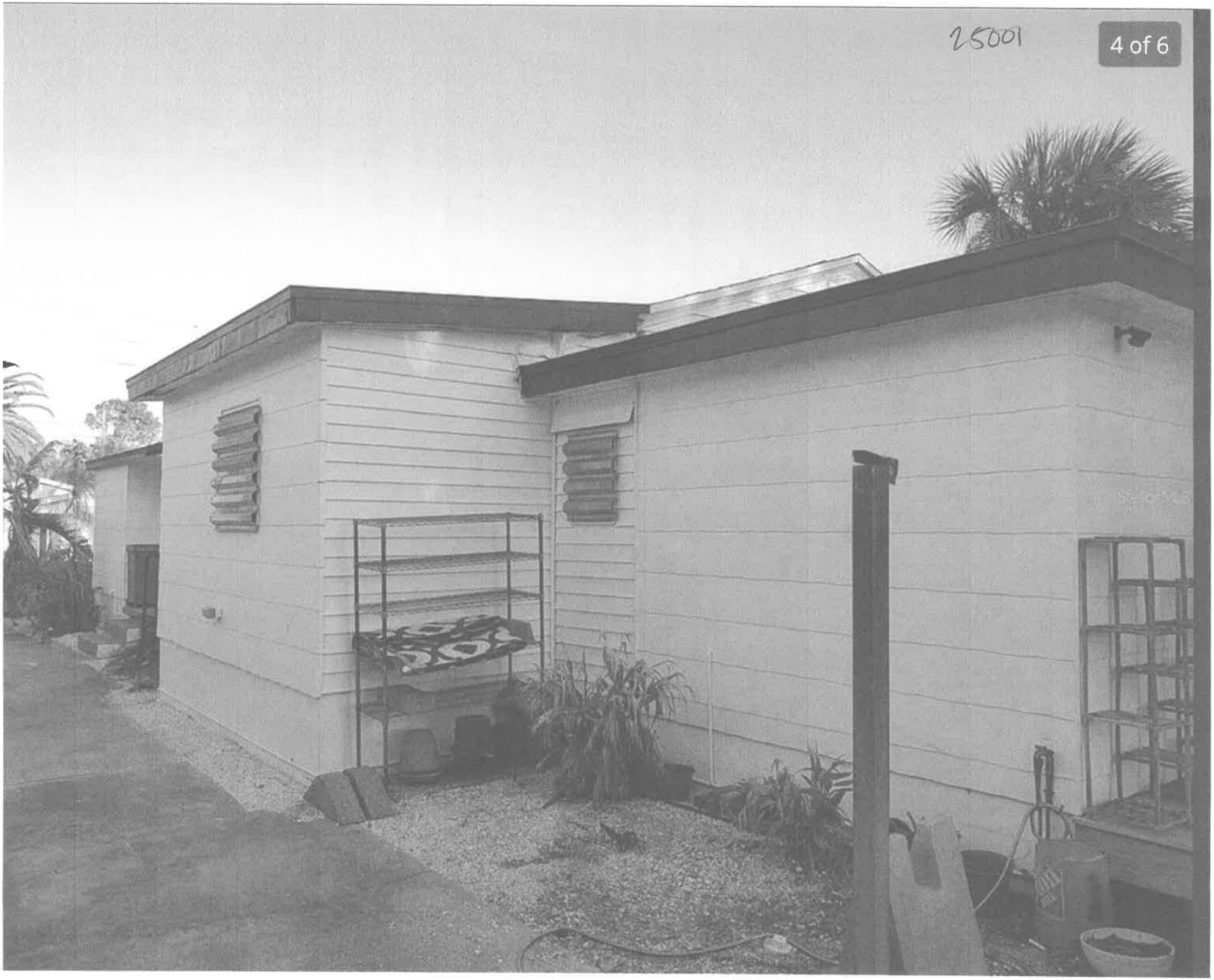
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding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

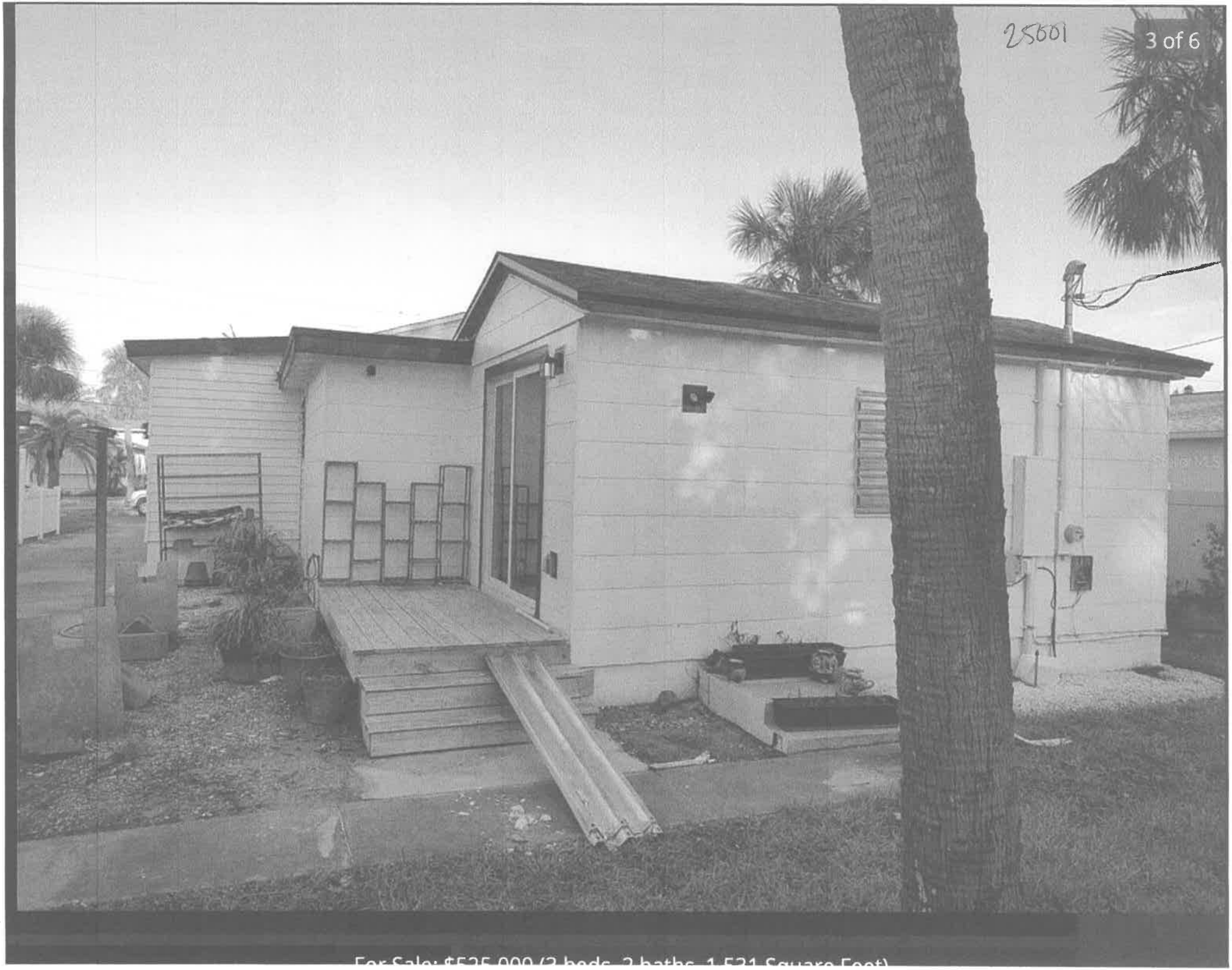
Permit Number	Description	Issue Date	Estimated Value
2101122	SUBSIDENCE	05/24/2021	$3,390

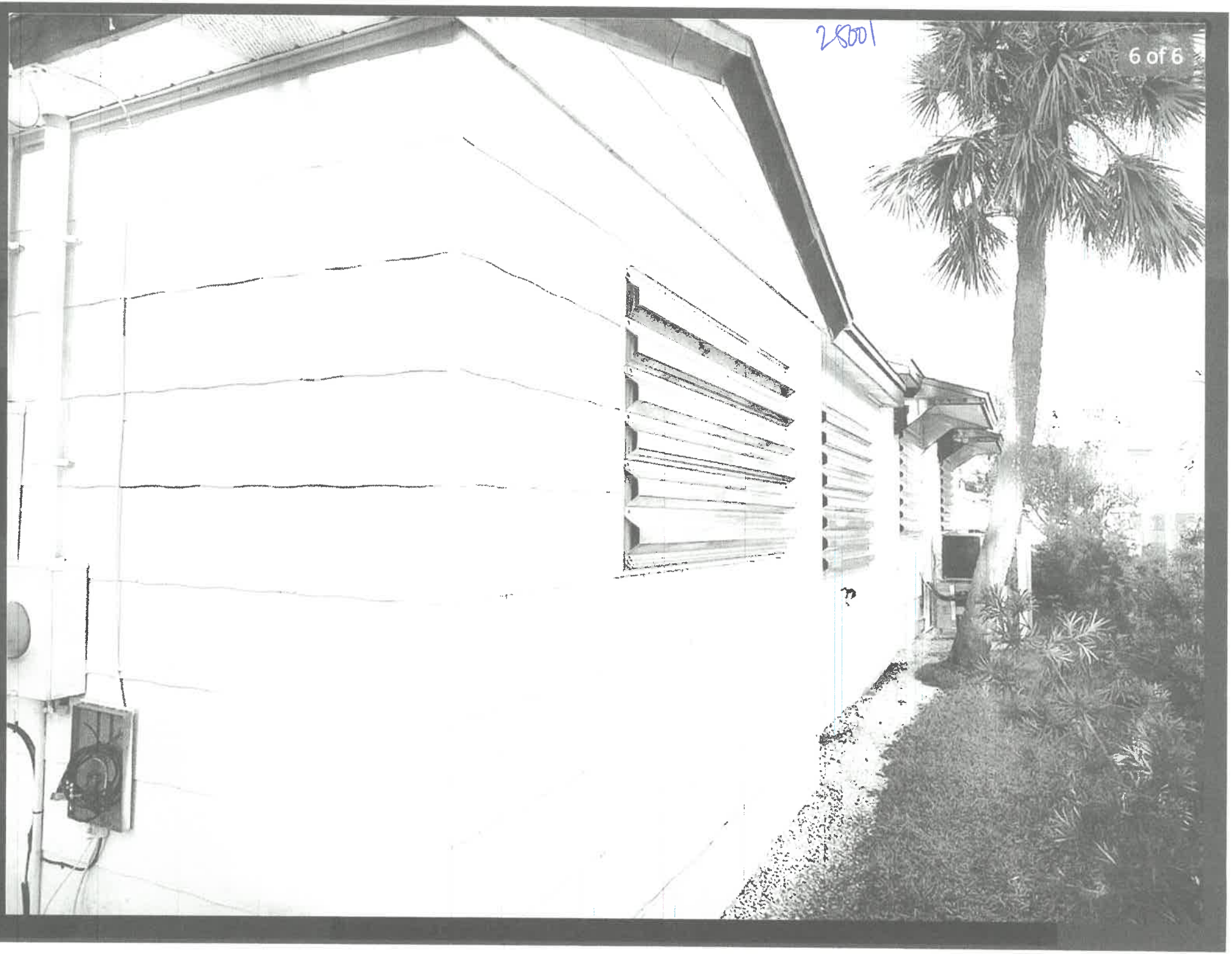
2000037	ROOF	01/08/2020	$8,500
1900832	ADDITION/REMODEL/RENOVATION	05/14/2019	$3,350
20140092	HEAT/AIR	01/27/2014	$2,210
20070756	SHUTTERS	08/14/2007	$1,790
20011091	ADDITION/REMODEL/RENOVATION	12/18/2001	$1,500
20010802	ROOF	10/15/2001	$2,400

2500
1 of 6

25001


25001
4 of 6


25601
3 of 6


25001
6 of 6

Marsh Bilby
7276923118
NextHome
LUXE COASTAL
727.3150315
nhluxecoastal.com

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 25005: 3406 E. De Bazan Avenue

Action Request: Motion to approve Case No. 25005 to designate the single-family residence at 3406 E De Bazan Ave as a local historic resource.

Strategic Objective:

Date: February 6, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: Located within the historic Don Cesar neighborhood, this residence stands as a well-preserved example of mid-century Masonry Vernacular architecture. Built around 1959, the structure remains a key contributor to the neighborhood's historical character, embodying the simplicity and functionality of the era's residential design. The building's straightforward form, with a rectangular exterior plan and a single story, is characteristic of the period's approach to residential construction, prioritizing both practical living space and minimalistic aesthetics.

Funding: N/A

Attachments:

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

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Local Historic Designation Case No. 25005: Lean Manthos
Meeting Date: February 6, 2025
Prepared By: Gil Martinez, Senior Planner, Planning Division

REQUEST	The property owner is requesting Local Historic Designation of the single-family structure at 3406 E. De Bazan Avenue.
SUBJECT PROPERTY	3406 E. De Bazan Ave**.,** DON CE-SAR PLACE BLK 24, LOT 19; PARCEL ID # 07-32-16-21852-024-0190
LAND USE / ZONING	RU-2 Residential District
YEAR BUILT	Circa 1959
HISTORIC STATUS	The property at 3406 E. De Bazan Ave., built in 1959, features a single-family home. In 2024, the structure was recognized for its contribution to the character of the Don Cesar Place Neighborhood. (PI16062).
SURROUNDING AREA	North – Single-Family Residential South – Single-Family Residential East – Sigle -Family Residential West – Single-Family Residential

BACKGROUND and ANALYSIS

Located within the historic Don Cesar neighborhood, this residence stands as a well-preserved example of mid-century Masonry Vernacular architecture. Built around 1959, the structure remains a key contributor to the neighborhood's historical character, embodying the simplicity and functionality of the era's residential design. The building's straightforward form, with a rectangular exterior plan and a single story, is characteristic of the period's approach to residential construction, prioritizing both practical living space and minimalistic aesthetics.

The exterior is primarily block-concrete, a durable and cost-effective material common in post-war construction. The hip roof, covered in asphalt shingles, adds to the building's simple and functional design, with clean lines and no unnecessary ornamentation. The carport is integrated into the design, enhancing the home's practicality while maintaining its minimalist style. The residence features 1/1 single-hung metal paired windows, highlighting its simple, utilitarian design.

The property has remained under stable ownership over the years. It was originally owned by Robert and Irene Ashley until 1971, then passed to George and Jacqueline Manthos, who maintained ownership until 2016. Since then, Lean Manthos has preserved the home's integrity. There have been no significant alterations or additions, maintaining the original design.

Notably, this property was once home to George Manthos, a WWII Navy veteran, who served as Commissioner and Mayor of St. Pete Beach as well as a member of a couple of city boards. Mr. Manthos worked as a cabana boy at the Don Cesar, a property manager of a local condominium, and as a Pinellas County educator.

George Manthos:

- Served as Commissioner for District 2 from 1961-1964
- Served on the Board of Adjustment from 1973-1974
- Served as Mayor from 1974-1978
- Served as Commissioner for District 3 from 1992-1994
- Served on the Beach Stewardship Committee from 2004-2009

The home contributes to the character of the Don Cesar Place Neighborhood (PI16062).

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's simple design, with a rectangular layout and a single-story structure, reflects the era's focus on both efficient living space and a minimalist aesthetic in residential architecture.

The exterior is mainly constructed of block concrete, a sturdy and cost-effective material typical of post-war buildings. The hip roof, covered in asphalt shingles, complements the home's straightforward and functional design, with sleek lines and no excessive decoration. The carport is seamlessly incorporated into the layout, boosting the home's practicality while preserving its minimalist appearance. The residence is equipped with 1/1 single-hung metal windows, reinforcing its utilitarian style.

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.

Situated in the historic Don Cesar neighborhood, this home is a well-preserved example of mid-century Masonry Vernacular architecture. Constructed around 1959, the building remains an important part of the neighborhood's historical fabric, reflecting the simplicity and

practicality of residential design from that period. This property was formerly owned by George Manthos, a WWII Navy veteran who played an influential role in the community. He served as Commissioner and Mayor of St. Pete Beach and was active on several city boards.

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

As noted in both email correspondence and conversations with the applicant, the building's structure remains intact with no damage. Inside, water damage from recent natural disasters affected the lower portions of the drywall/plaster, kitchen cabinets, and bathroom tile. The terrazzo flooring is in good condition, and the house is dry. Repairs are awaiting permit approval. The original kitchen sink and countertops are intact and will be reinstalled, with only necessary repairs being made to restore the interior. The exterior will be repainted, and the roof will be re-shingled, with no structural changes planned. Overall, the building is in good condition and retains its original charm.

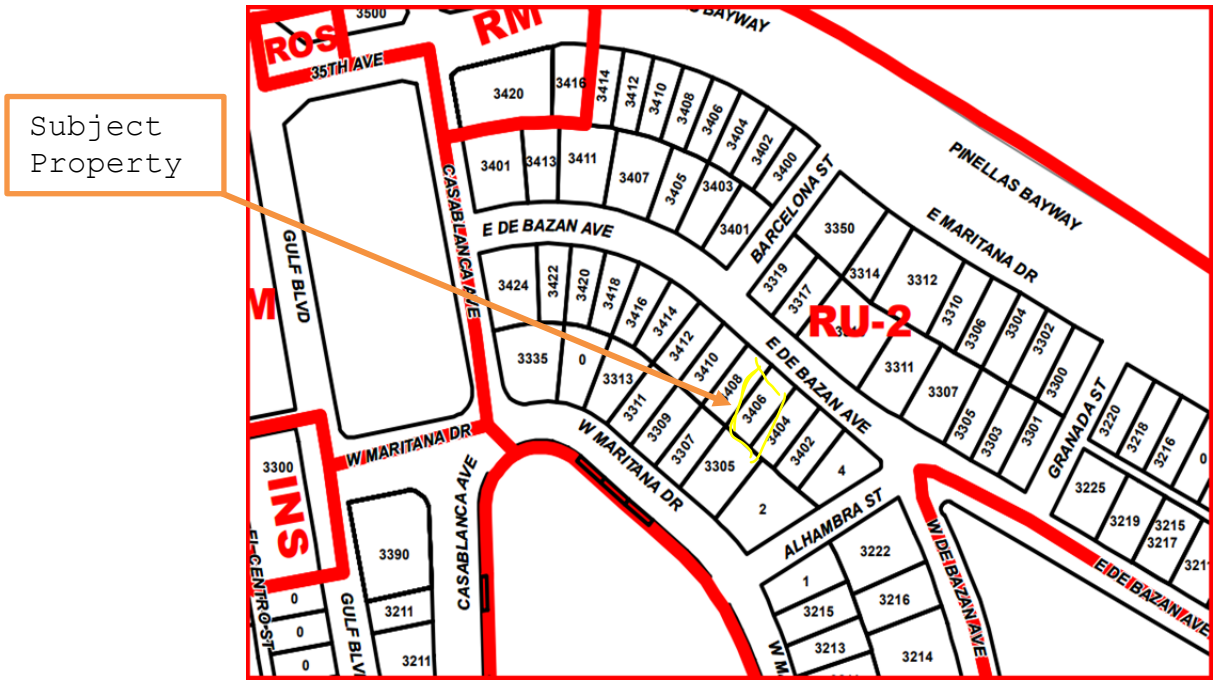
d. A statement of rehabilitation or adaptive use proposals, if applicable.

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.

3406 De Bazan is zoned and has a land use designation of (RU-2) Residential Urban.

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 3406 East De Bazan for designation as a local historic resource based on contributing architectural features as well as living history as the home of a former City of ST. Pete Beach Mayor as well as the findings of 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 withing the body of the report. Additionally, the PowerPoint presentation by staff will provide a photo essay of this historic resource and will be part of the record.

Sec. 28.22 – Designation criteria established.

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

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

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

b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or

c. Is associated with the life of a person who has played a significant role in our local, state or national history; or

d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or

e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and

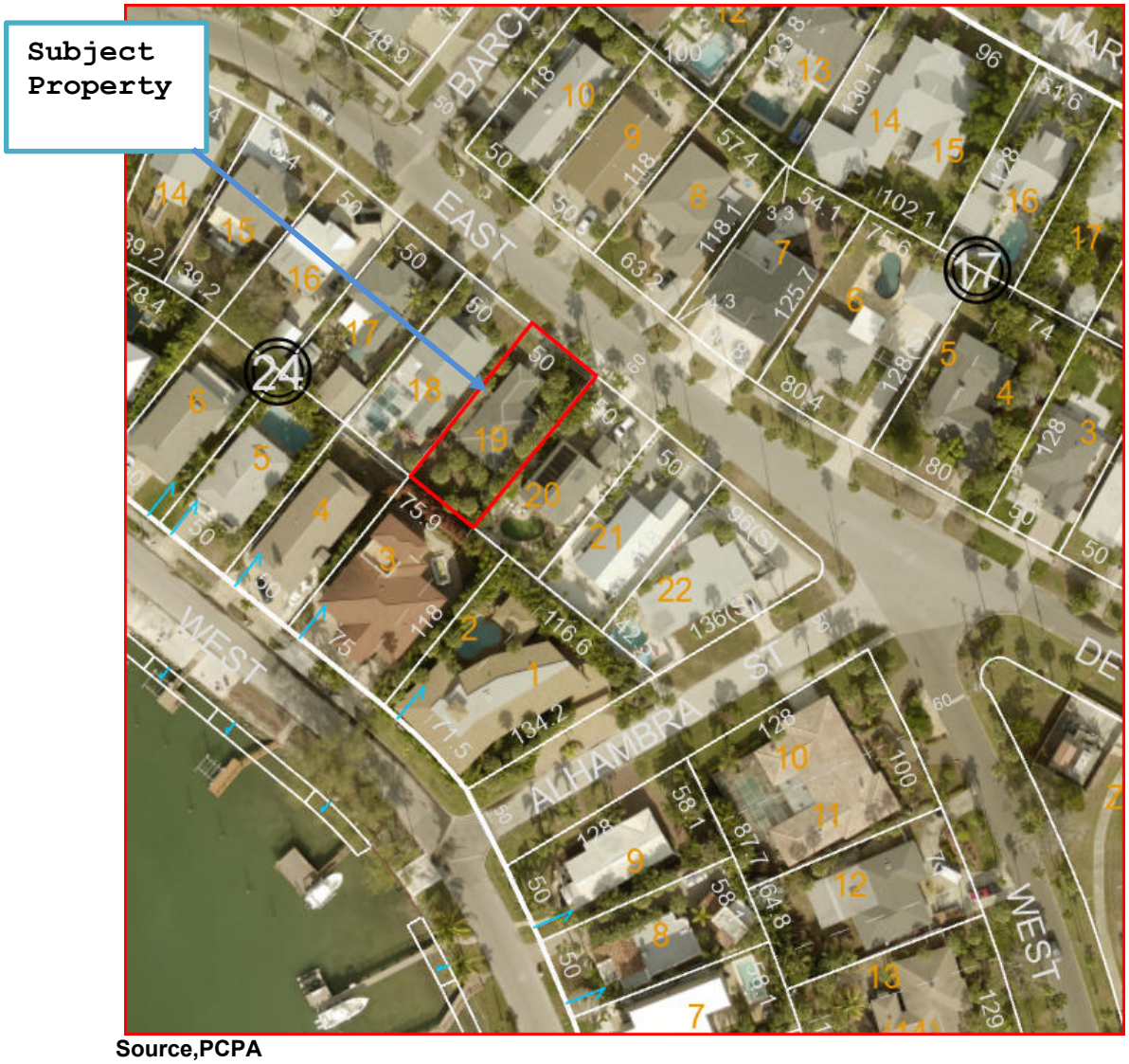
f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Staff analysis: Staff supports this application to locally designate the structure at 3406 East De Bazan 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.
- Is associated with the life of a person who has played a significant role in our local, state or national history.

Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of the residence 3406 East De Bazan.

AERIAL PHOTOGRAPH



Source,PCPA

Current Google Earth Image

Current Field Photo

Google Streets 2011

Google Streets 2018

Application for Local Historic Designation

GENERAL INFORMATION

Case Number 25005

Property Owner Name & Address

Lean Manthos
3406 E. De Bazan Avenue
St. Pete Beach, FL 33706
4178692244

Phone

Email Address leanmckay@gmail.com

Agent or Representative Name & Address

same

Phone

Email Address

Property Address, Legal Description, Parcel ID

3406 E. De Bazan Avenue, St. Pete Beach, FL 33706

DON CE-SAR PLACE BLK 24, LOT 19

07-32-16-21852-024-0190 Book 19372 Page 2591

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 OWNER located at 3406 E. De Bazan Ave and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Date: Jan 04, 2025

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.

Land survey attached

Total Gross Area 1,272

Total Living Area 1,052

FUNCTION OR USE

Historic Functions	**Current Functions**
Single Family Home	**Single Family Home**

DESCRIPTON

Architectural Classification	**Materials**
Mid Century Ranch	Floor – Concrete/ Original Terrazzo
	Walls - Stucco
	Roof - Shingle

STATEMENT OF SIGNIFICANCE

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

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

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

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

X 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

X Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

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

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

.

❑ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

(3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:

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

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

Areas of Significance (please describe the following):

1. Period of Significance

Built in 1959, the home is located in the Don Ce-Sar Place neighbor, in the shadow of the historic Don Cesar Hotel. At that time, the hotel was transforming from a VA hospital to a VA administration building until 1969. The hotel is on the same street, 10 homes and a minute walk away, and within visual sight from any location on the property. At the back, Little McPherson bayou with a protected Audubon bird sanctuary is one house away.

No alterations have been made to the original footprint.

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

Built in 1959 as part of the WB Hutchison's Subdivision in Don Ce-Sar Place (?) (highlighted on a plat attachment.

Home was sold in 1970 by Frances & Fred Hensley to Robert & Irene Ashley for $13,000, then in 1971 to my uncle, George Manthos, and his wife Jacqueline for $22,500. Gifted to me in 2016.

3. Significant Persons

Arriving in St. Pete Beach immediately after WWII, George N. Manthos was a cabana boy with Hughes Beach & Umbrella Service, property manager at Gulf Winds, an elementary school teacher at Lakewood, mayor of St. Pete Beach and a commissioner.

4. Cultural Affiliation/Historic Period

Classic Mid-Century Modern and modest Florida block home – Listed as a contributing home in the Don Cesar and Belle Vista Neighborhood Survey prepared by Santec 8-2024.

Bathroom was tastefully tiled in peachy-pink with accent tiles of the era. Floors are peach, black, cream, and beige terrazzo throughout.

5. Architect

Unknown, although plat attached appears to indicate WB Hutchison's Subdivision in Don Ce-Sar Place. Cannot confirm at this time due to Gulf Beaches Historical Museum hurricane damage.

6. Builder

Unknown, although plat attached appears to indicate WB Hutchison's Subdivision in Don Ce-Sar Place. Cannot confirm at this time due to Gulf Beaches Historical Museum hurricane damage.

Narrative Description

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

2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.

3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site.

4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.

5. Provide a location map, showing relevant zoning and land use information.

Major Bibliographic References

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

Please see attached page 52 of ariel view, 67 Results and Conclusions, 73 potentially eligible districts and homes, page 74 home highlighted and page 77 recommendations. From the Don Cesar and Belle Vista Neighborhood Survey prepared for St. Pete Beach by Santec 8-2024.

Figure 15. Current survey results overview

6 Results and Conclusions

6.1 Conclusions

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

6.1.1 NATIONAL REGISTER OF HISTORIC PLACES

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

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

6.1.3 POTENTIALLY ELIGIBLE DISTRICTS

6.1.3.1 Don Cesar Place

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

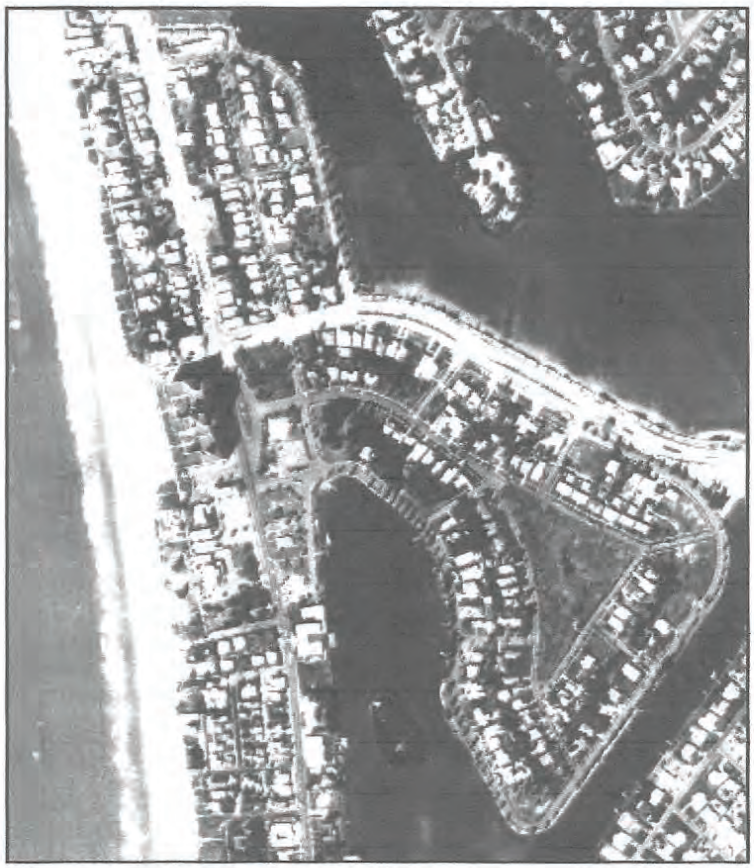


Figure 34. 1975 aerial showing Don Cesar Place neighborhood (Pinellas County Enterprise GIS 1975).

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

7 Recommendations

7.1 Best Practices for the Treatment of Historic Resources

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

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

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

> *Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them. By old buildings, I mean not museum-piece old buildings . . . but also a good lot of plain, ordinary, low-value old buildings, including some rundown old buildings. ... Old ideas can sometimes use new buildings. New ideas must use old buildings.*
>
> –Jane Jacobs, *The Death and Life of Great American Cities (Jacobs 2011)*

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

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

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

Zoning, Zoning Description

AC, Activity Center
BHC/P, Boutique Hotel Condo/Preservation
BR, Bayou Residential
CC-1, Commercial Corridor Blind Pass
CC-2, Commercial Corridor Gulf Blvd
CC-2/UBV, Commercial Corridor Gulf Blvd/Upham Beach Village
CG-1, Commercial District
CG-2, Commercial District
CRD/EA, Community Redevelopment District/Eighth Avenue
DCR, Downtown Core Residential
INS, Institutional
INS/PAG, Institutional/Pass A Grille Overlay
LR, Large Resort
LR/P, Large Resort/Preservation
P, Preservation
R/OS, Recreational/Open Space
R/OS/P, Recreational/Open Space/Preservation
R/OS/PAG, Recreation/Open Space/Pass A Grille Overlay
RFM, Resort Facilites Medium District
RFM/P, Resort Facilites Medium District/Preservation
RLM-1, Residential District
RLM-2, Residential District
RLM-2/PAG, Residential District/Pass A Grille Overlay
RLM-2/RFD, Residential Distric / Resort Facilities Overlay
RM, Residential District
RM/P, Residential District/Preservation
RM/PAG, Residential District/Pass A Grille Overlay
RM/PAG/P, Residential District/Pass A Grille Overlay/Preservation
ROR, Residential Office Retail District
ROR/PAG, Residential/Office/Retail/Pass A Grille Overlay
RU-1, Residential District
RU-2, Residential
RU-2/PAG, Residential District/Pass A Grille Overlay
TC-1, Town Center Corey
TC-2, Town Center Corey Cir and Coquina West
THD/RFOPAG, Tourist Hotel Dist/Resort Facilities Overlay/PAG
TU, Transportation Utilities
UBV, Urban Beach Village

Page 11 of 15
Date Saved: 7/20/2012

EAST
WEST
ALHAMBRA ST
24
17
96(S)
136(S)
134.2
116.6
75.9
118
50
39.2
78.4
56.4
57.4
54.1
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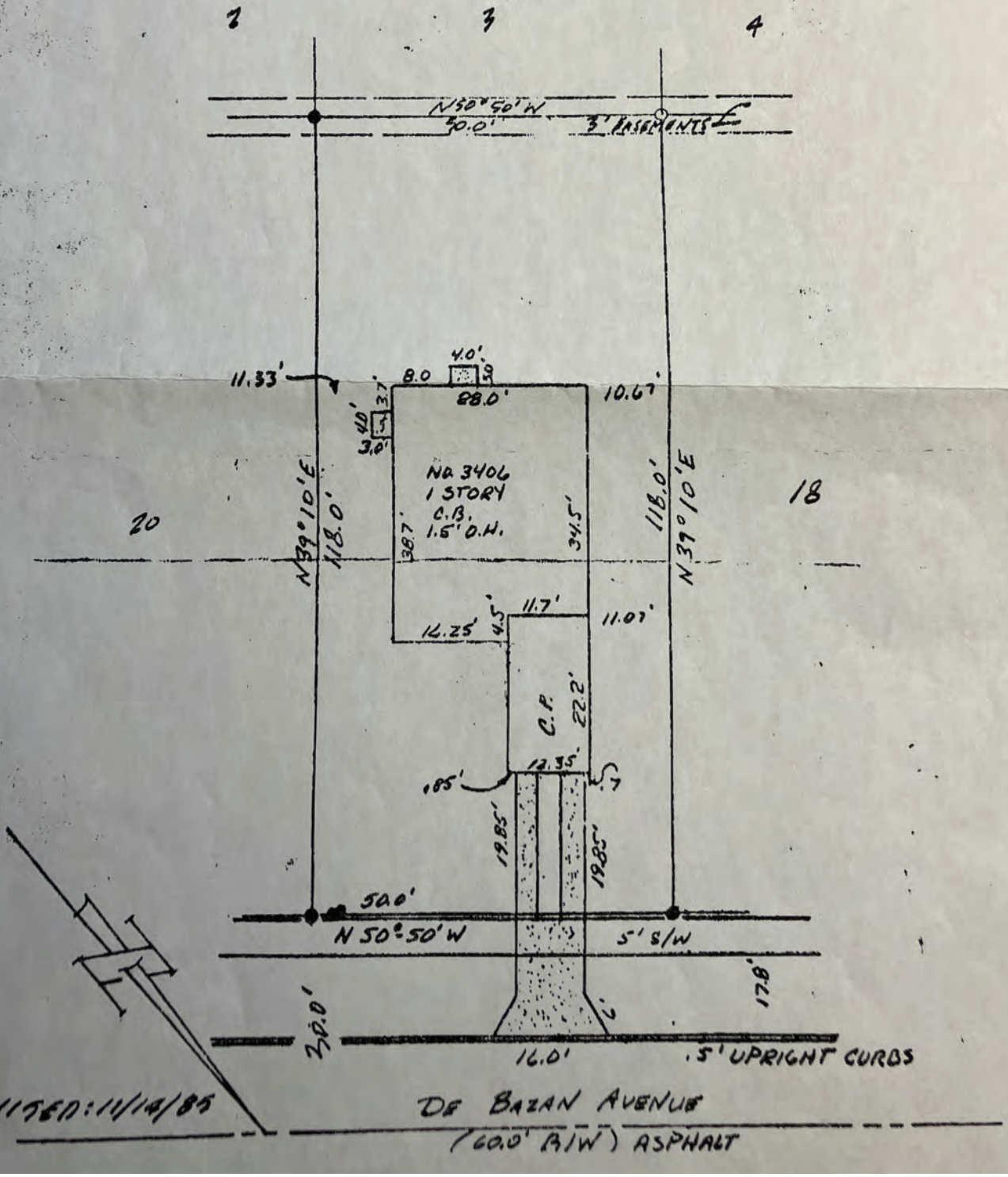
SURVEY OF

LOT 19, BLOCK 24, DON CE-SAR PLACE, AS RECORDED IN PLAT BOOK 13, PAGES 15-20, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

SAID PROPERTY FALLS IN FLOOD ZONE "A12" ACCORDING TO FLOOD MAP # 125149 0005 B, CITY OF ST. PETERSBURG BEACH, FLORIDA.

George Manthos
3406 Debazan Ave
St Pete Beach, FL 33706



Narrative Description
Local Historic Designation
Individual Building

Address:
3406 E. De Bazan Ave.
St. Pete Beach, FL 33706

Owner:
Lean Manthos

Neighborhood:
Don Cesar Place

Don Cesar Hotel and Don Ce-Sar Place c. 1929. The tip of Lazarillo Park is at the bottom. It's amazing how small the palms are along De Bazan and to see Australian pine neatly planted.

Having an uncle, and in some years, my father living in St. Pete Beach, I have been coming here all my life. In 2016 upon the passing of my Uncle George, I inherited 3406 E. De Bazan Avenue and without hesitation knew that this felt like home and made the move from out of state. The neighborhood, and in particular *its character*—so unlike condo walled-off beach fronts—makes this much more than just a house. A large white egret visits from time to time, and I am convinced it is darling Uncle George walking around checking things out.

The history of the subdivision is fairly well known; in 1924, Thomas J. Rowe also migrated to Florida and purchased 80 acres of land located on our barrier island in Pinellas County, Florida, known as Long Key.

In September 1925, the Thomas J. Rowe Corporation filed a plat with the county thereby creating the subdivision known as Don Ce-Sar Place consisting of 299 50' x 100' residential lots along with a large tract lying on the Gulf where he would create the historic Don CeSar Hotel. This was named for the chivalrous Don Ce-Sar in Vincent Wallace's opera "Maritana" and he hired renowned architect Henry H. DuPont to design the dream. All neighborhood streets are named for characters and places in the opera, adding to the charm. Upon completion, the hotel quickly became a jazz age playground for F. Scott Fitzgerald, Al Capone, Lou Gehrig, Clarence Darrow, and Franklin D. Roosevelt among others.

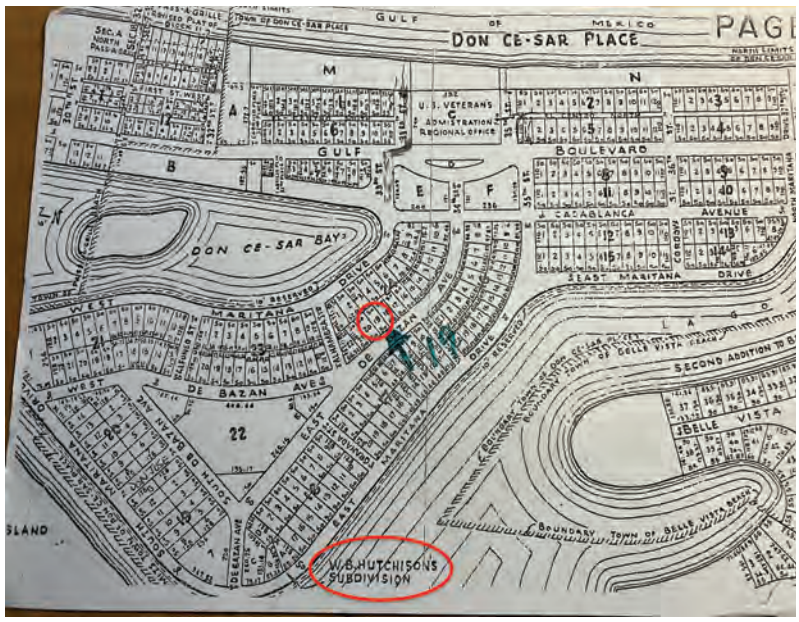
In 1942, the U.S. Army seized the hotel to be used as a hospital throughout WWII; late during this period, it became an Air Force convalescent center and eventually a regional office for the U.S. Department of Veteran's Affairs.

By 1969, the historic hotel had severely deteriorated and remained derelict until the early 70s, when William Bowman, Jr., purchased it for $460,000 and reopened in 1973 after a $7.5-million

restoration. Once again, the “Pink Palace” reigned on Florida’s west coast and continues to be a welcome landmark to the state, city, and neighborhood as an anchor property. An interesting detail of note is that it was built upon “floating” concrete pads and pyramid footings. Rowe and DuPont were concerned the hotel would sink into the sand, but contractor Carlton Beard’s engineering has kept the magnificent building from settling; it remains at its original elevation.

In later years, the hotel played a role in several movies, musician Tom Petty rocked out on the rooftop, and Presidents Ford, Carter, Bush Sr., Clinton, Bush, and Obama have all been guests.

So, back to 3406.



Surviving documents show that the home was built in 1959 in the Don Ce-sar Place neighborhood, and perhaps built by W.B. Hutchinson (?); the plat at right indicates that name, but it is not clear if it is only a part of Don Ce-sar Place or if the entire subdivision was his construction…to be researched once the Gulf Beaches Historical Museum opens again.

The home was sold in 1970 by Frances & Fred Hensley to Robert & Irene Ashley for $13,000, then in 1971 to my uncle, George N. Manthos, and his wife, Jacqueline, for $22,500. The photo below shows a direct backyard view to Little McPherson Bayou.

O.R. 3369 PAGE 230

$ 13,000.00 St. Petersburg, Florida, July 24th 19 70

For value received, the undersigned jointly and severally promise to pay to the order of

FRANCES HENSLEY and FRED HENSLEY

the principal sum of THIRTEEN THOUSAND AND NO/100 ... Dollars ($ 13,000.00)

Payable at The National Bank of St Petersburg St. Petersburg, Florida, together with interest thereon from date at the rate of 7 per centum per annum until maturity, both principal and interest being payable in lawful money of the United States, at the date and in amounts as follows:

Makers agree to pay the sum of $98.61 monthly, including principal and interest, beginning on the twenty-fourth day of August, 1970, and on the twenty-fourth day of each and every month thereafter until full amount of principal and interest has been paid.

Makers have the privilege of paying all or any part of this Note before maturity without penalty.

If any installment of principal or interest hereunder be not paid when due the entire unpaid amount hereof together with interest shall become due and payable forthwith at the election of the holder hereof.

Each maker and endorser waives the right of exemption under the Constitution and laws of Florida, and each maker and endorser waives demand, protest and notice of maturity, non-payment or protest and all requirements necessary to hold each of them liable as makers and endorsers.

Each maker and endorser, jointly and severally, promises to pay all costs of collection, including a reasonable attorney's fee of at least ten per centum of the principal sum hereof, upon default in payment of the principal of this note, or any interest thereon, at maturity. This note and any unpaid interest thereon shall bear interest at the rate of 8% per centum per annum from date of maturity until paid.

This note and also the interest thereon, is secured by mortgage.

S/ Elizabeth I. Ashley (SEAL) S/ Robert C. Ashley (SEAL)

S/ Irene Ashley (SEAL)

C. P. SM

WEST COAST TITLE COMPANY

WEST COAST TITLE CO.

Mortgage Deed

From

To

Date: day of A. D. 19

STATE OF

COUNTY OF

I, Clerk of the Circuit Court in and for said County, do hereby certify that the foregoing mortgage has this day been duly recorded in the public records of said County, in Book No. Page

Witness my hand and seal this day of A. D. 19

Clerk, Circuit Court

By D.C.

Rec'd - 25168-A

93277

STATE OF FLORIDA

Contract for Sale of Real Estate

St. Petersburg, Fla., October 28, 1971

RECEIVED of GEORGE N. MANTHOS AND JACQUELINE A. MANTHOS, his wife

hereinafter called the purchaser, the sum of ($500.00) FIVE HUNDRED and no/100 DOLLARS

as earnest money and in part payment on account of the purchase price of the following described real estate, situated in the County of Pinellas and State of Florida to-wit:

Lot 19, Block 24, DON CE-SAR PLACE, according to Plat thereof recorded in Plat Book 13, Pages 15 to 20 Inclusive, Public Records of Pinellas County, Florida, a/k/a 3406 DeBazon Avenue, St. Petersburg Beach, Florida

the TOTAL purchase price being ($22,500.00) TWENTY TWO THOUSAND, FIVE HUNDRED and no/100 DOLLARS

payment to be made as follows: CASH, as acknowledged above $ 500.00

Subject to Purchasers obtaining a mortgage from the Home Federal Savings & Loan Association in the maximum amount of $17,500.00

Balance of cash due at closing 4,500.00

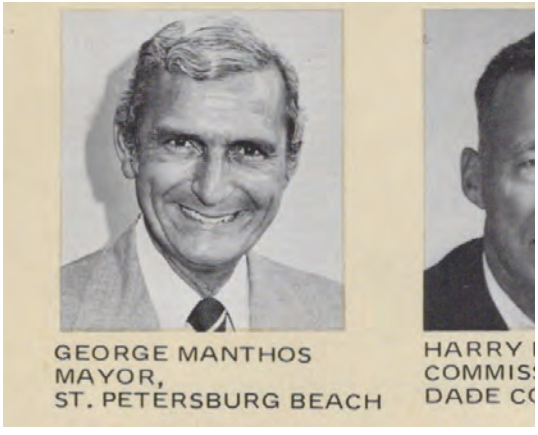
$22,500.00

Said deposit is received and held by the broker, subject to the following conditions:

1. That Seller shall hold said earnest money or deposit and act as escrow agent until closing of deal; that 2 days shall be given for obtaining the owner's acceptance; and, in event of the owner's non-acceptance, this deposit shall be promptly returned to the purchaser.
2. That title insurance commitment

It seems appropriate that George Manthos who *was* a character, lived in a neighborhood of character.

Arriving in St. Pete Beach after serving in the Navy during WWII, George was a cabana boy with Hughes Beach & Umbrella Service, property manager of Gulf Winds near Upham Beach, a gifted educator at Lakewood, and ultimately a commissioner and mayor of St. Pete Beach. He remained an active and interested community force up until the day he had a stroke—at 3406 E. De Bazan.

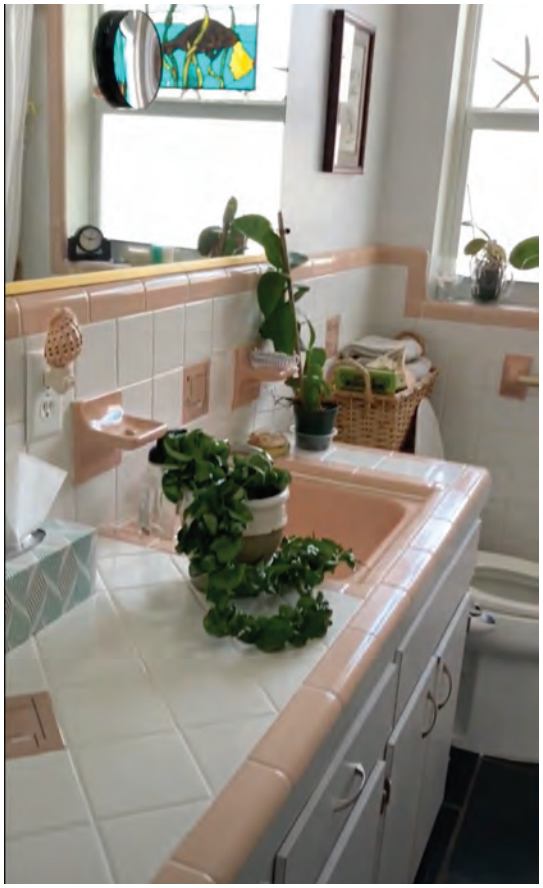


3406 E. De Bazan Avenue before Hurricane Helene.

Pretty much the same as in 1970s photo.

Preflood photos show an open floor plan with peach, black, cream, and beige terrazo floor (partly covered with vinyl tile), and two bedrooms separated by an old Florida-style bathroom. A galley kitchen with a small pantry runs the width of the home at the back.

That's it. I like the modest simplicity and hope to keep it as true to its era as possible.



Clear Form Values

Page 1

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 PI16062
Field Date 4-15-2024
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) 3406 E DE BAZAN AVE — Multiple Listing (DHR only) _____
Survey Project Name Don Cesar and Belle Vista Historic Structure Sur — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
3406	E	DE BAZAN	Avenue	

Address:
Cross Streets (nearest / between) between Alhambra St and Barcelona St on SW
USGS 7.5 Map Name PASS-A-GRILLE BEACH — USGS Date 1982 — Plat or Other Map _____
City / Town (within 3 miles) ST PETE BEACH — In City Limits? ☒yes ☐no ☐unknown — County Pinellas
Township 32S — Range 16E — Section 07 — ¼ section: ☐NW ☐SW ☒SE ☐NE — Irregular-name: _____
Tax Parcel # 07321621852024019O — Landgrant _____
Subdivision Name DON CE-SAR PLACE — Block 24 — Lot 19
UTM Coordinates: Zone ☐16 ☒17 — Easting 328976 — Northing 3066149
Other Coordinates: X: 27.70879968 — Y: -82.73462119 — Coordinate System & Datum WGS 1984
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1959 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): 1959 — To (year): 2024
Current Use Private Residence (House/Cottage/Cabin) — From (year): 1959 — To (year): 2024
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☐yes ☒no ☐unknown Date: _____ Nature _____
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

Robert & Irene Ashley (prior to 1972), George & Jacqueline Manthos (1972-2016), Lean Manthos (2016-present)

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

DESCRIPTION

Clear Description Values

Style Masonry Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Block-concrete — 2. _____ — 3. _____
Roof Type(s) 1. Hip — 2. _____ — 3. _____
Roof Material(s) 1. Asphalt shingles — 2. _____ — 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ — 2. _____
Windows (types, materials, etc.)

1/1 shs metal paired

Distinguishing Architectural Features (exterior or interior ornaments)

Concrete block supports, pony wall, incorporated carport

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

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

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site # PI16062

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

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)

Solid door accessed via sidewalk from carport.

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

Small concrete patio at side of carport, in front of door.

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

Narrative Description of Resource

Modest Masonry Vernacular house with carport on northern half of front elevation. 1/1 windows. Landscape vegetation blocks view of door at center of main block and window south of door. Concrete ribbon driveway with gravel between.

Archaeological Remains None observed ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☒building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) _____

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

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

OPINION OF RESOURCE SIGNIFICANCE

Clear Significance Values

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

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

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

This residence would contribute to a district in Don Cesar Place.

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

1. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

Clear Documentation Values

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

1) Document type All materials at one location Maintaining organization Stantec, Inc.
Document description Photos and field notes File or accession #'s 172608547

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

RECORDER INFORMATION

Recorder Name Kimberly Hinder Affiliation Stantec, Inc.

Recorder Contact Information 813-367-0969 / kimberly.hinder@stantec.com
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

❸ **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.

3406 De Bazan (Interrior damage)

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 25009: 209 Gulf Way

Action Request: Motion to approve Case Number 25009 for designation of the single-family residence at 209 Gulf Way as a local historic resource.

Strategic Objective:

Date: February 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The structure is one of a trio that were constructed in this mid-century masonry vernacular style along this portion of Gulf Way, and is the only one to have been significantly altered over time, with the addition of a second-story lateral addition and rooftop deck. Recently, the applicant has also enclosed the carport created by the lateral addition, and clad the later addition in vertical fiber cement siding, which also included a portion of the rear of the structure. While local designation is an effective way of curtailing additional incompatible alterations, Staff warns against such future changes that could further degrade the historic integrity of the structure.

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. 25009: Lynda K. Walker
Meeting Date: February 6, 2025
Prepared By: Brandon Berry, Senior Planner, Planning Division

REQUEST	The property owner is requesting local historic designation of the single-family residence at 209 Gulf Way.
SUBJECT PROPERTY	209 Gulf Way; MOREY BEACH BLK 10, LOT 10 LESS E'LY 60 FT; Parcel # 19-32-16-58932-010-0100.
LAND USE / ZONING	RLM-2 Residential District within the PAG Pass A Grille Overlay District
YEAR BUILT	Circa 1957
HISTORIC STATUS	Constructed in 1957 (c. 1952 in some sources) according to the property's Florida Master Site File prepared in 2015, the structure was considered a contributing resource to the 2003 Boundary Increase of the Pass-a-Grille National Register Historic District and remained a surveyed contributing resource in the City's 2015 historic survey.
SURROUNDING AREA	North – 3rd Avenue & Single-family Residence South – Single-family Residence East – Four-family Residence (Local Historic Resource) West – Gulf Way and Beach

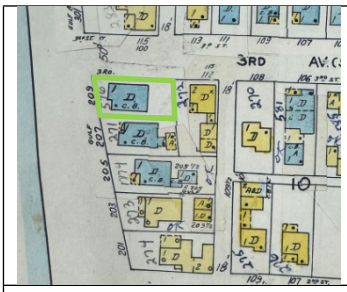
BACKGROUND and ANALYSIS

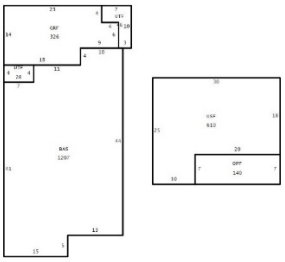
The subject parcel contains the western approximately 82 feet of Block 10, Lot 10 of the Morey Beach Subdivision. The lot is constructed with a single-family masonry residence originally constructed in 1952 or 1957 according to varying sources, which was included in the 2003 Boundary Increase of the Pass-a-Grille National Register Historic District as a contributing resource and re-surveyed as a contributing resource in 2015. The structure has undergone alterations since its initial construction, including most significantly the addition of a lateral rear second story and rooftop pergola. Most recently, the owner enclosed the rear carport that faces the property's eastern alleyway, and modified the exterior of the rear of the structure and second-story addition with vertical fiber cement siding. The enclosure of the carport and siding alterations occurred after the most recent historic survey of the property.

According to the applicant, the lot is part of what the original Watson House lot, of which a portion is on the now-locally designated 110 3rd Avenue.

Right: The residence photographed for a 1976 appraisal, showing the original one-story residence, which is similar in architecture and design elements to its two southern neighbors. Windows have been modified since this photograph was taken.	
Right: The residence, photographed by the property owner in 1999, prior to the second story and rooftop additions.	
Right: The residence photographed in 2015 for the City's local historic resources survey.	

Right: The residence photographed from the north side in 2015, showing the then-open carport under the second story of the structure.	
Right: The current state of the residence, taken in January 2025, showing the enclosed carport, and siding changes along the alleyway (eastern) side of the residence.	
Right: The current residence as viewed from the front, taken in January 2025. The window arrangement remains the same as shown in the 2015 survey. Siding changes are apparent on the modern second-story addition but the original frontage of the structure remains unaltered from the 2015 survey.	





Above, left: The 1948 Sanborn map of the property, showing the lot separated from the Watson property, which is to its east. The structure on the subject property no longer exists.
Above, center: A 1972 aerial of the property, showing the structure prior to the rear addition.
Above, right: The current footprint of the structure, showing the rear 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 home is built in a masonry vernacular style and contains a second story addition constructed circa 2000 at the rear which also contains a pergola on a deck above. The home is one of three in a row on the 200 block of Gulf Way that were built in the 1950s, with its two southern neighbors possessing similar façade elements and footprint. The southernmost of the trio, 205 Gulf Way, is proposed for demolition due to damage from recent Hurricanes Helene and Milton.

The structure's distinguishing architectural features include overhanging eaves and projecting sill courses, which are shared features with its southern neighbors. The structure is stucco-clad with a hip roof and asphalt shingles, and a front door that faces parallel to rather than directly toward the street, which are also shared features. The subject structure is distinct from its neighbors as it is the only structure with a major later-era addition and rooftop deck. The second story existed at the time of the 2003 boundary increase and 2015 survey, where the structure was considered a contributing resource to the Historic District.

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 has overhanging eaves and a projecting sill course as distinguishing architectural elements, the latter of which is extant and runs along the northern and western sides of the original portions of the building. The sill course is also referenced in the carport's northeastern column. The enclosure of the carport at the northern side of the structure, itself a later-stage addition, is distinguished from the existing masonry stucco through fiber cement siding. The addition above is new construction and set toward the rear of the lot, away from the structure's primary frontage that it shares architecturally with its neighboring residences. This helps to distinguish new from old construction. Furthermore, the horizontal fiber cement siding that adorns the structure appears to be generally relegated to the new portions of the structure, including the

enclosed carport and upper story, although a portion of the original structure along the alleyway now also appears to be clad in the material. Fiber cement siding is generally not considered an appropriate substitution for masonry (National Parks Service, 2023). Staff recommends against its further usage to alter the historic stucco masonry façade along the front and secondary front of the structure.

Other than replacement of sliding glass doors on the contemporary second story, and replacement of upper-story windows and a door in 2023, the only significant change to the structure since its survey in 2015 was the carport enclosure to a garage. In review with the City's historic planner, this change appears to appropriately preserve the historic character of this side of the building, and is itself enclosing a later-stage carport addition, rather than directly altering an original portion of the structure.

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

The owner has applied for a hurricane repair permit to restore the interior of the structure. No exterior alterations are noted to be necessary. The City estimated the necessary cost of repair work to be less than the 50% depreciated value of the structure, and thus it is not expected that the structure faces risks of being substantially damaged.

Staff does not note any zoning-related threats to this structure. The residence is a single-family home which is a permitted use in the zoning district. While the structure is set closer to the property lines than permitted for new development, the applicant is not proposing any additions at this time.

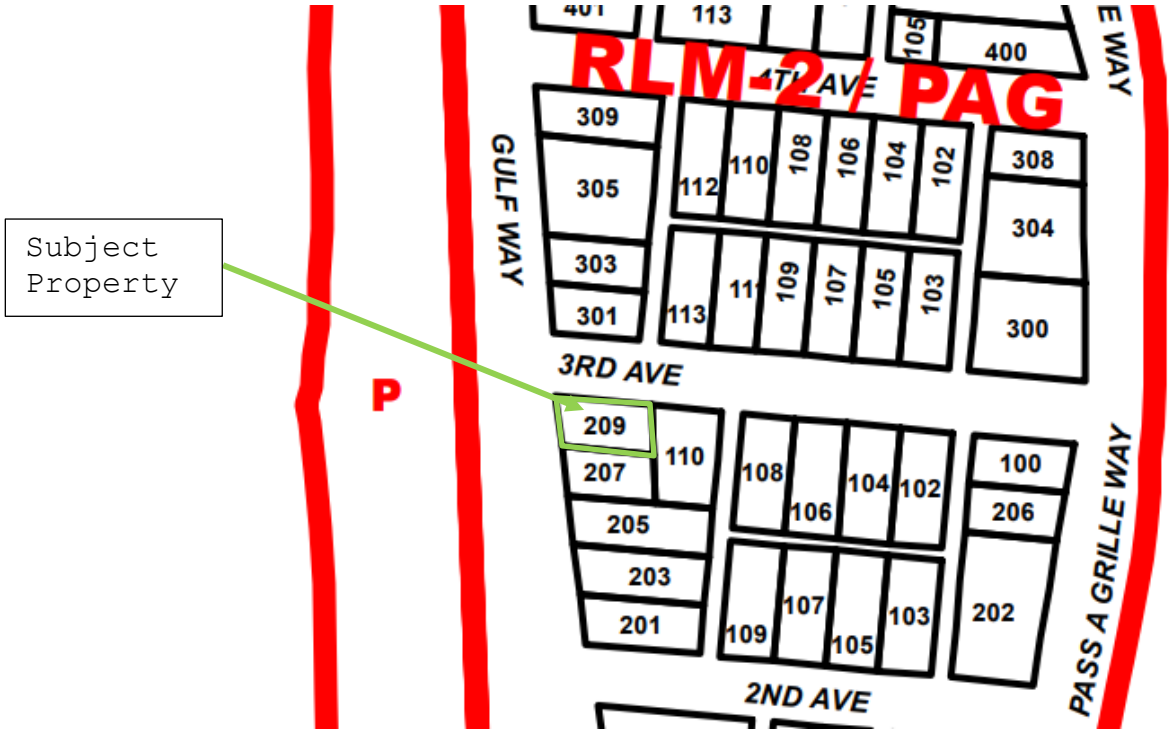
Staff generally recommends against future second-story or greater additions toward the front of the structure that could significantly overpower the original design of the home, altering its roofline and front massing from the primary façade. Staff also recommends against continued use of fiber cement siding for façade alterations.

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

The applicant is not planning any immediate exterior rehabilitation or adaptive uses. The residence will remain a single-family home.

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

209 Gulf Way is zoned RLM-2 Residential District within the PAG Pass A Grille Overlay District and has a future land use category of RLM, a moderate-intensity residential district that allows for multifamily structures on larger lots. The subject property is sized for one residential unit, which it currently contains.



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 finds the structure to be eligible for listing on the basis of its architecture and community planning and development, as was found in the 2015 survey that included the structure as a contributing resource. Despite significant alterations over time, the structure was found in 2003 and 2015 to preserve the masonry vernacular character of its construction, and it still possesses its defining elements and matches the architecture of its contemporary adjoining residences. Staff recommends the overhanging eaves, Gulf Way façade roofline generally, side-entry front door, and sill courses, to be features worthy of preservation.

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

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

Sec. 28.22 – Designation criteria established.
The criteria to be applied by the historic preservation board and city commission in the designation of a building, district area or site as historically or archaeologically significant shall be as follows:

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

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

Staff analysis: Staff generally supports this application to locally designate the residence as a historic building, finding it significant in the following areas:

a. It embodies the distinctive visible characteristics of an architectural style (masonry vernacular) and period (mid-twentieth century) with the building part of a series of structures containing similar architecture and design details reflective of mid-century design.

Staff has remaining concerns about potential future alterations that may continue to alter the historic character of the structure, including the application of non-compatible materials like fiber cement siding to the original portion of the structure. Incompatible alterations, which are somewhat curtailed for locally-designated historic resources due to the Certificate of Appropriateness process, can damage the integrity of historic structures over the long term. Above-ground additions, especially those that are not lateral and require significant alteration to the structure's existing roofline, can jeopardize that designation as well.

Staff recommendation:

Staff recommends APPROVAL of the Local Historic Designation of the residence at 209 Gulf Way (Case No. 25009).

Bibliography

National Park Service. (2023). *Preservation Briefs 16 The Use of Substitute Materials on Historic Building Exteriors*. Retrieved from https://www.nps.gov/orgs/1739/upload/preservation-brief-16-substitute-materials-2023.pdf.

RECEIVED
JAN 10 2025
COMMUNITY DEVELOPMENT

St. Pete Beach

Application for Local Historic Designation

GENERAL INFORMATION **Case Number** 25009

Property Owner Name & Address **Agent or Representative Name & Address**

Lynda K Walker
209 Gulf Way
St. Pete Beach FL 33706-4318

Phone 202-256-1050 **Phone** ____

Email Address MckayWalker@aol.com **Email Address** ____

Property Address, Legal Description, Parcel ID

209 Gulf Way, St. Pete Beach FL 33706-4318
Township 32S, Range 16E, Section 19 1/4 Section NE
Subdivision Name: Mooney Beach Block 10, Lot 10
Parcel ID: 19-32-16-58932-010-0100

Historic Name of Property (if applicable): ____

Florida Master Site File Number (if applicable): PI12633

Florida Master Site File Recorder:
(Name and Title, if applicable): ____

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

Owner Signature: ____ Date: ____

TYPE OF REQUEST

✓ Individual historic building

------ Individual archaeological site

✓ Historic or archaeological district

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

BOUNDARY DESCRIPTION AND SIZE OF PROPERTY

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

Moody Beach Blk 10, Lot 10 less E'LY 60 ft.
Bounded By Gulf Way on the West side, 3rd Avenue, on the North. Backs up to. 116 3rd Av. ; Historic Property owned by Lynda K. Walker, (East side) Private Residential on South border.
The Property, lies adjacent to, and is Part & Parcel of, The Thomas Watson Cottage Site - on The Nat'l Historic Registry.

FUNCTION OR USE

Historic Functions

Adjacent to Thomas Watson Cottage Site

Current Functions

Residential Dwelling
Building is a Contributing resource in the Nat'l Register listed and City of St. Pete Beach - Designated Pass-A-Grille Historic District

DESCRIPTON

Architectural Classification

Materials

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

Areas of Significance (please describe the following):

1. Period of Significance Built in 1952, 5 years Prior to incorporation of Gulf. Pete Beach, the Property is Part & Parcel of what was once the Thomas Watson Cottage (on Historic Designation). 209 Gulf Way is located in the Pass-A-Grille Historic District.

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2. Significant Dates (date constructed and altered, if applicable)
Built in 1952 when area was known as Pass-A-Grille
House is Approximately 73 years.

3. Significant Persons
2. Part of Thomas Watson Cottage Property at one time.
Thomas Watson is credited as co-inventor of the telephone.
Thomas Watson Cottage constructed in 1906.

4. Cultural Affiliation/Historic Period
Lies in Pass-A-Grille Historic District established in 1989.

Masonry Vernacular

overhanging Eaves, all

Gable

Stucco, Asphalt shingles

sliding & Picture Windows

STATEMENT OF SIGNIFICANCE

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

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

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

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

☑ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or

☑ Is associated with the life of a person who has played a significant role in our local, state, or national history; or

☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration Is master plan, and when no other building or association has survived; and

☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

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

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

☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

(3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:

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

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. single story stone (masonry vernacular) with second floor addition with observation deck. See attached.
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20. Site lies adjacent to Thomas Watson cottage, Historic designation and is believed to have been part of parcel of said property. In Historic District (1989)
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.
Building in good shape. Subject to Weather related damage.
4. Provide a statement of rehabilitation or adaptive use proposals, if applicable.

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.
- Historical structure form - online Real Estate research sites
- Appraisal (Jan 13, 2023)

Application Deadlines

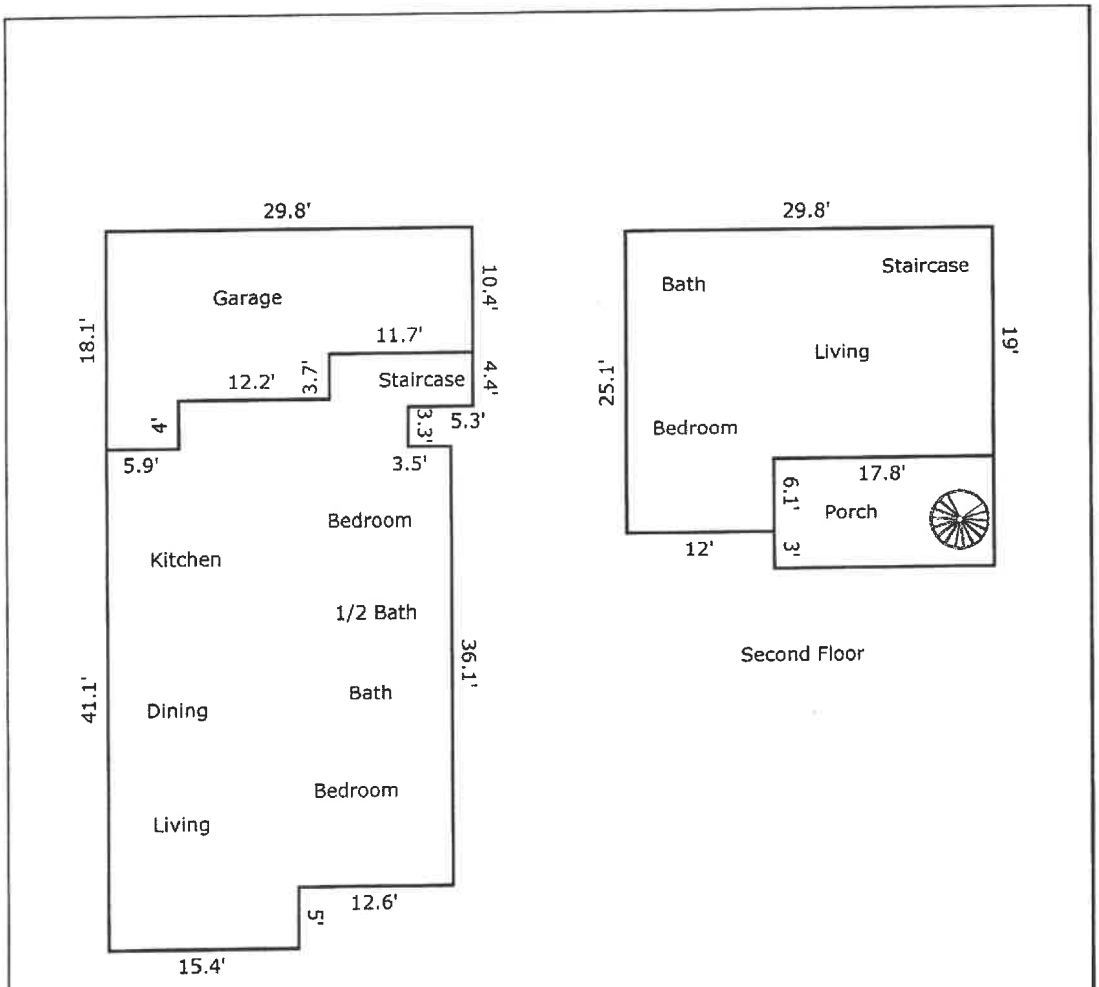
Please note that application deadlines listed below are the deadlines for applications complete by Staff in order for the item to be reviewed at the associated meeting date. Staff strongly submitting at least two weeks in advance of these deadlines to ensure there is proper time to review the amend any required supplemental material to support the application. Failure to submit a completed may result in applications being heard at a later meeting.

From time to time, staff may reduce the lead time for applications, such as during natural emerg reductions are based on workload and cannot always be accommodated. Staff will inform you reductions if available.

Recommended Submittal Date	Submittal Deadline	Meeting Date
11/7/24	11/21/24	**1/2/25**
12/12/24	12/26/24	**2/6/25**
1/9/25	1/23/25	**3/6/25**
2/6/25	2/20/25	**4/3/25**
3/6/25	3/20/25	**5/1/25**
4/10/25	4/24/25	**6/5/25**
5/8/25	5/22/25	**7/3/25**
6/12/25	6/26/25	**8/7/25**
7/10/25	7/24/25	**9/4/25**
8/7/25	8/21/25	**10/2/25**
9/11/25	9/25/25	**11/6/25**
10/9/25	10/23/25	**12/4/25**

Building Sketch

Borrower	N/A						
Property Address	209 Gulf Way						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender/Client							



TOTAL Sketch by a la mode

Area Calculations Summary

		Calculation Details	
Living Area			
First Floor	1209.2 Sq ft	4.4 × 5.3	= 23.32
		6.4 × 3.7	= 23.68
		15.4 × 5	= 77
		28 × 36.1	= 1010.8
		4 × 18.6	= 74.4
Second Floor	639.4 Sq ft	19 × 17.8	= 338.2
		25.1 × 12	= 301.2
Total Living Area (Rounded):	**1849 Sq ft**		
Non-living Area			
Open Porch	161.98 Sq ft	17.8 × 9.1	= 161.98
1 Car Attached	400.49 Sq ft	10.4 × 11.7	= 121.68
		14.1 × 12.2	= 172.02
		18.1 × 5.9	= 106.79

Certifications

File No.: R2306006

Property Address: 209 Gulf Way City: St Pete Beach State: FL Zip Code: 33706
Client: Angelides Builders Address: 3990 Belle Vista Dr, St Pete Beach, FL 33706
Appraiser: Tom Hockensmith, SRA Address: 1100 16th St N, Saint Petersburg, FL 33705-1149

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

SIGNATURES

Client Contact: Client Name: Angelides Builders
E-Mail: Address: 3990 Belle Vista Dr, St Pete Beach, FL 33706

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Tom Hockensmith, SRA	Supervisory or Co-Appraiser Name:
Company: Entreken Associates, Inc.	Company:
Phone: (727) 894-1800 Fax:	Phone: Fax:
E-Mail: thockensmith@eai-rea.com	E-Mail:
Date Report Signed: June 13, 2023	Date Report Signed:
License or Certification #: RD1405 State: FL	License or Certification #: State:
Expiration Date of License or Certification: 11/30/2024	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: June 8, 2023	Date of Inspection:

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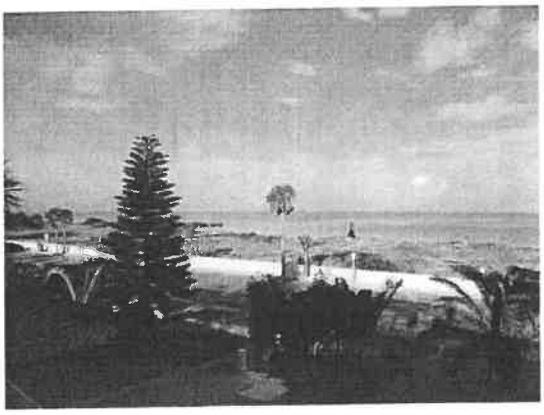
Photograph Addendum

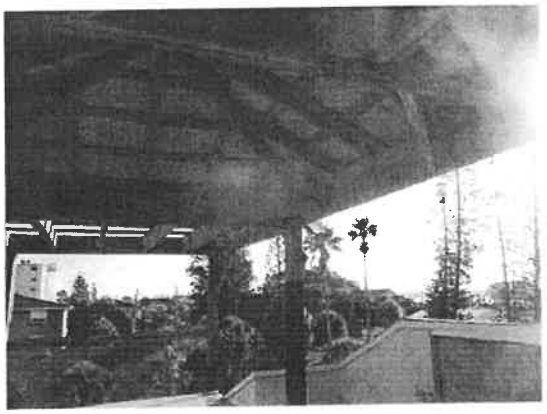
Borrower	N/A				
Property Address	209 Gulf Way				
City	St Pete Beach	County	Pinellas	State FL	Zip Code 33706
Lender/Client					

view from roof deck



view from roof deck

view from roof deck



roof deck

kitchen

kitchen

Photograph Addendum

Borrower	N/A						
Property Address	209 Gulf Way						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender/Client							

front

front

rear/side

side

street scene

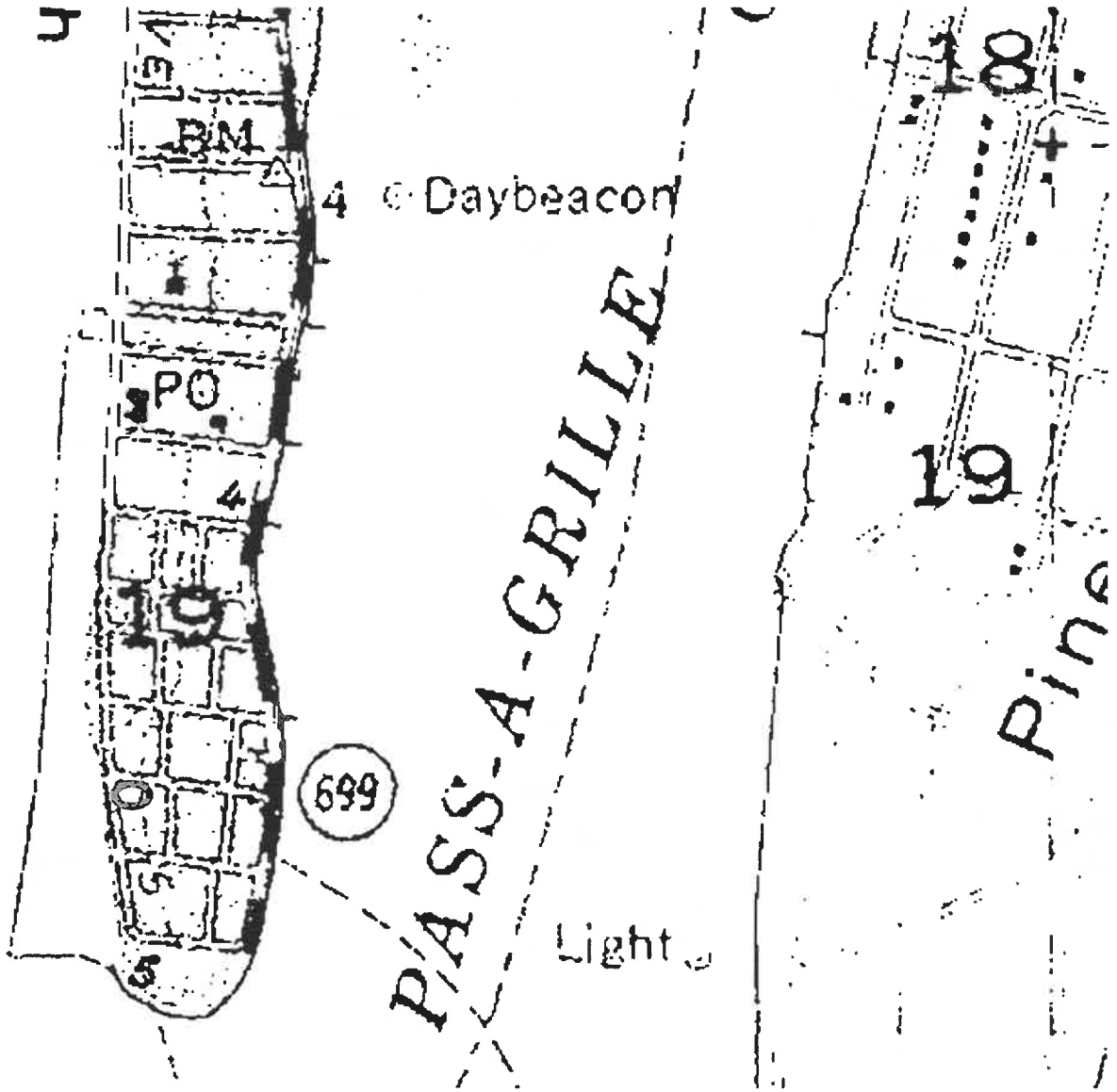
looking across Gulf Way towards public beach

GulfWay_209_PI12633_01

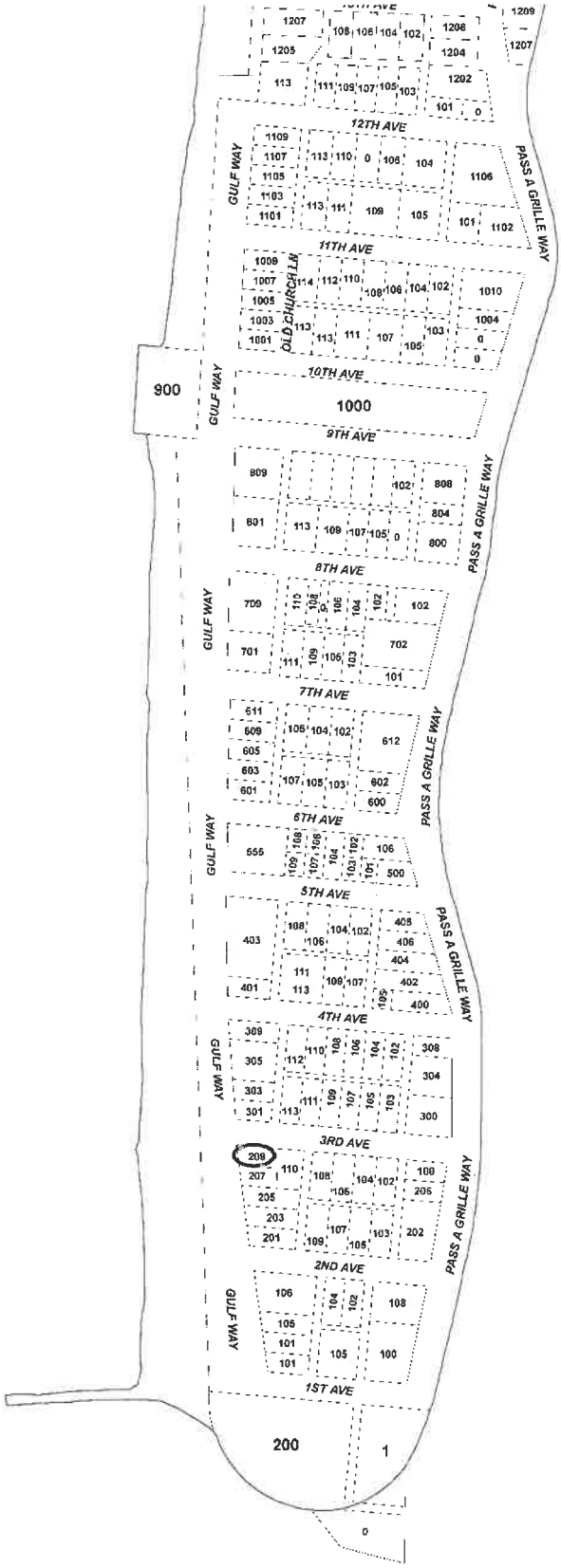
GulfWay_209_PI12633_04

GulfWay_209_PI12633_03

GulfWay_209_PI12633_02



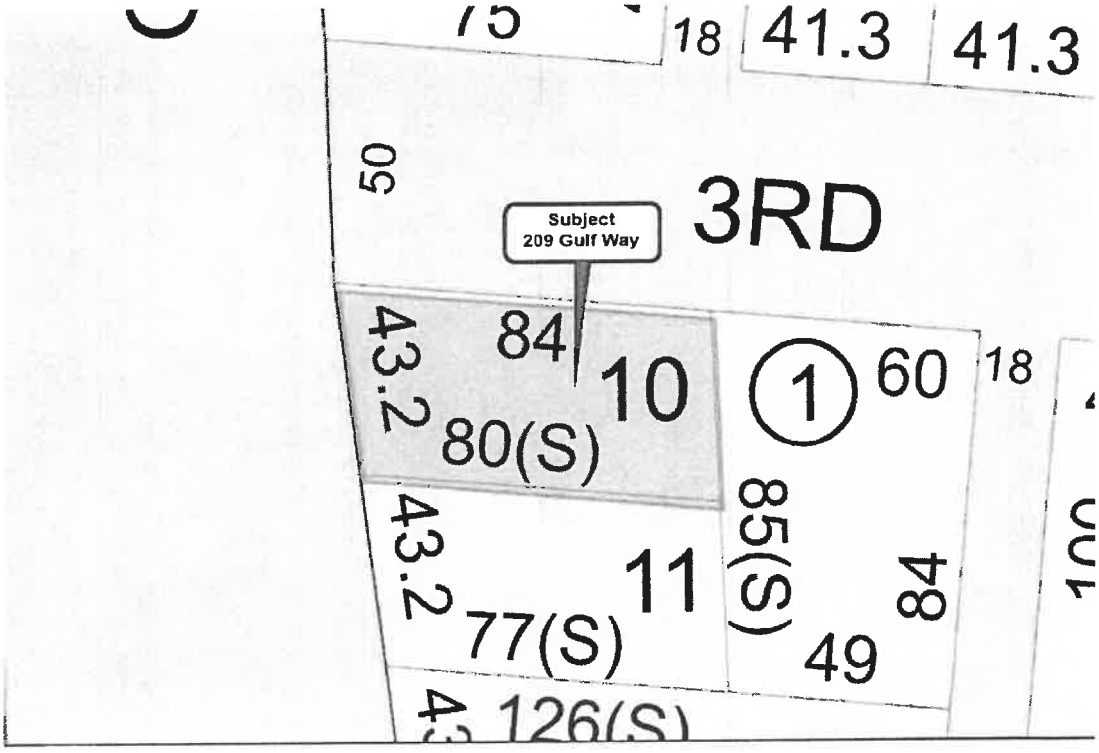
Site #8PI12633 Address: 209 GULF WAY



Site #8PI12633 Address: 209 GULF WAY

Site Map

Borrower	N/A						
Property Address	209 Gulf Way						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender/Client							



Aerial Map

Borrower	N/A						
Property Address	209 Gulf Way						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender/Client							

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 PI12633
Field Date 1-5-2015
Form Date 3-11-2015
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) 209 Gulf 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	Direction	Street Name	Street Type	Suffix Direction
Address:	209		Gulf	Way	

Cross Streets (nearest / between) 2nd Avenue/3rd Avenue
USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
City / Town (within 3 miles) St Pete Beach In City Limits? ☒yes ☐no ☐unknown County Pinellas
Township 32S Range 16E Section 19 ¼ section: ☐NW ☐SW ☐SE ☒NE Irregular-name: _____
Tax Parcel # 19-32-16-58932-010-0100 Landgrant _____
Subdivision Name MOREY BEACH Block 10 Lot 10
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1957 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1957 To (year): _____
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: Unknown Nature Windows, porch
Additions: ☒yes ☐no ☐unknown Date: Unknown Nature 2-story addtion
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Masonry Vernacular Exterior Plan L-shaped Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. _____ 3. _____
Roof Type(s) 1. Hip 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Sliding and picture windows with projecting sill course

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, sill course

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

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

HISTORICAL STRUCTURE FORM

Site # PI12633

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. Stucco 2. _____

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

Foundation Type(s): 1. Continuous 2. _____

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

Main Entrance (stylistic details) Off-center, 1-leaf door faces south rather than the street (west).

Porch Descriptions (types, locations, roof types, etc.) The building does not have a porch. There is a rooftop deck on the 2-story rear addition.

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

Narrative Description of Resource This 1-story, masonry vernacular dwelling is one of three in a row along Gulf Way that were constructed together in 1957. It features a stuccoed exterior, projecting sill course, and a large 2-story rear addition with rooftop deck and carport.

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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

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

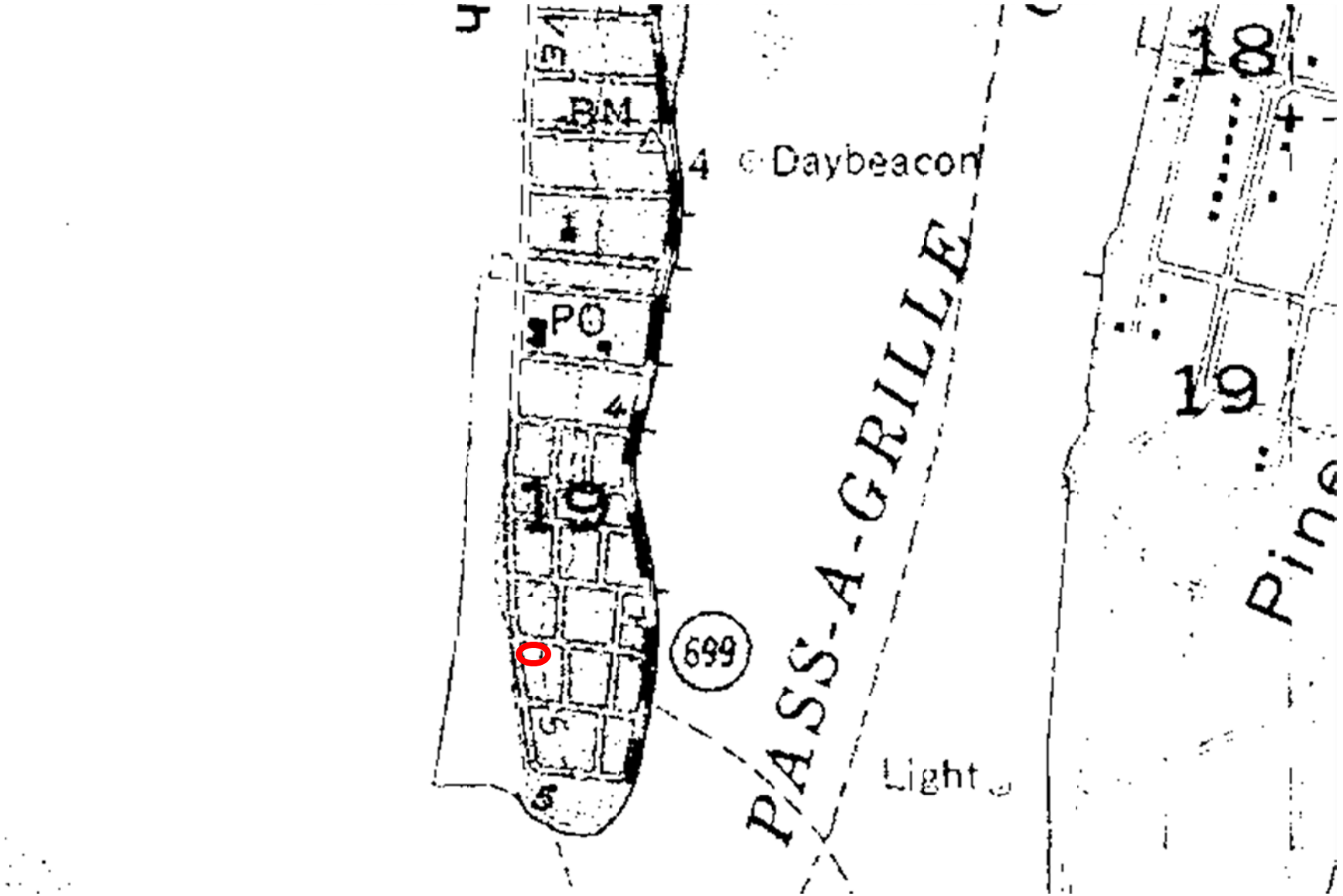
❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

GulfWay_209_PI12633_01

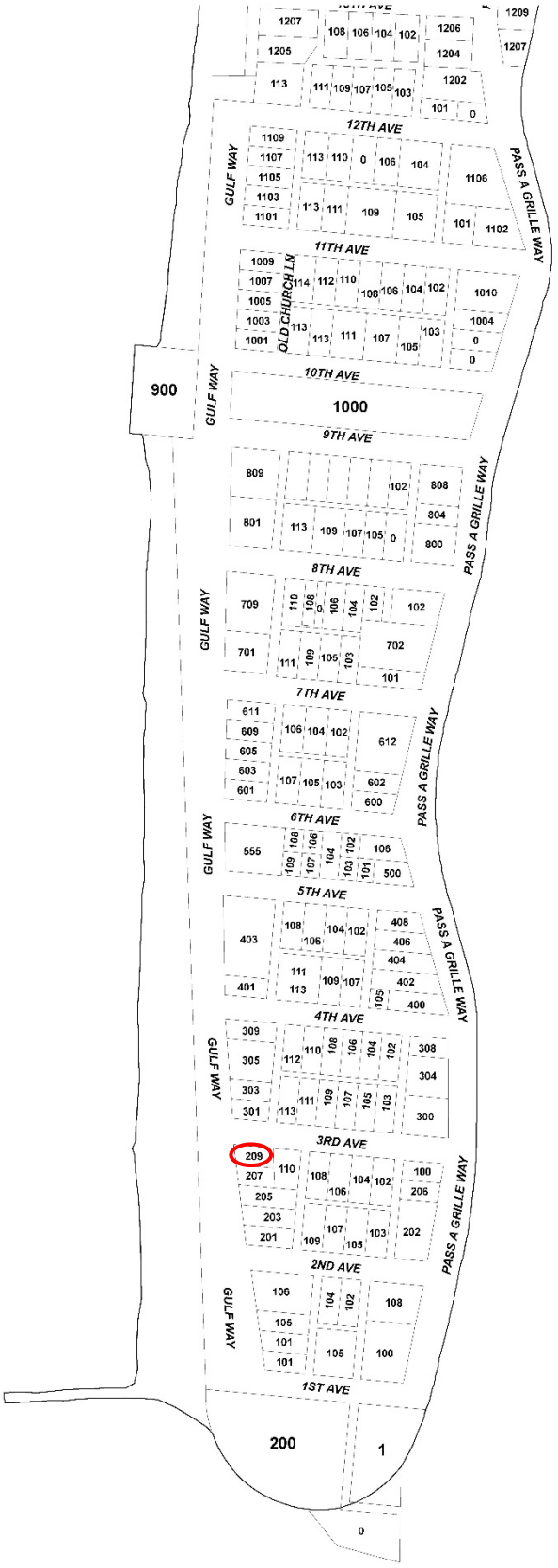
GulfWay_209_PI12633_04

GulfWay_209_PI12633_03

GulfWay_209_PI12633_02



Site #8PI12633 Address: 209 GULF WAY



Site #8PI12633 Address: 209 GULF WAY

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24090: 4 Alhambra Street

Action Request: Motion to approve Case No. 24090 to designate the single-family residence at 4 Alhambra St as a local historic resource.

Strategic Objective:

Date: February 6, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Denise Sanderson, Community Development Director

Summary of Issue: This single-family, one-story, residential structure was constructed in 1959 and is Masonry Vernacular in style although it could be categorized as a Mid-century Ranch as well. This house is rectangular in shape and the exterior materials are stucco over concrete block. It has a built-up gable roof. There is an attached one car garage in the front. Don CeSar Place was originally platted by Thomas Rowe, the developer of the historic Don CeSar Hotel. in the area as well. Mr. David Green conducted historic research on his property. He was able to find information at the City of St. Petersburg Historical Museum on Thomas Rowe and the Don CeSar neighborhood and even the former occupants of his house. The first owners of this property were Barbara and Thomas Whyte. Thomas Whyte was an Air Force Veteran and worked for 30 years as an engineer for Babcox & Wilcox. Research from the St. Petersburg Historic Museum found evidence that this house was a Scholz design. In 1946, Donald J. Scholz founded Scholz Homes in Toledo, Ohio because of the great demand for housing for the GI's returning from war. Scholz was not formally trained as an architect or even an engineer. Research indicated that Schotz was influenced by Modernist architects like Frank Loyd Wright and Mies van der Rohe These Florida contemporary plans of Scholz were spacious and open, with cathedral ceilings and ample windows. These

homes had patios and were sheltered with an overhanging roof to encourage outdoor living.

Funding: N/A

Attachments:
1. LHD 24090 - 4 Alhambra Street LR
2. Application and Supporting Documents

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Local Historic Designation Case No. 24090: David S. Green
Date: February 6, 2025
Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The property owner of this single-family residential property located within the Don CeSar neighborhood is requesting Local Landmark Designation for this property.
SUBJECT PROPERTY	4 Alhambra Street – Don CeSar Place, Block 24, Lot 22 Parcel I.D. #07-32-16-21852-024-0220
LAND USE / ZONING	RU-2; Residential District
YEAR BUILT	Circa 1959 (per attached Florida Master Site File)
HISTORIC STATUS	Constructed in 1959, this Masonry Vernacular residential structure was determined during the survey to be a noncontributing structure and association with significant persons or events was not found. However, property owner Dave Green undertook research of the property on his own and provided Staff with additional historic associations to the satisfaction of staff regarding this property.
SURROUNDING AREA	North – Single-family residential circa 1950 and East DeBazan Avenue South – Single-family residential, circa 1956 and Alhambra Street East – Single-family residential circa 1980 West – Single -family residential circa 1959

BACKGROUND and ANALYSIS

This single-family, one-story, residential structure was constructed in 1959 and is Masonry Vernacular in style although it could be categorized as a Mid-century Ranch as well. This house is rectangular in shape and the exterior materials are stucco over concrete block. It has a built-up gable roof. There is an attached one car garage in the front. Don CeSar Place was originally platted by Thomas Rowe, the developer of the historic Don CeSar Hotel. in the area as well. Mr. David Green conducted historic research on his property. He was able to find information at the City of St. Petersburg Historical Museum on Thomas Rowe and the Don CeSar neighborhood and even the former occupants of his house. The first owners of this property were Barbara and Thomas Whyte. Thomas Whyte was an Air Force Veteran and worked for 30 years as an engineer for Babcox &

Wilcox. Research from the St. Petersburg Historic Museum found evidence that this house was a Scholz design. In 1946, Donald J. Scholz founded Scholz Homes in Toledo, Ohio because of the great demand for housing for the GI's returning from war. Scholz was not formally trained as an architect or even an engineer. Research indicated that Schotz was influenced by Modernist architects like Frank Loyd Wright and Mies van der Rohe These Florida contemporary plans of Scholz were spacious and open, with cathedral ceilings and ample windows. These homes had patios and were sheltered with an overhanging roof to encourage outdoor living.

David Green purchased 4 Alhambra 2004. Later, in 2009, Mr. Green wrote in his narrative that while (drinking a beer in his yard, the Free Beach Ride was born. The idea was to buy an electric golf cart, drive it around the beach and give rides for tips. Per his narrative, "she told him he was crazy."
Since then, Mr. Green has operated his free rides to the public for nearly 16 years. Additional information about the Free Beach Ride is included within this staff report packet.

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 was constructed in 1959 and is Masonry Vernacular/Mid-Century Ranch in style. The exterior is stucco over concrete block, and it has a gable roof. This property has overhanging eaves and there is an attached one car garage which is accessed from the front. The general form and use of this residential structure remains constant.

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

Built in 1959, 4 Alhambra Street is a one-story single-family residential structure. Staff finds that 4 Alhambra Street meets this requirement as it reflects the broad cultural, historical and social history of Don CeSar Place and the City of St. Pete Beach. During the recent historic survey, 4 Alhambra Street was determined to be noncontributing because historic associations were not identified. However, David Green, the current property owner undertook historic research on his property through the St. Petersburg Historical Museum and found the property' ownership lineage as well as information about the origins of his house as a possible Scholtz home.

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

This residential structure has been a well-maintained single family residential structure in the Don CeSar Place neighborhood.

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

Not applicable.

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

4 Alhambra Street is zoned RU-2 Residential District and is part of the Don CeSar Place Historic Survey (2024). The zoning map is included within this staff report.

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

Staff recommends that this residential structure at 4 Alhambra Street be recognized as a locally designated historic landmark as requested by the property owner because of the historic associations as outlined in this report.

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.

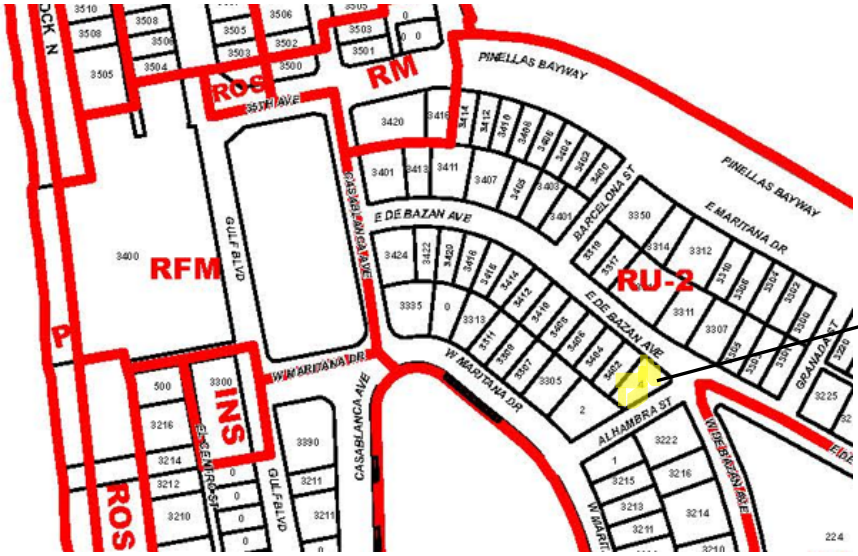
Staff analysis: Staff supports this application to locally designate 4 Alhambra Street as an historic property. Staff finds that the building is significant in the following areas:

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

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this residential property located at 4 Alhambra Street because it:

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

ZONING MAP



SUBJECT PROPERTY:
4 Alhambra Street

ZONING
RU-2
Residential

AERIAL PHOTOGRAPH

Green Residence
4 Alhambra Street

PHOTOGRAPH

Page 1

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

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

Site#8 **PI16064**
Field Date 4-16-2024
Form Date 9-8-2024
Recorder #

Site Name(s) (address if none) 4 ALHAMBRA ST — Multiple Listing (DHR only)
Survey Project Name Don Cesar and Belle Vista Historic Structure Survey — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
4		ALHAMBRA	Street	

Address:
Cross Streets (nearest / between) NW corner Alhambra St and E De Bazan Ave
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 — ¼ section: ☐NW ☐SW ☒SE ☐NE — Irregular-name:
Tax Parcel # 073216218520240220 — Landgrant
Subdivision Name DON CE-SAR PLACE — Block 24 — Lot 22
UTM Coordinates: Zone ☐16 ☒17 — Easting 329011 — Northing 3066119
Other Coordinates: X: 27.70853504 — Y: -82.73426082 — Coordinate System & Datum WGS 1984
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1959 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): 1959 — To (year): 2024
Current Use Private Residence (House/Cottage/Cabin) — From (year): 1959 — To (year): 2024
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: 1-1-1975 — Nature rpl windows, pent roofs above windows
Additions: ☐yes ☒no ☐unknown — Date: — Nature
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)
Thomas & Barbara Whyte (prior to 1968), Heslop (68-84), Dean (84-90), Collins (90-06), Green (06-present)

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

DESCRIPTION

Style Masonry Vernacular — Exterior Plan Rectangular — Number of Stories 1
Exterior Fabric(s) 1. Stucco 2. Block-concrete 3.
Roof Type(s) 1. Gable 2. 3.
Roof Material(s) 1. Built-up 2. 3.
Roof secondary strucs. (dormers etc.) 1. 2.

Windows (types, materials, etc.)
3-light awning metal paired & ind & ribbon; oriel

Distinguishing Architectural Features (exterior or interior ornaments)
Vertical scoring, block piers, shake pents over windows

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

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

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site # 8 PI16064

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

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

Foundation Type(s): 1. Slab 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Main Entrance (stylistic details)

15-light French door flanked by stone panels

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

small recessed area, conc walk to driveway

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

Narrative Description of Resource

Shallow pitch and very wide front gable form, 1-car garage at E, polygonal oriel window W of door, concrete driveway, grassy yard (large gravel areas added c. 1990). Corner lot. Pool 2006.

Archaeological Remains None observed ☐ Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒ FMSF record search (sites/surveys)	☐ library research	☐ building permits	☐ Sanborn maps
☐ FL State Archives/photo collection	☐ city directory	☐ occupant/owner interview	☐ plat maps
☒ property appraiser / tax records	☐ newspaper files	☐ neighbor interview	☐ Public Lands Survey (DEP)
☒ cultural resource survey (CRAS)	☐ historic photos	☐ interior inspection	☐ HABS/HAER record search

☒ other methods (describe) _____

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

Alterations have diminished the integrity of this residence. With little known historical significance, it does not appear NRHP eligible.

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

1. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type All materials at one location Maintaining organization Stantec, Inc.
Document description Photos and field notes File or accession #'s 172608547

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

RECORDER INFORMATION

Recorder Name Kimberly Hinder Affiliation Stantec, Inc.

Recorder Contact Information 813-367-0969 / kimberly.hinder@stantec.com
(address / phone / fax / e-mail)

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

❸ **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.

Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24090

Property Owner Name & Address

DAVID S GREEN

4 ALHAMBRA ST

SAINT PETE BEACH FLORIDA 33706

Phone 8138179348

Email Address FREEBEACHRIDE@ME.COM

Agent or Representative Name & Address

Phone

Email Address

Property Address, Legal Description, Parcel ID

4 ALHAMBRA ST SAINT PETE BEACH FLORIDA 33706

DON CE-SAR PLACE BLK 24, LOT 22

Parcel Number
07-32-16-21852-024-0220

Historic Name of Property (if applicable):

Florida Master Site File Number (if applicable): PI16064 - non-contributing

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

I (the undersigned) am the legal owner/legal representative of OWNER located at 4 ALHAMBRA ST 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: DS Green Date: 11-6-2024

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.

SURVEY ATTACHED

GROSS LIVING AREA 1828

LIVING AREA 1314

FUNCTION OR USE

Historic Functions

SINGLE FAMILY HOME

Current Functions

SINGLE FAMILY HOME

DESCRIPTON

Architectural Classification

MID CENTURY RANCH

Materials

FLOOR - Slab On Grade

WALLS - STUCCO

ROOF - Bu Tar & Gravel Alt

STATEMENT OF SIGNIFICANCE

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

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

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

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

☐ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or

☐ Is associated with the life of a person who has played a significant role in our local, state, or national history; or

☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration is master plan, and when no other building or association has survived; and

☐ Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

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

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

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

☐ Represents a geographically defined entity whose individual structural components collectively convey a sense of time and place which may relate to one or more periods in history.

(3) **Archaeological sites and districts.** A site or district is of archaeological significance if it:

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

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

Areas of Significance (please describe the following):

1. Period of Significance

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

PLEASE SEE ALSO ATTACHED PLAGES 52 (ARIEL VIEW) , 67 (RESULTS AND CONCLUSIONS) 73 POTENTIALLY ELIGIBLE DISTRICTS AND HOMES) PAGE 74 (ARIEL VIEW HOMES HIGHLIGHTED IN RED AND PAGE 77 (RECOMMENDATIONS)

From the Don Cesar Place and Belle Vista Neighborhoods Survey Pinellas county Florida prepared for the City of Saint Pete Beach Prepared by Santec August of 2024

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

1959

NO New Construction

3. Significant Persons

Thomas G Jr and Barbara Grace Hope Whyte The first owners of 4 Alhambra St

and of course Thomas Rowe, Henry Dupont who created this Historic neighborhood

4. Cultural Affiliation/Historic Period

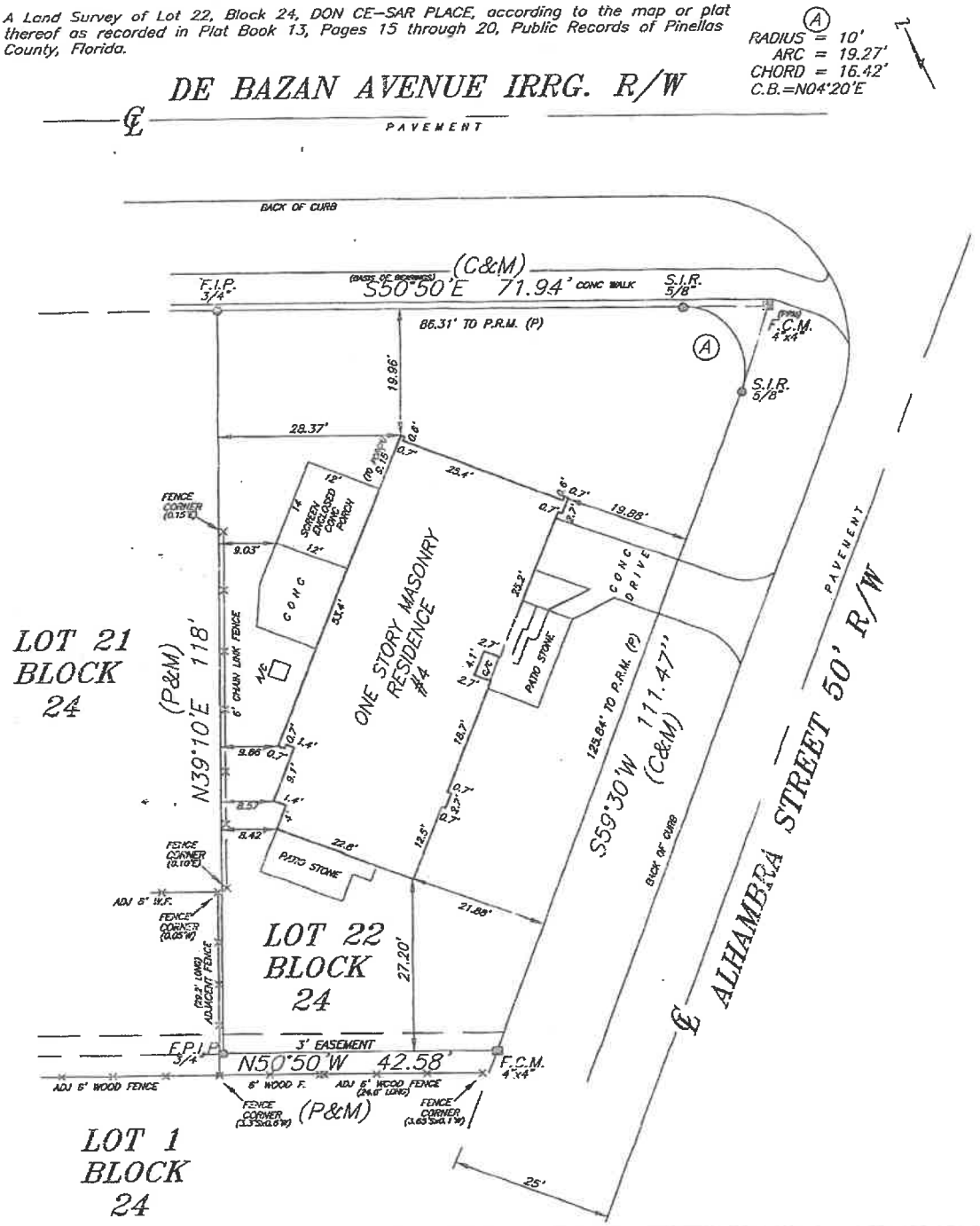
World War II was over and the Historic Don CeSar was still being used as a VA headquarters until 1969 . This home sits 13 homes from the Don Cesar and two homes diagonal from where Thomas Rowe lived on Maritana . This home sits less than 500 feet from the Don Cesar

5. Architect

Jessie (the st petersburg History Museum Archive Manager) suggested it was a Scholz design . In 1946 Donald J. Scholz founded Scholz Homes in Toledo OH for the burgeoning demand created by the legions of returning GIs. Although not a formally trained architect or even an engineer, Scholz was influenced by Modernist architects like Mies van der Rohe and Frank Lloyd Wright.

Although modest by today's standards, the Florida contemporary plans are spacious and open, with cathedral ceilings and ample windows. Each home has a patio in the back that is partially sheltered by the overhanging roof to further encourage outdoor activities which fits 4 Alhambra build perfectly

A Land Survey of Lot 22, Block 24, DON CE-SAR PLACE, according to the map or plat thereof as recorded in Plat Book 13, Pages 15 through 20, Public Records of Pinellas County, Florida.



JOB NUMBER: 60070 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 1/23/06 SCALE: 1 INCH = 20 FEET DRAWN BY: DLP	**DAVID C. HARNER** PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL. 33706 SECTION 18 TOWNSHIP 32 SOUTH RANGE 16 EAST	FLOOD ZONE: "AE" FLOOD MAP DATE: 9/03/03 COMMUNITY NUMBER: 125149 PANEL NUMBER: 0278 G CHECKED BY: DCH

CERTIFIED TO:
DAVID S. GREEN
STEWART TITLE OF PINELLAS INC.
STEWART TITLE GUARANTY COMPANY
AEGIS WHOLESALE CORPORATION

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

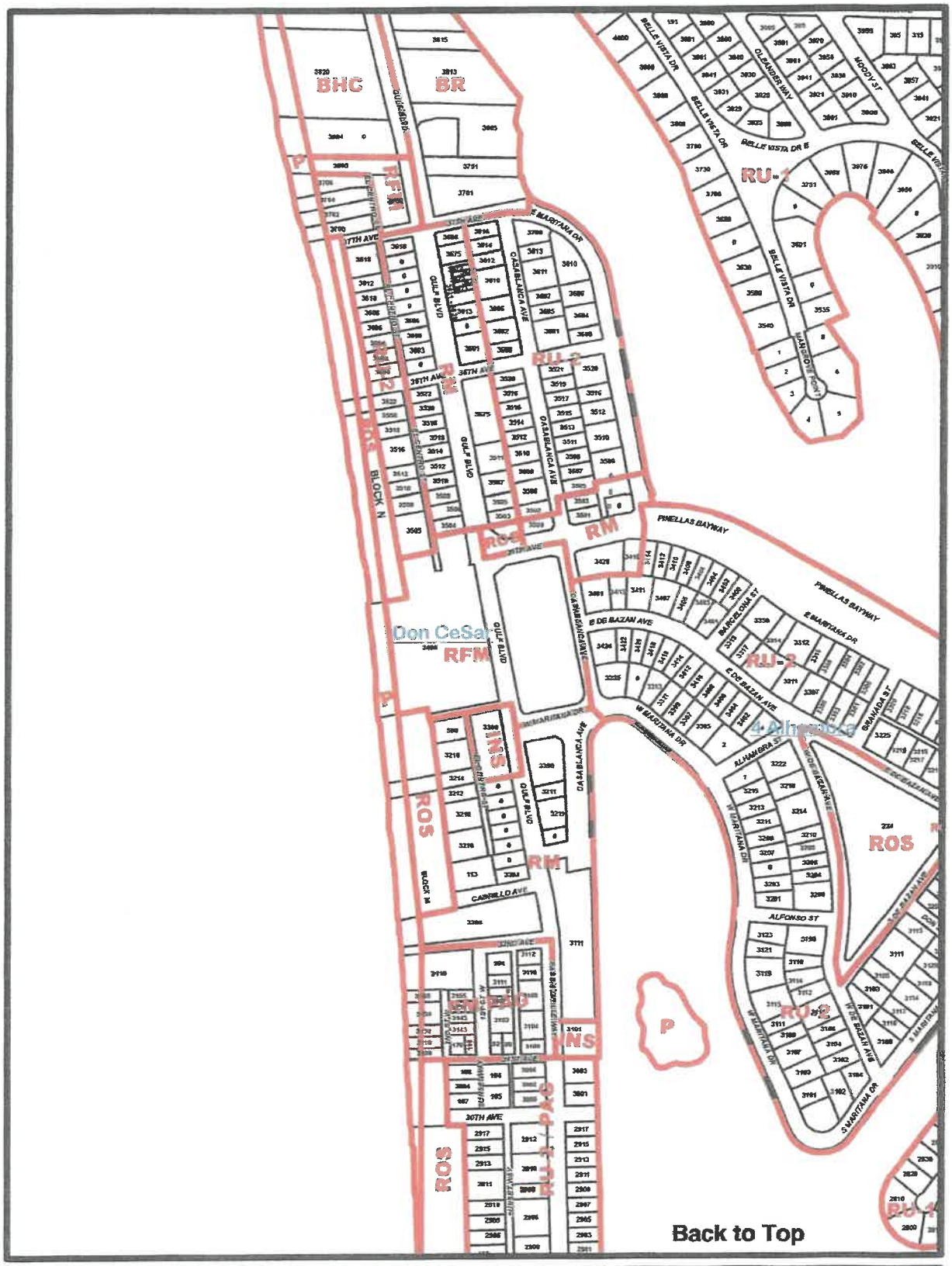
NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON.

1-27-06
DAVID C. HARNER P.L.S.
REGISTRATION NUMBER 2650

LEGEND:
A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB CH.=CHORD LENGTH C=CALC C.L.F.=CHAINLINK FENCE
CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE CH. BRG.=CHORD BEARING E.P.=EDGE OF PAVEMENT
EL=ELEVATION FF=FINISHED FLOOR F.I.P.=FOUND IRON PIPE S.I.R.=SET IRON ROD WITH CAP #2550
F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT M=MEASURED M.S.=METAL SHED
D=DEED R=RECORD W/W=WING WALL W.F.=WOOD FENCE DR.=DRAINAGE UT.=UTILITY EASE.=EASEMENT
B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT

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

What's New
Public Library | St. Pete Beach
4 Alhambra St - Google Maps
4 Alhambra St - Google Maps
command for print screen on
google.com/maps/place/4+Alhambra+St,+St+Pete+Beach,+FL+33706/@27.7085767,-82.7341181,503m/data=!3m1!1e3!4m6!3m5!1s0x88c31d352e5a3167:0x3d07b4356c9f3811!8m2!3d27.7085245!4d-82.7342683!16s%2Fg%2F11c5f30tc0?entry=ttu&g_ep=Eg...
Pinellas Bayway
Gulf Blvd
35th Ave
Barcelona St
E Debazan Ave
Casablanca Ave
E Maritana Dr
Alhambra St
W Debazan Ave
W Maritana Dr
S Debazan Ave
S Maritana Dr
Cabrillo Ave
Alfonso St
Don Jose St
Belle Vista Dr E
Public Access
Google
Other Options
End Session
72°F Cloudy
11:14 AM
11/2/2024



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

Zoning, Zoning Description

AC, Activity Center
BHCP, Boutique Hotel Condo/Preservation
BR, Bayou Residential
CC-1, Commercial Corridor Blind Pass
CC-2, Commercial Corridor Gulf Blvd
CC-2UBV, Commercial Corridor Gulf Blvd/Upham Beach Village
CG-1, Commercial District
CG-2, Commercial District
CRDEA, Community Redevelopment District/Eighth Avenue
DCR, Downtown Core Residential
INS, Institutional
INSPAG, Institutional/Pass A Grille Overlay
LR, Large Resort
LRP, Large Resort/Preservation
P, Preservation
ROS, Recreational/Open Space
ROSP, Recreational/Open Space/Preservation
ROSPAG, Recreation/Open Space/Pass A Grille Overlay
RFM, Resort Facilities Medium District
RFMP, Resort Facilities Medium District/Preservation
RLM-1, Residential District
RLM-2, Residential District
RLM-2PAG, Residential District/Pass A Grille Overlay
RLM-2RFO, Residential District / Resort Facilities Overlay
RM, Residential District
RMP, Residential District/Preservation
RMPAG, Residential District/Pass A Grille Overlay
RMPAGP, Residential District/Pass A Grille Overlay/Preservation
ROR, Residential Office Retail District
RORPAG, [illegible] A Grille Overlay
RU-1, Residential District
RU-2, Residential
RU-2PAG, Residential District/Pass A Grille Overlay
TC-1, Town Center Corey
TC-2, Town Center Corey Cir and Coquina West
THDRFDPAG, Tourist Hotel Dist/Resort Facilities Overlay/PAG
TU, Transportation Utilities
UBV, Urban Beach Village

Date Saved: 7/20/2012

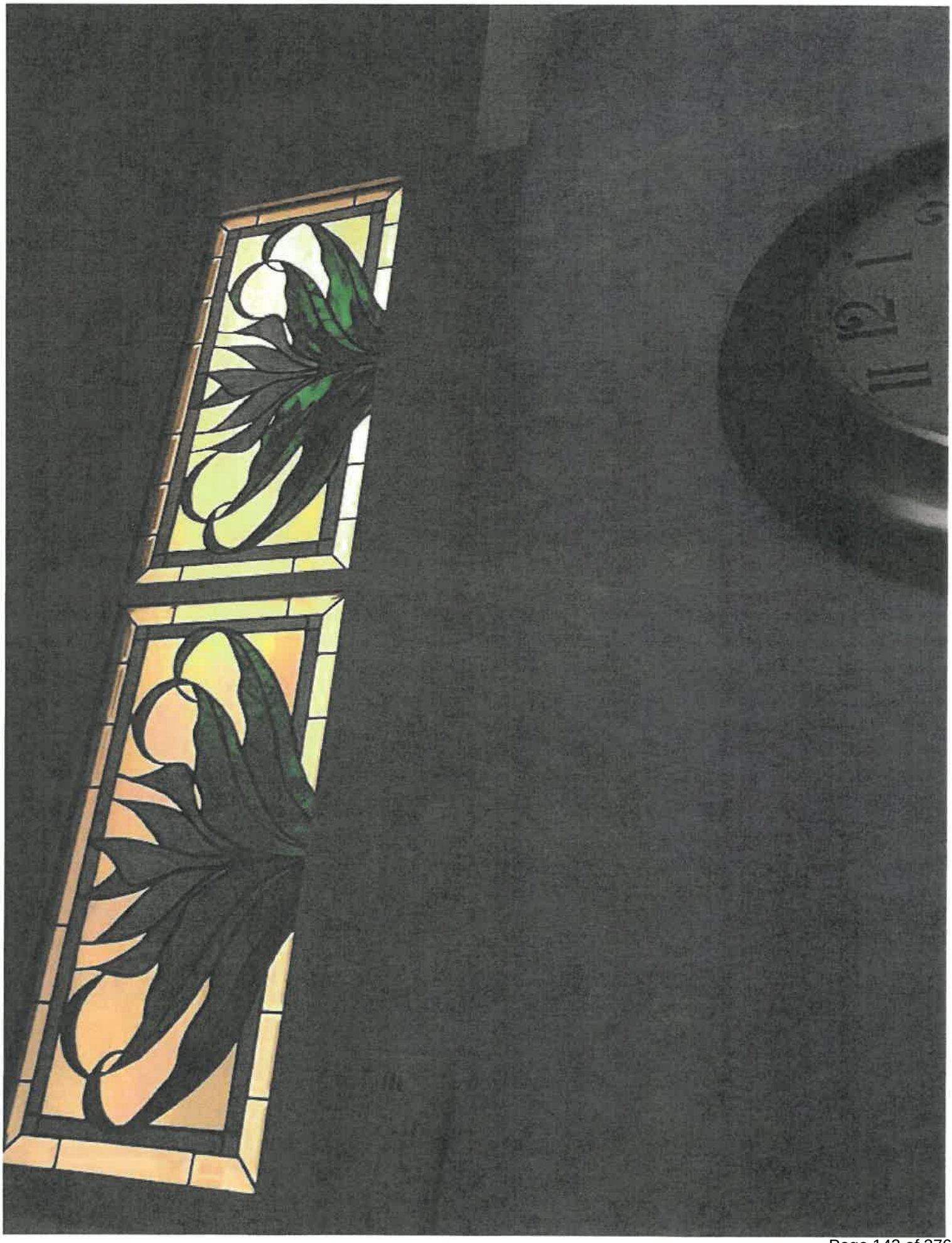
Our address itself sits a two minute walk from Don CeSar .

This home has much to offer, has not been altered and still maintains the original vaulted ceilings , stained glass inside highlighting the vaulted ceilings , and original jalousie wide windows across the front . What I call a work of art.

It is evident that our property matches with its mid century modern architectural style that occurred through the United States , Florida , Tampa , and Saint Pete beach . Characterized by the use of man made materials , graphic shapes ,natural hues with pops of color , large windows , an exterior design based on functionality and open floor plans that often have a connection to outdoors .

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

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



Narrative Description
Local Historic Designation
Individual Building

Adress:
4 Alhambra St
Saint Pete Beach FL 33706

Owner
David S Green

Neighborhood
Don Cesar Place

I purchased this home at the address above 4 Alhambra St in Don Cesar Place in early 2005. To have been able to be a part of this history was truly a hidden Blessing ,This home built 65 years ago and this neighborhood that was built in unison and has grown along side the Historical Don CeSar Hotel. A privilege.

The Don Cesar Place neighborhood was created and had its beginnings when Don Cesar Hotel Developer Thomas Rowe created the Don Cesar Place Subdivision on land east of the Don Cesar Hotel in the 1920's . Research indicates that only 14 homes remain the Don Cesar place subdivision that were built in the 1920's and 1930's . Until the nations second reconstruction period . The reconstruction period continued through the 1950's.

It was 1959 , When Thomas G and Barbara Grace Hope Whyte entered the picture , the original owners of 4 Alhambra St . Born in Lynn, MA. and raised in Nahant, MA, Thomas was a U.S. Air Force Veteran (Korean/Vietnam Wars) and 30 years with Babcox & Wilcox as an engineer.

Out the front door directly to the left with in a two minute stroll you can stroll to The Historic Don CeSar hotel . Hotelier Thomas Rowe purchased 80 acres of land for the sum of $100,000 along the shoreline near St. Petersburg, Florida. St. Petersburg—as well as most of the major cities throughout the state—had rapidly undergone a transformation into one of the most renowned holiday destinations in the United States. Seeking to capitalize upon this development, Rowe sought to construct a luxurious hotel that would resemble a "pink castle." With a construction budget of $450,000, Rowe intended to manifest his pink palace as a six-story masterpiece with 110 luxurious guest rooms. That number was later expanded to account for 220 rooms, which sent the project over its budget by 300%. In 1924,he hired the renowned architect Henry H. DuPont to actualize his dream and employed Carlton Beard as the lead contractor. Over the next four years, DuPont and Brown constructed one of the finest beachside getaways in the country. The two men brilliantly combined elements of Moorish and Mediterranean style architecture into The Don Cesar's structure, having used hotels based in Palm Beach and Boca Raton as a template. The "Pink Palace" as many soon called the hotel adored it for its trademark red-clay tile roofing, arched openings, and tiered balconies. Its most famous architectural feature is its stucco con create exterior that DuPont and Brown painted in bright pink. Another striking structure component to The Don CeSar is that it is built upon a massive floating concrete pad and pyramid footings. Rowe, DuPont, and Beard all worried that their magnificent hotel would sink into the sand within a matter of years. Beard ingeniously devised the foundation, which has worked amazingly well over the last century. To this day, there is no sign that the hotel has settled from its original elevation.

The Don CeSar first debuted during the "Roaring Twenties," in which flappers, the radio, and the Art Deco movement defined the age. Construction began on his dream project: the "Pink Palace." The historic Don CeSar, named for the chivalrous Don

Ce Sar in Vincent Wallace's light opera Maritana, opened in 1928 and 300% over budget. It instantly attracted some of the era's biggest stars nevertheless, such as F. Scott Fitzgerald and Lou Gehrig. The New York Yankees signed a three-year spring training contract in 1931, helping the Don through the Great Depression. In 1942—two years after Rowe's sudden death—the U.S. Army seized the hotel and used it as a hospital throughout the duration of World War II. The Don entered its "golden age" toward the end of the war as an Air Force convalescent center. In 1945, the luxurious hotel interiors were stripped bare and painted "government green" as the Don endured its next incarnation as the regional office for the U.S. Department of Veteran's Affairs. By 1969, the historic hotel in St. Petersburg had severely deteriorated. The last of the federal offices abandoned the property and it remained derelict until the early 1970s, when William Bowman, Jr., purchased it for $460,000. The Don CeSar hotel reopened in 1973 (the name now sans the hyphen) after a $7.5-million restoration. Once again, the Pink Palace reigned on the Florida coast. In 2009, a million-dollar meeting space renovation was completed. In 2011, the signature restaurant, Maritana Grille, Lobby, Lobby Bar, and Sea Porch Restaurant were reimagined and revitalized. A multi-million-dollar guestroom renovation a year later, followed by a more thorough renovation in 2018.

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

Thomas G and Barbara Grace Hope Whyte where also significant in this time period .

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

Dave Green
Free Beach Ride
January 14, 2025

FREE BEACH RIDE

I first moved to St Pete Beach from Tampa in 1992 . The landscape was much different from Tampa with a small town feel, and at 30 years old I immediately knew this is where I would spend the rest of my life. Fast forward to 2004 I purchased my home from a wonderful couple that visited from Ohio three months out of the year . This home sat empty nine months out of every year for the prior sixteen years .

With a four minute walk to the beach , a view of the intercostal from the front yard , and a beautiful park steps from our doorstep , a perfect sanctuary . Today you can still hear a pin drop in that neighborhood yet so close to everything .

In 2009 while drinking a beer in that same yard Free Beach Ride was born. What if we bought an electric golf cart and drove it around the beach and gave free rides , just for tips ? I asked my wife . Like now she told me I was crazy .

I did some research on the legalities and at that time got the thumbs up from the assistant police chief and my attorney .

The cab companies called us the great white , as in the giant shark and everybody else just kept calling . We officially opened April The original Free Beach Ride in 2009 at Beach Goes Pops , with one electric golf cart , and would charge it on the side of the house . I told my wife I think we're going to need more golf carts. We

bought another golf cart and a fast charger . We charged them at the house . Then Dan from Snappers offered us to charge the carts behind snappers .

Perfect timing , Dan had one of the few places at that time with 3 phase electric for the charger . Paul Nicholas from the Undertow quickly jumped on board allowing us exclusive use to his 15 passenger van . Paul was great about supporting local business .

Sure we put in the hours , but it was the community that wrapped their arms around us and supported it .

Everyone did , from Evander Preston and Susan on 8th ave , to Phil and B at Sea Hags to name just a few .

It was many days of exhaustion with hours from 8am to 3am ,but I loved every minute of it . Our ridership quickly grew as well .

We have survived Covid , Uber, Lyft and will survive this storm as well . Prior to this storm we had 16 vehicles which includes two 15 passenger open air 'Safari vans " We currently have 12 including those same open air vans .

What I learned from this community is that most every business believes in supporting local business and giving back to the community. I wanted to be part of that and they invited me with open arms . As we approach 16 years this April 2025 , its amazing to to look back at this adventure . Loved every minute of it and still do .

Best

Dave Green

freebeachride.com

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 25-Jan-2025)

Parcel Number
07-32-16-21852-024-0220

- Owner Name
  GREEN, DAVID S
- Property Use
  0110 Single Family Home
- Site Address
  4 ALHAMBRA ST
  ST PETE BEACH, FL 33706
- Mailing Address
  4 ALHAMBRA ST
  ST PETE BEACH, FL 33706-4017
- Legal Description
  DON CE-SAR PLACE BLK 24, LOT 22
- Current Tax District
  ST PETE BEACH (SPB)
- Year Built
  1959

Living SF	Gross SF	Living Units	Buildings
1,314	1,828	1	1

Parcel Map

Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	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).
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
14921/2323	$787,300	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	$672,737	$584,784	$584,784	$672,737	$584,784

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$582,747	$531,622	$531,622	$582,747	$531,622
2022	N	$555,697	$483,293	$483,293	$555,697	$483,293
2021	N	$439,357	$439,357	$439,357	$439,357	$439,357
2020	N	$413,241	$405,220	$405,220	$413,241	$405,220
2019	N	$382,622	$368,382	$368,382	$382,622	$368,382

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
09-Feb-2006	$490,000	Q	I	COLLINS PETER M	GREEN, DAVID S	14921/2323
20-Nov-1990	$90,000	Q	I	DEAN JOHN F	COLLINS, PETER M.	07430/1295
31-May-1984	$69,500	Q				05763/1330
31-Dec-1968	$14,900	U				02848/0437

2024 Land Information

Land Area: ≅ 7,562 sf | ≅ 0.17 acres

Frontage and/or View: None

Seawall: No

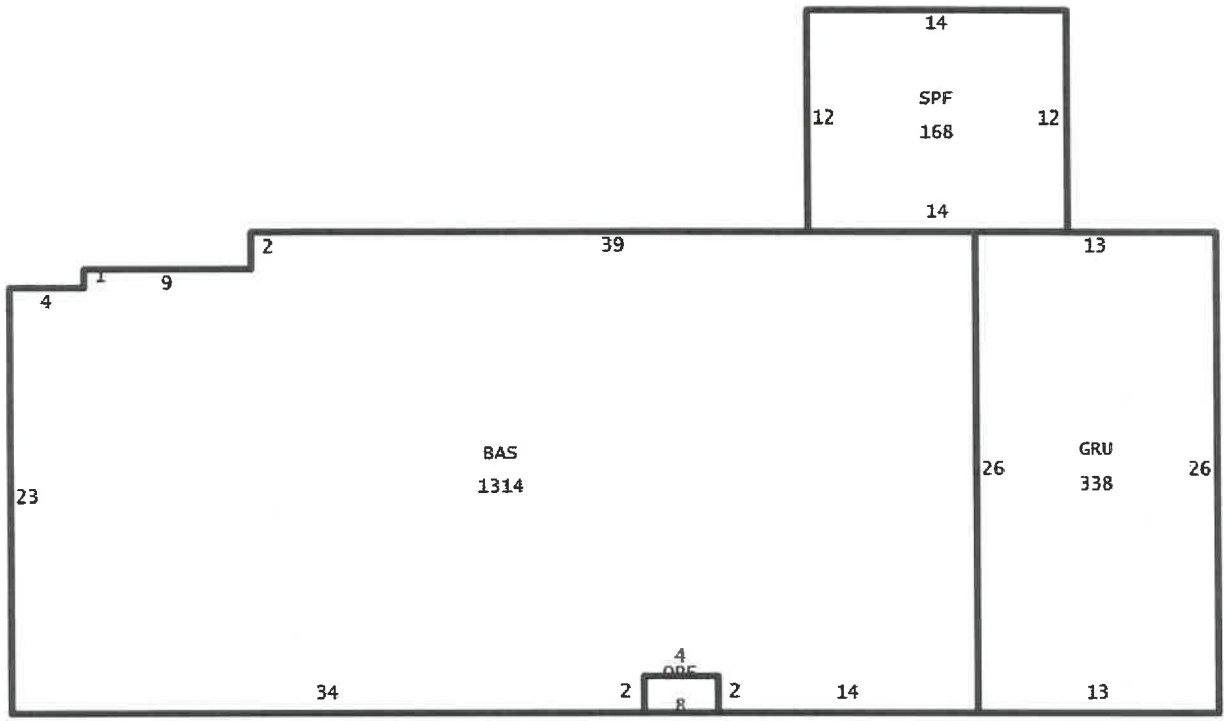
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	68x118	$9,450	68.40	FF	1.0706	$692,014

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Cb Stucco/Cb Reclad
Unit Stories:	1
Living Units:	1
Roof Frame:	Gable Or Hip
Roof Cover:	Bu Tar & Gravel Alt
Year Built:	1959
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:	47

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	1,314	1,314
Garage Unfinished (GRU):	0	338
Open Porch (OPF):	0	8
Screen Porch (SPF):	0	168
Total Area SF:	**1,314**	**1,828**

2024 Extra Features



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	$14.00	156.0	$2,184	$874	1959
PATIO/DECK	$29.00	100.0	$2,900	$1,508	2006
POOL	$40,000.00	1	$40,000	$20,800	2006

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
1900952	ROOF	06/03/2019	$9,760
20060555	POOL	05/05/2006	$24,998

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

Agenda Report

Agenda Title Name: Local Historic Designation No. 24101: 3509 Casablanca Avenue

Action Request: Motion to approve Case No. 24101 to designate the single-family residence at 3509 Casablanca Ave as a local historic resource.

Strategic Objective:

Date: February 6, 2025

Prepared By: Lynn Rosetti, Consultant

Through: Denise Sanderson, Community Development Director

Summary of Issue: The applicant has pointed out an inconsistency with the Florida Master Site File, which states a second-story addition was constructed in 1980, indicating that the home was constructed with the addition when she purchased the home in 1968. Staff has found adequate support for local historic designation of the structure despite the structure being found noncontributing to a potential local historic district designation in a 2024 survey of the neighborhood.

Funding: N/A

Attachments:

1. Staff Report
2. Application
3. Photo #1
4. Photo #2
5. Photo #3

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Local Historic Designation Case No. 24101: Wilma Walsek
Date: February 6, 2025
Prepared By: Lynn Rosetti, AICP, CFM, Contract Planner, Planning Division

REQUEST	The property owner of this single-family residential property located within the Don CeSar neighborhood is requesting Local Landmark Designation for this property.
SUBJECT PROPERTY	3509 Casablanca Avenue – Don CeSar Place, Block 12, Lot 5 Parcel I.D. #07-32-16-21852-012-0050
LAND USE / ZONING	RU-2; Residential District
YEAR BUILT	Circa 1951 (per attached Florida Master Site File)
HISTORIC STATUS	Constructed in 1951, this Masonry Vernacular residential structure was determined during the survey to be a noncontributing structure and any association with significant persons was not found. However, staff found while meeting with the property owner who purchased this property in 1968 along with her deceased husband were in fact community leaders and noted artists. This property continues to be Mrs. Walsek's primary residence.
SURROUNDING AREA	North – Single-family residential circa 2000 South – Single-family residential, circa 1951 East – Single-family residential (2) circa 1963 and 1935 West – Casablanca Ave and single-family residential (2) circa 1953 and 1954

BACKGROUND and ANALYSIS

This single-family, two-story, residential structure was constructed in 1951 and is Masonry Vernacular in style. It predates most of the homes that are predominate in the area. The exterior is stucco, and it has a flat roof, metal awnings, breeze blocks, picture window, wide eaves, and an attached garage. Although the FMSF cites a second story addition with a date of January 1, 1980, Mrs. Walsek refutes that citing. She and her husband purchased the house in 1968. It was 2-story at the time. She further brought in a photograph dated 1969 that shows the structure's appearance at that time. It clearly looked the same as it does today.

Sec. 28.20. - Designation report.
Prior to the designation of any historic resource, structure or historic area district or district extension pursuant to this division, a designation report shall be prepared by city staff. The designation report shall contain the following information:

(1) ***Individual historic buildings or archaeological sites:***

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

This single-family residential structure constructed in 1951 is Masonry Vernacular in style. The exterior is stucco, and it has a flat built-up tar and gravel flat roof. This property has wide eaves and metal awnings. There is a one-bay attached garage which is accessed from the front. The general form and use of this residential structure remains constant.

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

Built in 1951, 3509 Casablanca Avenue is a single-family residential structure. Staff finds that 3509 Casablanca Avenue meets this requirement as it reflects the broad cultural, historical and social history of Don CeSar Place. During the recent historic survey, 3509 Casablanca Avenue was determined to be noncontributing because it was thought that the building had received several alterations, and no historic associations were found and the FMSF form indicates that there were alterations in 2019 [12/27/2019 – roof = re-roof and additions on1/1/1980 references a second story addition]. As stated earlier, Mrs. Walsek strongly refuted said addition. She has included photographic records to dispute any such addition.

All that being said and Mr. Walter Walsek and Mrs. Wilma Walsek were noted members of the community. Both were talented artists. Mr. Walter Walsek was especially involved in the community affairs of both St. Petersburg and St. Pete Beach.

- Mr. Walsek was a member of the Polish American Society for 50 years and it's President for 20 years.
- Mr. Walsek was the President of the Don CeSar Property Owners Association for 4 years in the late 1970s.
- Mr. Walsek was the first President of the International Folk Fair (SPIFFS in 1976) and he was presented a Key to the City (St. Petersburg) for organizing the many ethnic groups.
- He was involved in organizing the Festival of States Parade in St. Petersburg.
- And he ran for Mayor of St. Pete Beach in the mid 1980's.
- He and his wife Wilma were and are talented artists.
- More information is in the Historic Designation application material.

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

This residential structure has been a well-maintained single family residential structure in the Don CeSar Place neighborhood.

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

Not applicable.

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

3509 Casablanca Avenue is zoned RU-2 Residential District and is part of the Don CeSar Place Historic Survey (2024). The zoning map is included within this staff report.

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

Staff recommends that this residential structure at 3509 Casablanca Avenue be recognized as a locally designated historic landmark as requested by the property owner because of the historic associations as outlined in this report.

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;

Staff analysis: Staff supports this application to locally designate 3509 Casablanca Avenue as an historic property. Staff finds that the building is significant in the following areas:

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

Staff recommendation: Staff recommends APPROVAL of the Local Historic Designation of this residential property located at 3509 Casablanca Avenue because it:

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

ZONING MAP

SUBJECT PROPERTY:
3509 Casablanca Ave

ZONING
RU-2
Residential Urban

AERIAL PHOTOGRAPH

Walsek Residence
3509 Casablanca Ave

PHOTOGRAPHS

ADDITIONAL PHOTOS ARE LOCATED IN THE LHD APPLICATION

Resubmittal

RECEIVED
JAN 06 2025
COMMUNITY DEVELOPMENT

St. Pete Beach
The Sunset Capital of Florida

Application for Local Historic Designation

GENERAL INFORMATION

Case Number 24101

Property Owner Name & Address

WILMA WALSEK
3509 CASABLANCA AVE.
ST. PETE BEACH, FL. 33706

TEMP. **Phone** 727-381-4845

Email Address —

Agent or Representative Name & Address

DAUGHTER/LINDA MOURISKI
8116-34 AVE NO.
ST. PETE, FL 33710

Phone 727-542-0491

Email Address LINDAHERE2@VERIZON.NET

Property Address, Legal Description, Parcel ID

3509 CASABLANCA AVE
LOT 5 - BLOCK 12 DON CE SAR PLACE
PLAT BOOK 13, PAGE 15 TO 20 of Public Records of Pinellas Co. FL.

Historic Name of Property (if applicable): DON CE SAR PLACE

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 _____ 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: Wilma J. Walsek Date: 1-3-25

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.

GREEN TINTED CONCRETE BACK YARD WITH RED PAINTED SHUFFLE BOARD AT FAR BACK YARD COLOR HAS DIMED, BUT STILL TINTED AFTER 73 YEARS.

FUNCTION OR USE

Historic Functions

Current Functions

DESCRIPTON

Architectural Classification

Materials

CONCRETE BLOCK
STUCCO WALLS

STATEMENT OF SIGNIFICANCE

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

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

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

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

(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

1957 & CONTINUES to 2025
Keep in tip-top shape w/ lovely yard of Flowers

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

CONSTRUCTED IN 1957 AT A COST of $21,500.00
NO ALTERATIONS HAVE BEEN ADDED

3. Significant Persons

SEE ATTACHED 2 PAGES

4. Cultural Affiliation/Historic Period

SEE ATTACHED 2 PAGES

5. Architect

PRECEDED THE MID CENTURY HOMES OF ~~AREA~~ AREA.
THIS HOME & THE THOS. ROWE HOME OF 3401
CASABLANCA WERE THE ONLY 2 STORY HOMES
ON CASABLANCA.

6. Builder

MR. SWENSON of Pasa-a-Hill

Narrative Description

1. Please describe the physical description of the building or site and its character defining features, accompanied by photographs. see attached
2. Please provide a statement of the historical, cultural, architectural, archaeological or other significance of the building or site as defined by the criteria for designation established by the Land Development Code, Section 28-20.
3. Please provide a description of the existing condition of the building or site including any potential threats of other circumstances that may affect the integrity of the building or site. see attached
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.

Memory of Wilma Walsek

My Husband, Walter A. Walsek Was very active in Community Affairs. He attended Pratt University of Art in New York until his enlistment in the Army Air Corp. He taught Camouflage at officers Training school. He taught Vocational Rehab at Ft. Hood Texas and for the U.S. Government in Lyons New Jersey, after the War.

Locally was President of Don Ce Sars Property Owners about 4 years. (1975-1978?) We tried to keep High Rise Condo's out of the Area. Our lawyer was Mr. Gallagher. Did not succeed & Mr. Connley Constructed apartments on the Corner of Casablanca & the Bay Way.

Walter Was the first President of the "International Folk Fair" (SPIFFS) in 1976. He Was Presented a Key To the City in Organizing the 13 "etchnic" groups which became more than 30. Preformances & food Was presented at Bay Front center, then Tropicana Field. most groups droped Out when it Went Outdoors to Straub Park. But it still exists.

Walter also ran for Mayor of St. Pete Beach (1985-1986?) not certain of dates since "Helene" destroyed Paper Work, or it may be in storage.

He also Worked with Bethia Coffesty and John Malone in organizing the Festive of States Parades.

Walt was a member of the "Polish American Society" for 50 years and it's President for 20 years. He presented the club with 8 large 4 x 6 paintings of costumed Polish Dancers in 1971. These still adorn the walls of the club which has made the "historic Register". The club has been renamed the "Walter Walsch Hall".

Walt was a very talented artist of stained Glass, Metal Sculpture and a master Wood Carver. He formed each rock - and installed his 20 ft. wall in our living room. all of his work was untouched by the storm, since very little water came in (4"?)

Walter lived to be 98 and lived an active life until he broke his hip 6 years ago. I have many beautiful things to be grateful for.

Walter WALSEK Obituary

WALSEK, Walter

98, of St. Pete Beach, passed away March 15, 2018. Born in Pittsfield, MA, he has been a resident of Florida for 53 years. He was president for 20 years of the Polish American Society and the first president of the St. Pete Folk Fair in 1976 and an Army veteran of WWII. Walter is survived by his loving wife of 48 years, Wilma; sons, Todd and Ron; stepdaughters, Diana, Kathleen, and Linda and numerous grandchildren; brother, Roger Walczyk and wonderful nieces and nephews. He was blessed with many artistic talents, an accomplished artist in oil, glass, metal, and wood carving. The family will receive friends at the funeral home Monday, March 19, from 5-7 pm. Funeral Mass will be celebrated Tuesday, March 20, at St. John Vianney Catholic Church at 10 am. Entombment will follow in [redacted] with

Name GERALD R. COLEN

Address 4100 Central Ave.

St.Petersburg,Fla. 33711

Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 30th day of December 19 68, **Between**
FRANK L. YOUNG, unmarried

of the County of Pinellas, State of Florida, grantor*, and
WILMA J. YEARTA, a single woman

whose post office address is 3509 Casa Blanca,St. Petersburg Beach

of the County of Pinellas, State of Florida 33706, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of Ten ---------- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

RECORDED PINELLAS CO., FLORIDA
DEC 31 6 37 PM '68

Lot 5, Block 12 DON CESAR PLACE, as per plat recorded in Plat Book 13, page 15 of the Public Records of Pinellas County, Florida, also known as 3509 Casa Blanca, St. Petersburg Beach, Florida.

SUBJECT to restrictions and easements appearing of record.

SUBJECT to taxes for the year 1969 and subsequent.

PINELLAS COUNTY
STATE OF FLORIDA DOCUMENTARY STAMP TAX
DEC31'68 3780

PINELLAS COUNTY
014125
FLORIDA DOCUMENTARY SURTAX
DEC31'68 14.30
P.B. 10622

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Frank L. Young (Seal)

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared FRANK L. YOUNG, unmarried

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of December, 19 68.

Wilma Walsek is a 58 year Resident of St. Pete Beach

Mr + Mrs Walsek are only the second owner of 3509 Casablanca Ave

ST. PETERSBURG CITY COUNCIL
Meeting of October 21, 2021

TO: The Honorable Chair Ed Montanari and Members of City Council

SUBJECT: Owner-initiated Historic Landmark Designation of the Polish American Society Clubhouse located at 1343 Beach Drive Southeast (City File HPC 21-90300005)

An analysis of the request is provided in the attached Staff Report.

REQUEST: The request is to designate the Polish American Society Clubhouse as a local historic landmark to be included in the St. Petersburg Register of Historic Places. [QUASI-JUDICIAL]

RECOMMENDATION:

Administration: Administration recommends approval.

Community Planning and Preservation Commission: On September 14, 2021, the Community Planning and Preservation Commission held a public hearing on this matter and voted unanimously 7 to 0 to recommend approval of the landmark designation to City Council.

Recommended City Council Action: 1) CONDUCT the second reading and final public hearing of the attached proposed ordinance: AND 2) APPROVE the proposed ordinance.

Attachments: Ordinance, Staff Report to the CPPC with the Designation Application included, and Draft CPPC Minutes

Interior Features

The interior of the Polish American Society remains largely unchanged since the building's construction. The meeting hall consists of a large unobstructed space with the structural bents forming the primary architectural feature. Life-sized stylized portraits of dancers and musicians in traditional Polish dress painted by Polish American Society members Wilma and Walter Walsek, adorn the walls. The eastern wall of the structure, centered under the gable, is a small, raised stage. The western end of the structure consists of a catering kitchen and traditional bar separated from the main hall. A small office and storage room have been built-out into the main space. The entrance to the meeting hall is through a small vestibule built into the open space to provide a transition from the exterior and the interior of the space. The flooring is terrazzo with a wooden "floating" dance floor.

Polish American Society building 2021

Primary Character-Defining Historic Features

The Polish American Society meeting hall is functional in its design, lacking exterior ornamentation. The primarily defining feature is the form of the building created by the pre-fabricated structural steel bents.

Period of Significance

A historic resource's period of significance is the time frame during which a historic resource is associated with important events, activities, themes or people which qualify it for consideration as significant. The period of significance for the subject property spans from its construction in 1957 until the end of the historic era in 1971.

Historic Integrity

Under the second part of the two-part assessment of eligibility for designation the Polish American Society retains all seven of the seven given criteria, surpassing the requirement of one or more.

Is at least one of the following factors of integrity met?

Location	Design	Setting	Materials	Workmanship	Feeling	Association
Y	Y	Y	Y	Y	Y	Y

The structure has changed little since its construction in 1957. The original sign has been removed and some window openings, though clearly visible, have been enclosed. The structure is still owned by the Polish American Society of St Petersburg, the original owners of the building. The structure is still used as intended at the time of construction.

Location

The Polish American Society meeting hall had not been moved.

Design

The Polish American Society meeting hall is essentially unchanged since its construction in 1957 and retains the functional yet modernist aesthetic.

Setting

The setting, in the light industrial area of Salt Creek and adjacent to the US Coast Guard South Mooring, essentially unchanged since the construction in 1957.

Materials & Workmanship

The functional design of the Polish American Society meeting hall has served the society well and few alterations have been made since its construction. The exception is the glass block that fills the window openings on the northern facade, the concrete block infill of the still-evident window openings on the east facade, and the addition and awning and replacement of the entrance doors.

Feeling and Association

The Polish American Society is still owned by the Polish American Society of St Petersburg and has operated in much the same fashion since its inception. It is a strong reminder of the significance of ethnic heritage societies in fulfilling the desire to associate with others with the same cultural background and create a cohesive network to replace the kinship and cultural ties left behind upon migration to St Petersburg.

PROPERTY HISTORY

Historical Context

Early Migration and Development in St Petersburg

St. Petersburg originated with the arrival of the Orange Belt Railroad in the mid-1880s. Tireless efforts to promote tourism and bring new residents to the peninsula commenced immediately and essentially never ceased. *St. Petersburg Times* editor William Straub and *St. Petersburg Evening Independent* editor Lew Brown, were early promoters of the community during the late 1800s and early 1900s. Although World War I limited tourism, St. Petersburg quickly rebounded following the war with the winter season of 1918-1919 more profitable than before the war. Thanks in part to the efforts of John Lodwick, publicity agent for the Chamber of Commerce and the City of St. Petersburg, the hotels and boarding houses were filled to capacity during the season. The construction of a national, state, and local road system opened St. Petersburg to an increasing number of middle-class vacationers and by the 1920s, St Petersburg was a popular destination.

1968

1968-69

2024

1969

Page 1

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 **PI16165**
Field Date 6-24-2024
Form Date 9-8-2024
Recorder #

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

Site Name(s) (address if none) 3509 CASABLANCA AVE — Multiple Listing (DHR only)
Survey Project Name Don Cesar and Belle Vista Historic Structure Survey — Survey # (DHR only)
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Street Number	Direction	Street Name	Street Type	Suffix Direction
3509		CASABLANCA	Avenue	

Address: 3509 CASABLANCA Avenue
Cross Streets (nearest / between) Between Casablanca Ave and E Maritana Dr
USGS 7.5 Map Name PASS-A-GRILLE BEACH — USGS Date 1994 — Plat or Other Map 13/15
City / Town (within 3 miles) SAINT PETE BEACH — In City Limits? ☒yes ☐no ☐unknown — County Pinellas
Township 32S — Range 16E — Section 07 — ¼ section: ☐NW ☐SW ☒SE ☐NE — Irregular-name:
Tax Parcel # 07321621852012005O — Landgrant
Subdivision Name DON CE-SAR PLACE — Block 12 — Lot 50
UTM Coordinates: Zone ☐16 ☒17 — Easting 328819 — Northing 3066396
Other Coordinates: X: 27.71101086 — Y: -82.73624912 — Coordinate System & Datum WGS 1984
Name of Public Tract (e.g., park)

HISTORY

Construction Year: 1951 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): 1951 — To (year): 2024
Current Use Private Residence (House/Cottage/Cabin) — From (year): 1951 — To (year): 2024
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: 12-27-2019 — Nature roof, encl porch
Additions: ☒yes ☐no ☐unknown — Date: 1-1-1980 — Nature 2-story addt
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)
WALSEK, WILMA J TRE (current)

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

DESCRIPTION

Style Masonry Vernacular — Exterior Plan Irregular — Number of Stories 2
Exterior Fabric(s) 1. Stucco 2. 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.)
1-light jalousie metal flanking 1-light fixed metal; 2 and 3-light awning paired; glass blocks; oculus

Distinguishing Architectural Features (exterior or interior ornaments)
metal awnings, breeze blocks, picture window, wide eaves

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

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

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone 850.245.6440 / Fax 850.245.6439 / E-mail SiteFile@dos.myflorida.com

HISTORICAL STRUCTURE FORM

Site # PI16165

DESCRIPTION (continued)

Chimney: No. 0 Chimney Material(s): 1. _____ 2. _____

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

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Concrete, Generic 2. _____

Main Entrance (stylistic details)

1-light wood door with sidelights

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

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

Narrative Description of Resource

This is a Masonry Vernacular style building with a second story addition, breeze block garden wall, flat roof, and attached garage.

Archaeological Remains None observed ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe) _____

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

This building has been impacted by alterations. Additionally, it is not associated with significant people or events. Thus, it is assumed to be ineligible for the NRHP listing.

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

1. Community planning & development 3. _____ 5. _____

2. _____ 4. _____ 6. _____

DOCUMENTATION

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

1) Document type All materials at one location Maintaining organization Stantec, Inc.
Document description Photos and field notes File or accession #'s 172608547

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

RECORDER INFORMATION

Recorder Name Kimberly Hinder Affiliation Stantec, Inc.

Recorder Contact Information (address / phone / fax / e-mail) 813-367-0969 / kimberly.hinder@stantec.com

Required Attachments

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

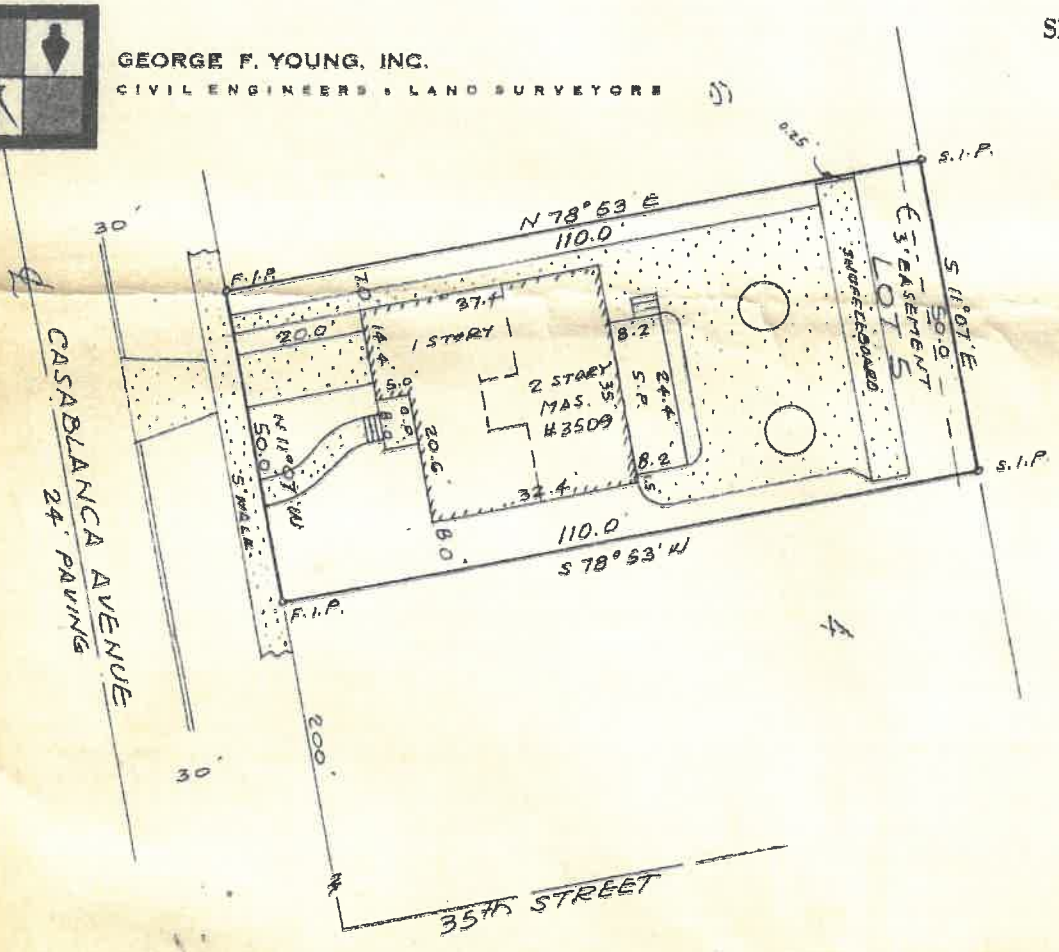
❸ **PHOTO OF MAIN FACADE, DIGITAL IMAGE FILE**

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.

DRAWN T.T.
CHK'D

GEORGE F. YOUNG, INC.
CIVIL ENGINEERS & LAND SURVEYORS

SEC. 18 TWP. 32 S., R. 16 E.



N

W E

Scale 1" = 30'

SURVEY OF

LOT 5 BLOCK 12

DON CE SAR PLACE

AS RECORDED IN PLAT BOOK 13, PAGES 15 TO 20, RECORDS OF PINELLAS COUNTY, FLORIDA

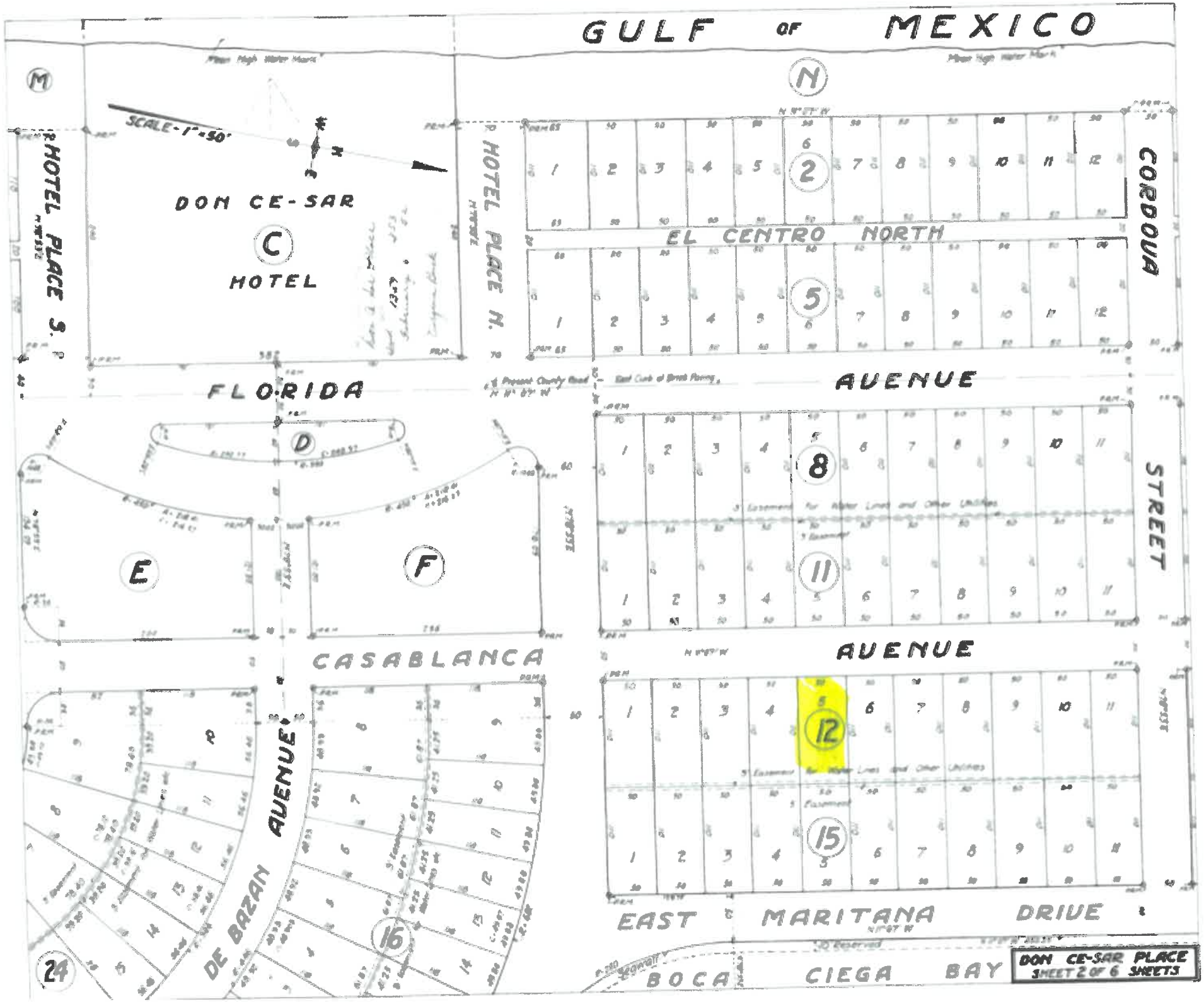
ST. PETERSBURG BEACH, FLORIDA

Survey for: ST. PETERSBURG FEDERAL SAVINGS & LOAN ASSOC.
Name YERTA
Order No. 8914A
Date: DECEMBER 9, 1968

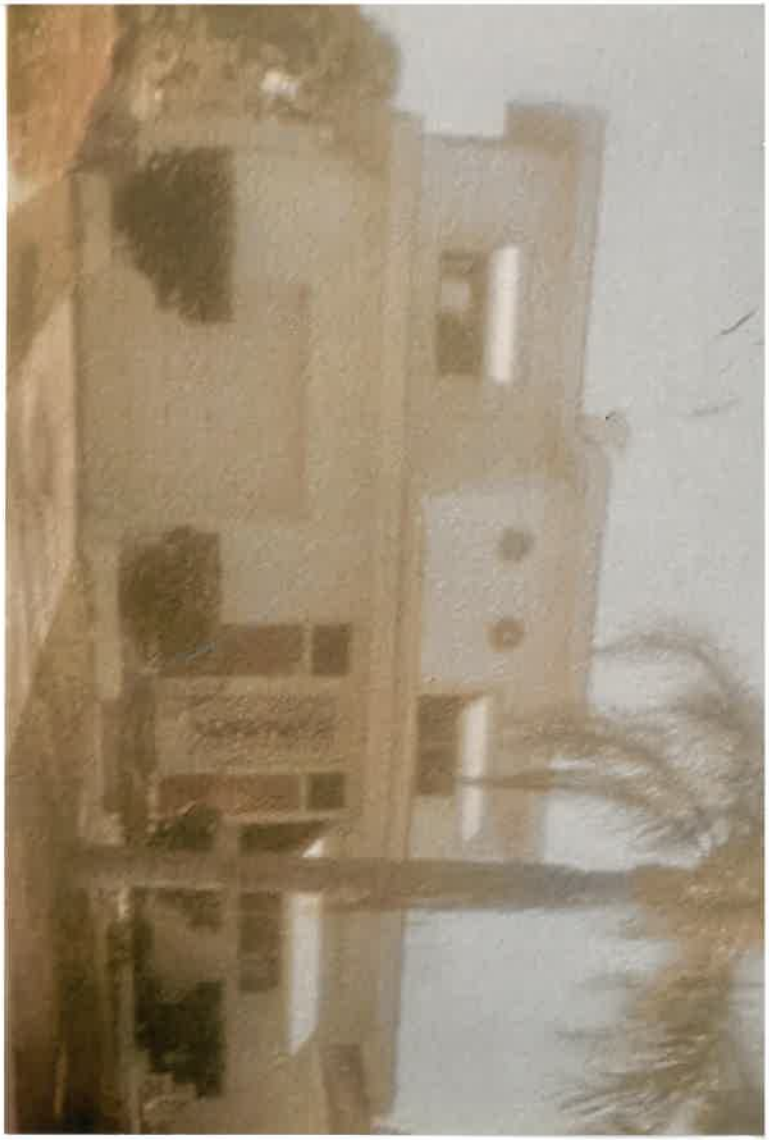
Certified as to Survey
GEORGE F. YOUNG, INC.

Florida Surveyor's Reg'n. NO. 663
Florida Engineer's Reg'n. NO. 4815

I hereby certify that the survey represented hereon meets the minimum


GULF OF MEXICO
SCALE - 1" = 50'
DON CE-SAR
HOTEL
HOTEL PLACE S.
HOTEL PLACE N.
FLORIDA AVENUE
CASABLANCA AVENUE
EL CENTRO NORTH
CORDOVA STREET
DE BAZAN AVENUE
EAST MARITANA DRIVE
BOCA CIEGA BAY
DON CE-SAR PLACE
SHEET 2 OF 6 SHEETS

3509



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

Agenda Report

Agenda Title Name: Local Historic Designation No. 25008: 3600 Casablanca Avenue

Action Request: Motion to approve Case No. 25008 to designate the single-family residence at 3600 Casablanca Ave., as a local historic resource.

Strategic Objective:

Date: February 6, 2025

Prepared By: Gilbert Martinez, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The 1952 single-story home at 3600 Casablanca Avenue is a prime example of Mid-Century Contemporary design, featuring geometric lines, an open floor plan, and minimalist style. Built with a concrete foundation, stucco exterior, and intersecting shed roof, it retains its original hardwood and terrazzo floors. Once owned by local maritime figure Wilson Hubbard, the home has undergone minimal changes.

Funding: N/A

Attachments:

1. 25008 - Application 3600 Casablanca Ave., LHD Application Submittal
2. Florida Master File # PI16150
3. IMG_0553
4. IMG_0554
5. IMG_0555
6. 25008 -3600 Casablanca Ave., Staff Report

RECEIVED
JAN 10 2025
COMMUNITY DEVELOPMENT

St. Pete Beach
The Sunset Capital of Florida

Application for Local Historic Designation

25008

GENERAL INFORMATION

Case Number _____

Property Owner Name & Address

Mona McFadden
1750 Bayou Grande Blvd
St. pete, FL 33703

Phone 727-739-4068

Email Address Mona.Mike40@outlook.com

Agent or Representative Name & Address

_____
_____
_____

Phone _____

Email Address _____

Property Address, Legal Description, Parcel ID

3600 CASABLANCA AVE St. Pete Beach, FL 33706

DON CESAR PLACE BLK 10, LOT 1

TAX PARCEL #07 32162 185 20100010 Don Cesar Place

UTM COORDINATE
Zone 17 Easting 328
Northing 306

Historic Name of Property (if applicable): Don Cesar and Bella Vista Historical STRUCTURE SURVE

Florida Master Site File Number (if applicable): PI16150

Florida Master Site File Recorder:
(Name and Title, if applicable): _____

I (the undersigned) am the legal owner/legal representative of Mona McFadden located at 3600 CASA BLANCA AVE SPB and hereby consent to have this property designated as an historic property, should the Historic Preservation Board determine it qualifies for Local Historic Designation.

Owner Signature: Mona McFadden Date: 01-10-2025

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.

DUNCE-SAR PLACE BLK10, LOT1 LOT ACRES 0.126, LOT DEPTH 110, LOT SQUARE FOOTAGE 5502, LOT FRONTAGE 50.

PLAT BOOK 13 (13/15) PAGE 20. PLAT 13115 TOWNSHIP 325 RANGE 16E SECTION 07.

FUNCTION OR USE

Historic Functions

Current Functions

DESCRIPTON

Architectural Classification

Mid Century modern

Materials

STATEMENT OF SIGNIFICANCE

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

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

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

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

☑ Is associated with events which have made a significant contribution to the broad patterns of our local state, or national history; or

☑ Is associated with the life of a person who has played a significant role in our local, state, or national history; or

☐ Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration 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

1952 -2025

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

CONSTRUCTED IN 1952

ALTERATIONS 7-10-1997 (windows)

ADDITIONS 3-10-1998 REAR Porch

3. Significant Persons

CAPTAIN Wilson Hubbard

EDNA CARTER

4. Cultural Affiliation/Historic Period

5. Architect

6. Builder

Captain Hubbard

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.
   Roof & RAISE Air Conditioning Units
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.

City of St. Pete Beach official zoning map
Pinellas County Property Appraiser
Stellar MLS

My name is Mona McFadden. I own the house at 3600 Casa Blanca Ave, St. Pete Beach, Fl. 33706.

My family moved to St. Pete Beach in 1959. My parents, Raymond and Edna Carter purchased the house from Captain Wilson Hubbard in 1959. It has been in my family ever since.

Wilson Hubbard settled in Pass-a-grille in 1929. He bought his first charter boat after the war and in 1954 establlished the first gulf coast half-day fishing party boat. In 1956 he began a marathon 18 hour fishing trip for hard core anglers and in 1971 he established overnight weekend trips to the far offshore fishing grounds. The eighth avenue Pier became known as Hubbard's Pier. In 1976 he moved his operation to John's Pass. He was instrumental in building and developing John's Pass Village and the Boardwalk.

In 1959 my parents purchased the house at 3600 Casa Blanca Ave. St. Pete Beach. My sister and brother and I lived with them. My parents lived there until their deaths.

I have many fond memories of this home. It was built by Captain Hubbard who owned the fishing fleet. My brother went to school with several of the Hubbard children.

We went to the beach almost every day. Back then Gulf Blvd. was a two lane road. My older sister and I drove to St. Pete Junior College, then a two year college. Then we went to the University of South Fl. In Tampa. It was a long drive.

My Mother was a government employee and worked at the VA. Back then the Don CeSar Hotel was the VA administration office. She was able to walk to work.

My mother loved the beach and went there almost daily. As we grew up and had children of our own many holidays were spent at this house.

We now use the house for a vacation home for friends and family. I hope to live there in the near future.

Very little has changed on the outside of the house. The design is still the same.

I hope this house can remain in the neighborhood with the same appearance as it has for so many years.

That is why I am requesting a historical designation.

Thank You

Mona McFadden

KEN BURKE
Clerk of the Circuit Court and Comptroller
315 Court St.
Clearwater, FL 33756
Tel. (727) 464-7000
http://www.pinellasclerk.org

4355670

Receipt #: 4071884
Cashier Date: 2/20/2019 1:18:42PM
Print Date: 2/20/2019 1:18:59PM

CUSTOMER INFORMATION

MONA G MCFADDEN
1750 BAYOU GRANDE BLVD NE

SAINT PETERSBURG,FL 33703

TRANSACTION INFORMATION

Date Received:	2/20/2019 1:06:10PM
Location:	CW
Return Code:	Over the Counter
Trans Type:	InternalSearch
Reference:	
Cashier:	CLK103025

PAYMENT SUMMARY

Total Fees:	$4.85
Total Payments:	$4.85
Balance Due:	$0.00
Cash Tendered:	
Change:	$0.00

Payment
IPASS CREDIT $4.85

IPASS Convenience Fee $0.16

Miscellaneous Item
AGENTTRANSMITTAL/MISC

Search Item
SEARCHRECORD
BK/PG: 703/492 DOC #: -18779507 Pages: 2 Date: 2/20/2019 1:18:42PM : HUBBARD LORRAINE W : CARTER EDNA V

Certification	$2.00
COPIES Book Page Copy	$2.00
Other Fees	$0.69

6212084

Warranty Deed

Wilson M. Hubbard and Lorraine W. Hubbard, his wife

TO

Raymond E. Carter and Edna V. Carter, his wife

Date

ABSTRACT OF DESCRIPTION

Lot 1, Block 10, Don Ce-Sar Place

UNOFFICIAL COPY

Harris, Barrett, McGlothlin & Mew
719 Fla Nat'l Bk Bldg
St Pete

Copy

Forrey Appraisal Services Team

RESIDENTIAL APPRAISAL REPORT

File No.: 1124-62

SUBJECT

Property Address: 3600 Casablanca Ave City: St Pete Beach State: FL Zip Code: 33706
County: Pinellas Legal Description: DON CE-SAR PLACE BLK 10 LOT 1
Assessor's Parcel #: 07-32-16-21852-010-0010
Tax Year: 2023 R.E. Taxes: $ 6,644 Special Assessments: $ N/A Borrower (if applicable): N/A
Current Owner of Record: Mona G Mcfaden Occupant: [X] Owner [ ] Tenant [ ] Vacant [ ] Manufactured Housing
Project Type: [ ] PUD [ ] Condominium [ ] Cooperative [ ] Other (describe) HOA: $ 0 [ ] per year [ ] per month
Market Area Name: Saint Pete Beach Map Reference: 07-32-16 Census Tract: 0280.02

ASSIGNMENT

The purpose of this appraisal is to develop an opinion of: [X] Market Value (as defined), or [X] other type of value (describe) Actual Cash Value
This report reflects the following value (if not Current, see comments): [ ] Current (the inspection Date is the Effective Date) [X] Retrospective [ ] Prospective
Approaches developed for this appraisal: [X] Sales Comparison Approach [X] Cost Approach [ ] Income Approach (See Reconciliation Comments and Scope of Work)
Property Rights Appraised: [X] Fee Simple [ ] Leasehold [ ] Leased Fee [ ] Other (describe)
Intended Use: The "Intended Use" for this appraisal report is to define the Subject's "Actual Cash Value" utilizing the Cost Approach for the SI/SD Determination for the City of Saint Pete Beach Building Department / FEMA 50/50 rule.
Intended User(s) (by name or type): Mona G Mcfaden and the City of Saint Pete Beach Building Department / FEMA 50/50 rule.
Client: Mona G Mcfaden Address: 3600 Casablanca Ave., St. Pete Beach, FL 33706
Appraiser: Christopher B Forrey Address: 1115 Boca Ciega Isle Dr. St. Pete Beach, FL 33706

MARKET AREA DESCRIPTION

Location:	[ ] Urban	[X] Suburban	[ ] Rural	Predominant Occupancy	
Built up:	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	[X] Owner	
Growth rate:	[ ] Rapid	[X] Stable	[ ] Slow	[ ] Tenant	
Property values:	[ ] Increasing	[X] Stable	[ ] Declining	[X] Vacant (0-5%)	
Demand/supply:	[ ] Shortage	[X] In Balance	[ ] Over Supply	[ ] Vacant (>5%)	
Marketing time:	[ ] Under 3 Mos.	[X] 3-6 Mos.	[ ] Over 6 Mos.		

One-Unit Housing	PRICE $(000)	AGE (yrs)
Low	300	0
High	11,400	105
Pred	1,250	75

Present Land Use	
One-Unit	50 %
2-4 Unit	5 %
Multi-Unit	35 %
Comm'l	5 %
Other	5 %

Change in Land Use: [X] Not Likely [ ] Likely * [ ] In Process * * To: None noted

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The Subject's neighborhood lies approximately: South of Treasure Island, East of the Boca Ciega Bay, West of the Gulf of Mexcio, and North of Pass a Grille Beach.

"See attached addendum"

SITE DESCRIPTION

Dimensions: 50x110(per public records) Site Area: 5,500 sf
Zoning Classification: RU-2 Description: Residential
Zoning Compliance: [X] Legal [ ] Legal nonconforming (grandfathered) [ ] Illegal [ ] No zoning
Are CC&Rs applicable? [ ] Yes [X] No [ ] Unknown Have the documents been reviewed? [ ] Yes [X] No Ground Rent (if applicable) $ 0/ 0
Highest & Best Use as Improved: [X] Present use, or [ ] Other use (explain) See below Summary of Highest & Best Use

Actual Use as of Effective Date: Single Family Residence Use as appraised in this report: Single Family Residence
Summary of Highest & Best Use: The Subject property is located within a residential neighborhood with mainly Single Family residential properties. The zoning that the City of Saint Pete Beach, FL has identified the Subject as; residential zoning with no future change to the best of the appraiser's knowledge. The Subject's Highest & Best Use is a residential property at this time.

Utilities	Public	Other	Provider/Description
Electricity	[X]	[ ]	Local
Gas	[ ]	[ ]	None
Water	[X]	[ ]	Local
Sanitary Sewer	[X]	[ ]	Local
Storm Sewer	[X]	[ ]	Local

Off-site Improvements	Type	Public	Private
Street	Asphalt	[X]	[ ]
Curb/Gutter	Concrete	[X]	[ ]
Sidewalk	None	[ ]	[ ]
Street Lights	Public	[X]	[ ]
Alley	None	[ ]	[ ]

Topography: Mostly Level
Size: Typical for the area
Shape: Rectangular
Drainage: Assumed Average
View: Residential

Other site elements: [ ] Inside Lot [X] Corner Lot [ ] Cul de Sac [ ] Underground Utilities [ ] Other (describe)
FEMA Spec'l Flood Hazard Area [X] Yes [ ] No FEMA Flood Zone AE FEMA Map # 12103C0276H FEMA Map Date 08/24/2021
Site Comments: At this time there did not appear to be any apparent adverse easements, encroachments, or other adverse conditions. Lot dimensions and flood zone status should be confirmed by survey.

DESCRIPTION OF THE IMPROVEMENTS

General Description		Exterior Description		Foundation		Basement [X] None		Heating	
# of Units	1 [ ] Acc.Unit	Foundation	Concrete	Slab	Poured Foot	Area Sq. Ft.	N/A	Type	FWA
# of Stories	1	Exterior Walls	CBS	Crawl Space	None	% Finished	N/A	Fuel	Electric
Type [X] Det. [ ] Att. [ ]		Roof Surface	Rolled Comp	Basement	None	Ceiling	N/A		
Design (Style)	Ranch	Gutters & Dwnspts.	None	Sump Pump	[ ] None	Walls	N/A	Cooling	Central
[X] Existing [ ] Proposed [ ] Und.Cons.		Window Type	Case/SnglHung	Dampness	[ ] None	Floor	N/A	Central	A.C. System
Actual Age (Yrs.)	72	Storm/Screens	Screens	Settlement	None noted	Outside Entry	N/A	Other	
Effective Age (Yrs.)	20			Infestation	None noted				

Interior Description		Appliances		Attic [ ] None	Amenities		Car Storage [ ] None	
Floors	HdWd/Tile	Refrigerator	[X]	Stairs [ ]	Fireplace(s) # 1	Woodstove(s) # 0	Garage # of cars (2 Tot.)	
Walls	Drywall	Range/Oven	[X]	Drop Stair [ ]	Patio Patio		Attach.	
Trim/Finish	Wood/Painted	Disposal	[X]	Scuttle [X]	Deck None		Detach.	
Bath Floor	Tile	Dishwasher	[X]	Doorway [ ]	Porch Covered Entry		Blt.-In	
Bath Wainscot	Tile	Fan/Hood	[ ]	Floor [ ]	Fence None		Carport	
Doors	Wd.Mtl.Hc	Microwave	[X]	Heated [ ]	Pool None		Driveway 2 Open	
		Washer/Dryer	[ ]	Finished [ ]			Surface Concrete	

Finished area above grade contains: 5 Rooms 3 Bedrooms 2 Bath(s) 1,417 Square Feet of Gross Living Area Above Grade
Additional features: The Subject has hardwood flooring, updated kitchen cabinets and counter tops, and a one of the bathrooms has been fully renovated.
Describe the condition of the property (including physical, functional and external obsolescence): At the time of the Subject's on-site inspection the appraiser was informed that the home has been completely remediated due water intrusion throughout the entire home. Based on the Scope of Work for this appraisal assignment the current condition of the Subject property has not been factored into the appraiser's opinion of market values and actual cash value of the current condition of the Subject's dwelling. The appraisal is being completed with an effective date of 09/25/2024.

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RESIDENTIAL APPRAISAL REPORT

File No.: 1124-62

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): The Subject sales and transfer history were researched through Public Records and Realist Data

1st Prior Subject Sale/Transfer	
Date:	N/A
Price:	N/A
Source(s):	N/A
2nd Prior Subject Sale/Transfer	
Date:	N/A
Price:	N/A
Source(s):	N/A

Analysis of sale/transfer history and/or any current agreement of sale/listing: Prior transfers for both arms length and non arms length transactions are listed by Official Record Book and Page. These deeds are available for review at each respective county courthouse. A property history was obtained through public records for the Subject's respective county. No title search has been performed, nor is the history presented herein warranted. There have not been any additional sales for the Subject property in the past three years.

SALES COMPARISON APPROACH

SALES COMPARISON APPROACH TO VALUE (If developed) ☐ The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	3600 Casablanca Ave St Pete Beach, FL 33706	3211 S De Bazan Ave St Pete Beach, FL 33706		3103 S De Bazan Ave St Pete Beach, FL 33706		3502 Casablanca Ave St Pete Beach, FL 33706	
Proximity to Subject		0.42 miles SE		0.44 miles SE		0.10 miles S	
Sale Price	$ N/A		$ 615,000		$ 810,000		$ 727,500
Sale Price/GLA	$ /sq.ft.	$ 602.94 /sq.ft.		$ 469.02 /sq.ft.		$ 631.51 /sq.ft.	
Data Source(s)	Inspection	StellarMLS#U8245675;DOM 29		StellarMLS#U8176807;DOM 179		StellarMLS#U8173922;DOM 29	
Verification Source(s)	Public record	Doc# 2024203881		Doc# 2023112031		Doc# 2022295718	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.	DESCRIPTION	+(-) $ Adjust.
Sales or Financing	N/A	Conventional		Cash		Cash	
Concessions	N/A	None noted		None noted		None noted	
Date of Sale/Time	N/A	s08/24;c07/24		s04/23;c03/23		s10/22;c09/22	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	St.Pete Beach	St.Pete Beach		St.Pete Beach		St.Pete Beach	
Site	5,500 sf	6,400 sf	0	7,680 sf	0	5,500 sf	0
View	Residential	Residential		Residential		Residential	
Design (Style)	Ranch	Ranch		Ranch		Ranch	
Quality of Construction	Average	Average		Average		Average	
Age	72	74		73		74	
Condition	Average	Average		Average		Good	-50,000
Above Grade Room Count	Total 5 / Bdrms 3 / Baths 2	Total 4 / Bdrms 2 / Baths 1.1	+6,000	Total 8 / Bdrms 4 / Baths 2.0		Total 4 / Bdrms 2 / Baths 1.1	+6,000
Gross Living Area	1,417 sq.ft.	1,020 sq.ft.	+69,475	1,727 sq.ft.	-54,250	1,152 sq.ft.	+46,375
Basement & Finished Rooms Below Grade	N/A / N/A	N/A / N/A		N/A / N/A		N/A / N/A	
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	Typical	Typical		Typical		Typical	
Garage/Carport	Open Parking	Open Parking		2 Car Carport	+10,000	1 Car Garage	-15,000
Porch/Patio/Deck	Patio	Screen Porch		Screen Porch		Patio	
Fireplace	Fireplace	None	+5,000	Fireplace		None	+5,000
Pool	None	None		Pool	-45,000	None	
Net Adjustment (Total)		☒ + ☐ -	$ 80,475	☐ + ☒ -	$ -89,250	☐ + ☒ -	$ -7,625
Adjusted Sale Price of Comparables			$ 695,475		$ 720,750		$ 719,875

Summary of Sales Comparison Approach: The appraiser has utilized the Sales Comparison Approach to determine the appraised market value, as this approach benefits from recent and reliable data within the Subject's marketing area. Due to the lack of sales of similar properties, it was not possible to bracket the Subject's overall makeup with the Comparables and to utilize sales that are considered to be beyond the typical 12 month timeframe. The appraiser notes that Comps 1-3 are located within the Subject's overall marketing area of St. Pete Beach / Don Ce-Sar neighborhood. Due to the wide range of the adjusted sales price values, the appraiser has viewed the sales utilized within the report as valid sales comparables to the Subject property after warranted market adjustments were applied with the appraiser determining the final opinion of value by weighting the average of the sales at this time while placing most weight on Comparable 1, as this sale is the most recent sale.

The appraiser notes that while the Sales Comparison Approach was developed within the report, it is not the Intended Use for the report. The three sales chosen for this approach is to demonstrate the market value along with added support to the appraiser's findings for the Cost analysis within the report.

Indicated Value by Sales Comparison Approach $ 700,000

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RESIDENTIAL APPRAISAL REPORT

File No.: 1124-62

COST APPROACH

COST APPROACH TO VALUE (If developed) ☐ The Cost Approach was not developed for this appraisal.

Provide adequate information for replication of the following cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): N/A

ESTIMATED ☒ REPRODUCTION OR ☐ REPLACEMENT COST NEW

Source of cost data: Local Builders

Quality rating from cost service: Average Effective date of cost data: Q2, 2024

Comments on Cost Approach (gross living area calculations, depreciation, etc.):

The Reproduction Cost was partially developed. The appraiser notes that the City of St. Pete Beach Building Dept. / FEMA 50/50 rule has requested that the appraiser "Only" provide the Subject's main dwelling cost minus depreciation. Thus the reasoning why the appraiser has not included land value, porches, garages, pools, etc. or any other out buildings within the developed Cost Approach at this time. The appraiser has factored depreciation to the dwelling utilizing the estimated age/life method. The appraiser has relied on conversations with local builders and general contractors in the determination of an overall cost per square foot multiplier.

The Subject's dwelling alone is $389,675 minus $129,879 for depreciation. The depreciated cost of the improvements is $259,796

Estimated Remaining Economic Life (If required): 40 Years

OPINION OF SITE VALUE			=$	
DWELLING	1,417 Sq.Ft. @ $	275.00	=$	389,675
	N/A Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
	Sq.Ft. @ $		=$	
			=$	
Garage/Carport	Sq.Ft. @ $		=$	
Total Estimate of Cost-New			=$	389,675
Less Physical	Functional	External		
Depreciation 129,879			=$(	129,879
Depreciated Cost of Improvements			=$	259,796
"As-is" Value of Site Improvements			=$	
			=$	
			=$	
INDICATED VALUE BY COST APPROACH			=$	259,796

INCOME APPROACH

INCOME APPROACH TO VALUE (If developed) ☒ The Income Approach was not developed for this appraisal.

Estimated Monthly Market Rent $ N/A X Gross Rent Multiplier N/A = $ N/A Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM): The appraiser did not complete the Income Approach at this time, as the Subject's marketing area is not a predominant rental marketing area, thus a supported GRM was unobtainable at this time.

PUD

PROJECT INFORMATION FOR PUDs (If applicable) ☐ The Subject is part of a Planned Unit Development.

Legal Name of Project:

Describe common elements and recreational facilities:

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 700,000 Cost Approach (If developed) $ 259,796 Income Approach (If developed) $ N/A

Final Reconciliation The appraiser has developed both the Sales Comparison and Cost Approach in determining the Subject's market value and actual cash value. While the Sale Comparison Approach defines the Subject's market value, the appraiser has placed most weight on the Cost Approach in defining the Subject's value for the main dwelling only, minus depreciation. The appraiser notes that the Reproduction Cost analysis is the "Intended Use" for this appraisal report.

This appraisal is made ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, ☐ subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair:

☒ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.

Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: $ 700,000 , as of: 09/25/2024 , which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.

ATTACHMENTS

A true and complete copy of this report contains 15 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.

Attached Exhibits:

☒ Scope of Work	☒ Limiting Cond./Certifications	☒ Addendum	☒ Photographs	☐
☒ Map Addenda	☐ Additional Sales	☒ Cost Addendum	☒ Flood Addendum	☐
☐ Hypothetical Conditions	☒ Extraordinary Assumptions	☐ Sketch Addendum	☒ Map Addendum	☐

Client Contact: Client Name: Mona G Mcfaden

E-Mail: Monamike40@outlook.com Address: 3600 Casablanca Ave., St. Pete Beach, FL 33706

SIGNATURES

APPRAISER

Appraiser Name: Christopher B Forrey

Company: Forrey Appraisal Services Team

Phone: 727-480-0003 Fax:

E-Mail: Cforrey@tampabay.rr.com

Date of Report (Signature): 12/09/2024

License or Certification #: Cert Res RD5666 State: FL

Designation: State-Certified Residential Real Estate Appraiser

Expiration Date of License or Certification: 11/30/2026

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 11/16/2024

SUPERVISORY APPRAISER (If required) or CO-APPRAISER (If applicable)

Supervisory or Co-Appraiser Name:

Company:

Phone: Fax:

E-Mail:

Date of Report (Signature):

License or Certification #: State:

Designation:

Expiration Date of License or Certification:

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

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Assumptions, Limiting Conditions & Scope of Work

File No.: 1124-62

Property Address:	3600 Casablanca Ave	City: St Pete Beach	State: FL	Zip Code: 33706
Client:	Mona G Mcfaden	Address:	3600 Casablanca Ave., St. Pete Beach, FL 33706	
Appraiser:	Christopher B Forrey	Address:	1115 Boca Ciega Isle Dr. St. Pete Beach, FL 33706	

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

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Certifications

File No.: 1124-62

Property Address: 3600 Casablanca Ave | City: St Pete Beach | State: FL | Zip Code: 33706

Client: Mona G Mcfaden | Address: 3600 Casablanca Ave., St. Pete Beach, FL 33706

Appraiser: Christopher B Forrey | Address: 1115 Boca Ciega Isle Dr. St. Pete Beach, FL 33706

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: | Client Name: Mona G Mcfaden

E-Mail: Monamike40@outlook.com | Address: 3600 Casablanca Ave., St. Pete Beach, FL 33706

SIGNATURES

APPRAISER	SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Appraiser Name: Christopher B Forrey	Supervisory or Co-Appraiser Name:
Company: Forrey Appraisal Services Team	Company:
Phone: 727-480-0003 Fax:	Phone: Fax:
E-Mail: Cforrey@tampabay.rr.com	E-Mail:
Date Report Signed: 12/09/2024	Date Report Signed:
License or Certification #: Cert Res RD5666 State: FL	License or Certification #: State:
Designation: State-Certified Residential Real Estate Appraiser	Designation:
Expiration Date of License or Certification: 11/30/2026	Expiration Date of License or Certification:
Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None	Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None
Date of Inspection: 11/16/2024	Date of Inspection:

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USPAP ADDENDUM

File No. 1124-62

Borrower	N/A						
Property Address	3600 Casablanca Ave						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender	N/A						

This report was prepared under the following USPAP reporting option:

☒ Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(a).

☐ Restricted Appraisal Report — This report was prepared in accordance with USPAP Standards Rule 2-2(b).

This appraisal was developed for estimating the "Actual Cash Value" utilizing a Cost Approach to value. The appraisal is being completed for the Client and SI/SD Determination for the City of Saint Pete Beach Building Department / FEMA 50/50 rule.

Reasonable Exposure Time

My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: N/A

Additional Certifications

I certify that, to the best of my knowledge and belief:

☒ I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

☐ I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

Additional Comments

N/A

APPRAISER:

Signature:

Name: Christopher B Forrey

Date Signed: 12/09/2024

State Certification #: Cert Res RD5666

or State License #:

State: FL

Expiration Date of Certification or License: 11/30/2026

Effective Date of Appraisal: 09/25/2024

SUPERVISORY APPRAISER: (only if required)

Signature:

Name:

Date Signed:

State Certification #:

or State License #:

State:

Expiration Date of Certification or License:

Supervisory Appraiser Inspection of Subject Property:

☐ Did Not ☐ Exterior-only from Street ☐ Interior and Exterior

Supplemental Addendum

File No. 1124-62

Borrower/Client	N/A				
Property Address	3600 Casablanca Ave				
City	St Pete Beach	County Pinellas	State FL	Zip Code 33706	
Lender	N/A				

This appraisal was completed Post Hurricane's "Helene and Milton". The date of landfall for Hurricane Helene was 09/26/2024 and Hurricane Milton was 10/09/2024.

This appraisal has been completed as a "Retrospective Appraisal" with the effective date of the report being on 09/25/2024. The Subject's market values and Subject's actual cash value within this appraisal is considered to be Pre-Hurricane values.

This report contains "Extraordinary Assumptions" in that the appraiser has relied upon conversations and information that was provided by the current homeowner/client. The information obtained regarding the Subject's pre-hurricane property is considered to be an extraordinary assumption & assumed to be correct. If any of the extraordinary assumptions were found to be incorrect the value as given could be impacted.

The "Intended Use" of this appraisal report is for the Client and or assigns that is listed on page 1 to define the Subject's "Actual Cash Value" utilizing a developed Cost Approach for the SI/SD Determination for the City of Saint Pete Beach Building Department / FEMA 50/50 rule. The fact that a borrower, lender or any other party might receive a copy of this report does not mean that such party is an "Intended User" or that the appraiser authorizes a use other than the "Intended Use" within the report.

The "Highest & Best Use" of the Subject property is based on being legally permissible, physically possible, financially feasible and maximally productive. The Subject is a legally permissible use based on its current zoning. The lot size and shape allow the present Vacant Land to be developed as proposed improvements. The "Highest and Best Use", as if vacant, would be to construct a single family residence / current use.

APPRAISER COMPETENCY: The Appraiser that has prepared this report has been appraising residential real estate in Pinellas County, Florida for 22 years. My understanding of the Subject's overall market area is one of competence and confidence that the appraiser is able to prepare a credible report for the reader.

The appraiser has developed the Sales Comparison Approach within the report in support of defining the Subject's market value as of 09/25/2024. The Appraiser's search parameters within the MLS, Realist Data and Public Records consisted of Single Family Residential waterfront properties, with similar GLA, Condition, Bedroom & Bathroom Count, Location, and Date and Time of Sales (09/25/2023-09/25/2024).

The appraiser notes that the Subject is located within a flood zone; comparables utilized in the report are within a flood zone. The appraiser notes that there appears to be no adverse effects on the Subject's overall market area for homes that are in a flood zone at this time.

In this appraisal, the adjustments utilized were derived from the appraiser's best evaluation and understanding of existing market conditions in the area from which the comparables have been extracted. Adjustments are based on apparent differences presented by the sales themselves when the matched pair concept was available to be utilized for differences. If this method was not available, the adjustments were based on past appraiser experience in this particular market or type of market, or from discussions with participants in this particular market on what types of features and amenities are most important to current purchasers, and the relative value attached to each of the underlying differences. The appraiser typically examines many sales, which could be considered similar to the property being valued. Based on this examination, at least three of the sales are selected for presentation in the Appraisal report. Then these sales are adjusted for differences, which could affect value.

Subject Photo Page

Borrower/Client	N/A						
Property Address	3600 Casablanca Ave						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender	N/A						

Front on of the home

3600 Casablanca Ave	
Sales Price	N/A
Gross Living Area	1,417
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	St Pete Beach
View	Residential
Site	5,500 sf
Quality	Average
Age	72

Rear of the home

Subject's Street

Subject Interior Photo Page

Borrower/Client	N/A				
Property Address	3600 Casablanca Ave				
City	St Pete Beach	County Pinellas	State FL	Zip Code 33706	
Lender	N/A				

Living Room

3600 Casablanca Ave

Sales Price	N/A
Gross Living Area	1,417
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	St.Pete Beach
View	Residential
Site	5,500 sf
Quality	Average
Age	72

Kitchen

Bathroom

Subject Interior Photo Page

Borrower/Client	N/A						
Property Address	3600 Casablanca Ave						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender	N/A						

Bathroom

3600 Casablanca Ave

Sales Price	N/A
Gross Living Area	1,417
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	St Pete Beach
View	Residential
Site	5,500 sf
Quality	Average
Age	72

Bedroom

Bedroom

Subject Interior Photo Page

Borrower/Client	N/A						
Property Address	3600 Casablanca Ave						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender	N/A						

Family Room

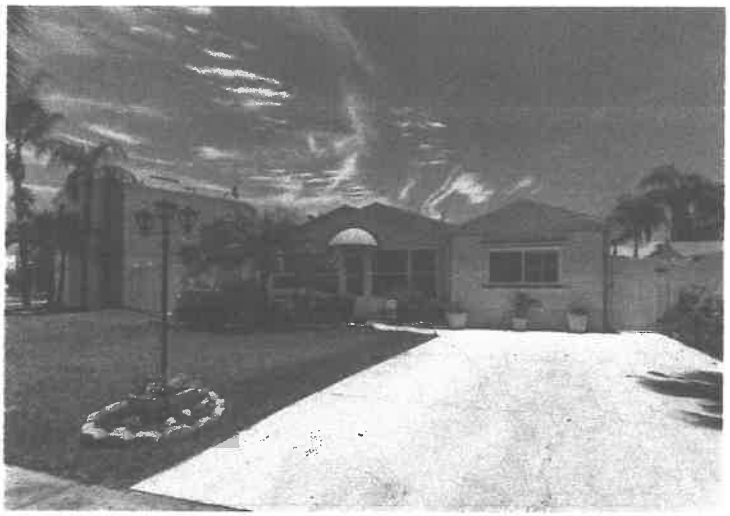
3600 Casablanca Ave

Sales Price	N/A
Gross Living Area	1,417
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	St.Pete Beach
View	Residential
Site	5,500 sf
Quality	Average
Age	72

Bedroom

Comparable Photo Page

Borrower/Client	N/A						
Property Address	3600 Casablanca Ave						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender	N/A						



Comparable 1

3211 S De Bazan Ave

Prox. to Subject	0.42 miles SE
Sale Price	615,000
Gross Living Area	1,020
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.1
Location	St Pete Beach
View	Residential
Site	6,400 sf
Quality	Average
Age	74

Comparable 2

3103 S De Bazan Ave

Prox. to Subject	0.44 miles SE
Sale Price	810,000
Gross Living Area	1,727
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	St Pete Beach
View	Residential
Site	7,680 sf
Quality	Average
Age	73

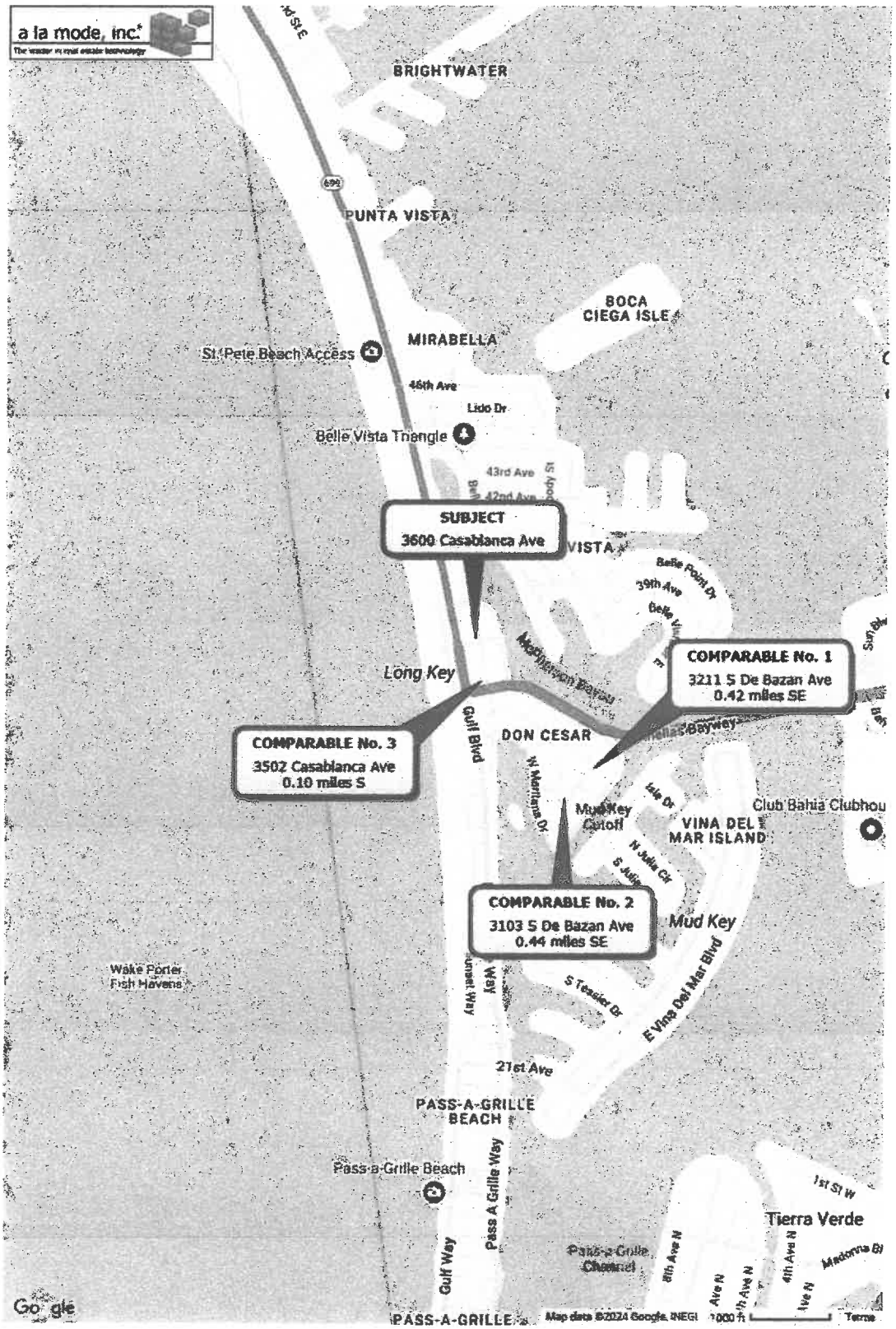
Comparable 3

3502 Casablanca Ave

Prox. to Subject	0.10 miles S
Sale Price	727,500
Gross Living Area	1,152
Total Rooms	4
Total Bedrooms	2
Total Bathrooms	1.1
Location	St Pete Beach
View	Residential
Site	5,500 sf
Quality	Average
Age	74

Location Map

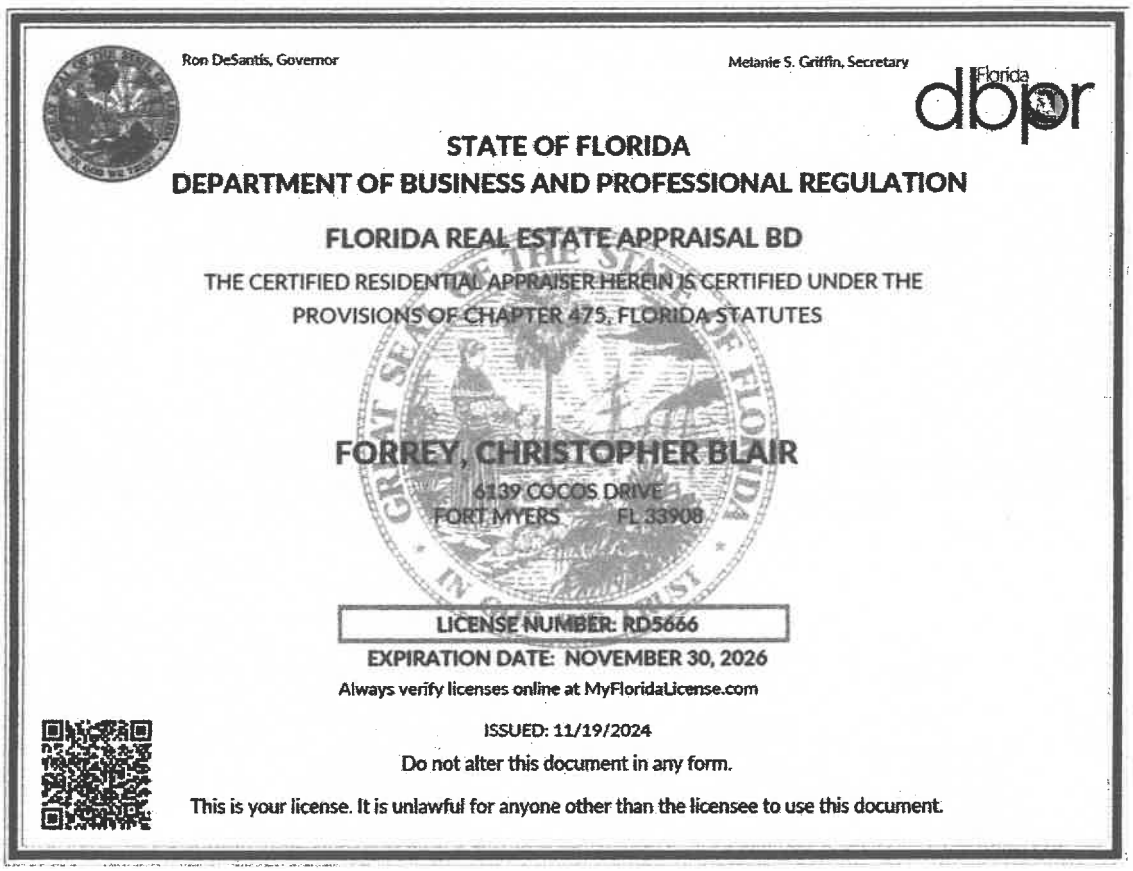
Borrower/Client	N/A						
Property Address	3600 Casablanca Ave						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender	N/A						



Flood Map

Borrower/Client	N/A						
Property Address	3600 Casablanca Ave						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender	N/A						

License Qualifications



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

FORREY, CHRISTOPHER BLAIR
6139 COCOS DRIVE
FORT MYERS FL 33908

LICENSE NUMBER: RD5666
EXPIRATION DATE: NOVEMBER 30, 2026
Always verify licenses online at MyFloridaLicense.com

ISSUED: 11/19/2024

Do not alter this document in any form.

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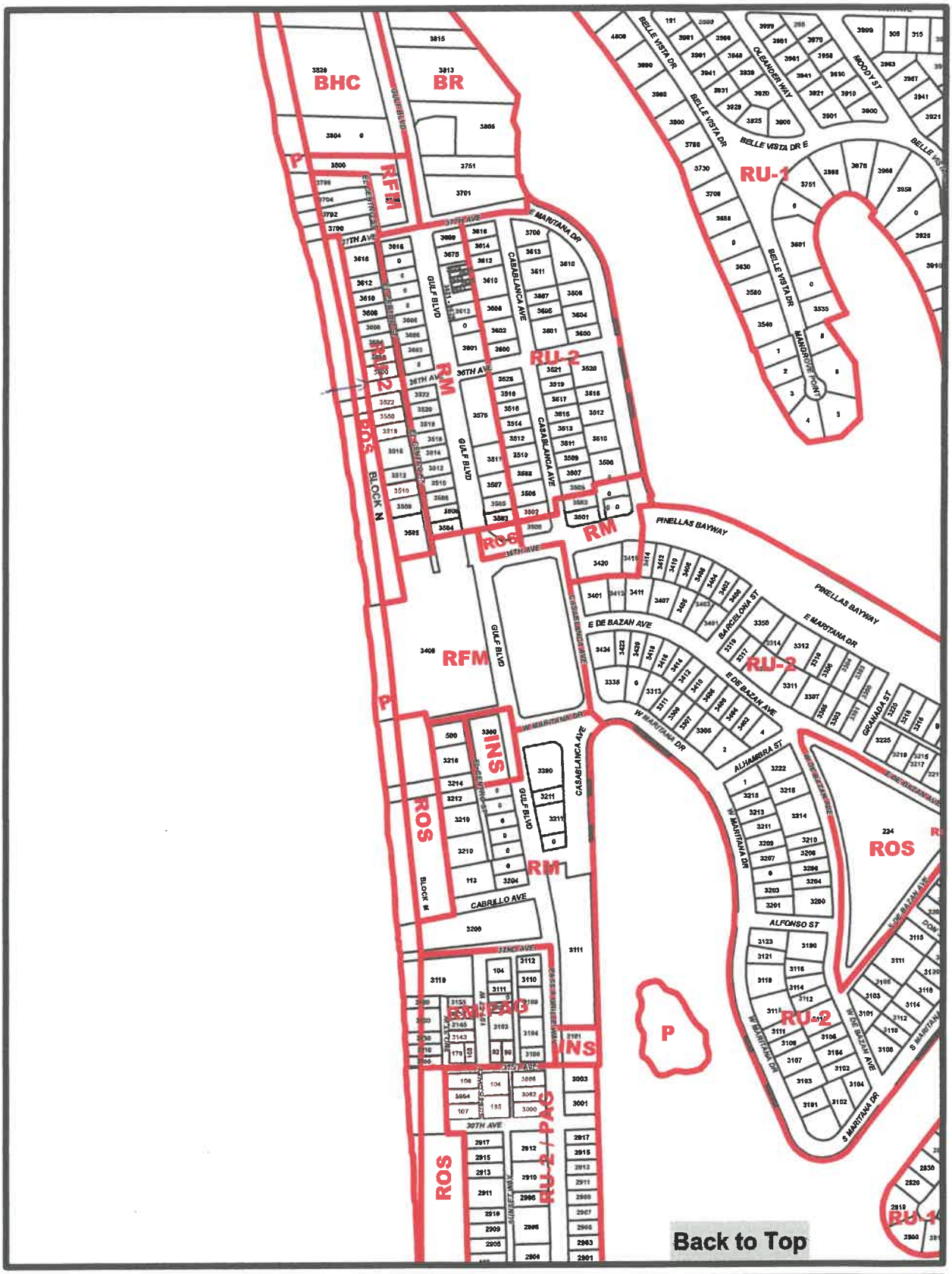


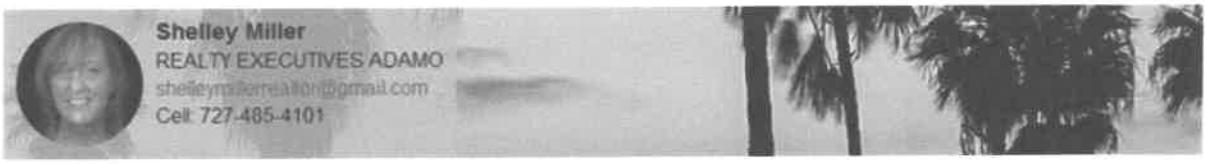
City of St Pete Beach Official Zoning Map Ord. 2011-34 Effective 07/10/2012

Zoning, Zoning Description

AC, Activity Center
BHC/P, Boutique Hotel Condo/Preservation
BR, Bayou Residential
CC-1, Commercial Corridor Gilad Pass
CC-2, Commercial Corridor Gulf Blvd
CC-2/UBV, Commercial Corridor Gulf Blvd/Upham Beach Village
CG-1, Commercial District
CG-2, Commercial District
CRD/EA, Community Redevelopment District/Eighth Avenue
DCR, Downtown Core Residential
INS, Institutional
INS/PAG, Institutional/Pass A Grille Overlay
LR, Large Resort
LR/P, Large Resort/Preservation
P, Preservation
ROS, Recreational/Open Space
ROS/P, Recreational/Open Space/Preservation
ROS/PAG, Recreation/Open Space/Pass A Grille Overlay
RFM, Resort Facilities Medium District
RFM, Resort Facilities Medium District
RFM/P, Resort Facilities Medium District/Preservation
RLM-1, Residential District
RLM-2, Residential District
RLM-2/PAG, Residential District/Pass A Grille Overlay
RLM-2/RFO, Residential Distric / Resort Facilities Overlay
RM, Residential District
RM/P, Residential District/Preservation
RM/PAG, Residential District/Pass A Grille Overlay
RM/PAG/P, Residential District/Pass A Grille Overlay/Preservation
ROR, Residential Office Retail District
ROR/PAG, Residential/Office/Retail/Pass A Grille Overlay
RU-1, Residential District
RU-2, Residential
RU-2/PAG, Residential District/Pass A Grille Overlay
TC-1, Town Center Corey
TC-2, Town Center Corey Cir and Coquina West
THDR/FO/PAG, Tourist Hotel Dist/Resort Facilities Overlay/PAG
TU, Transportation Utilities
UBV, Urban Beach Village

Date Saved: 7/20/2012

Path: O:\User Data\Maps\Zoning\Zoning_Book11x17.mxd



Tax Property 360 Property View

3600 Casablanca Avenue, St Pete Beach, FL 33706-3904

Tax

Owner Information

Owner:	**McFadden Mona G**	Owner (Alternate Format):	**Mona G McFadden**
Mailing Address:	**1750 Bayou Grande Blvd NE**	Mailing City & State:	**Saint Petersburg Fl**
		Mailing Zip:	**33703**
Mailing ZIP + 4:	**1902**	Mailing Carrier Route:	**C054**
Owner Occupied:	**No**		

Location Information

Neighborhood:	**BELLE VISTA**	Neighborhood Code:	**11000-11000**
Subdivision:	**Don Ce-Sar Place**	Township:	**32**
Range:	**16**	Section:	**07**
Block:	**10**	Lot:	**1**
Property ZIP:	**33706**	Property ZIP 4:	**3904**
Property Carrier Route:	**C022**	Census Tract:	**028002**
Census Block:	**00**	Census Block Group:	**2**
School District Name:	**Pinellas County SD**	Map 1:	**290**
Map 2:	**H32**	Spatial Flood Zone Code:	**AE**
Spatial Flood Zone Date:	**08/24/2021**	Spatial Flood Panel:	**12103C0278H**

Estimated Value

RealAVM™:	**$636,100**	Estimated Value Range High:	**$739,700**
Estimated Value Range Low:	**$532,400**	Value As Of:	**12/30/2024**
Confidence Score:	**60**	Forecast Standard Deviation:	**16**

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Tax Information

Folio/Strap/PID (1):	**07-32-16-21852-010-0010**	Folio/Strap/PID (2):	**32-16-07-21852-010-0010**
Folio/Strap/PID (3):	**073216218520100010**	Account Number:	**R82086**
% Improved:	**11**	Tax Area:	**SPB**
Total Taxable Value:	**$458,027**	Plat Book-Page:	**13-15**
Legal Description:	**DON CE-SAR PLACE BLK 10, LOT 1**		

Assessment & Taxes

Assessment Year	2024	2023	2022
Just Value - Total	**$486,437**	**$447,797**	**$504,562**
Just Value - Land	**$431,223**	**$400,397**	**$461,753**
Just Value - Improved	**$55,214**	**$47,400**	**$42,809**
Assessed Value - Total	**$458,027**	**$416,388**	**$378,535**
YOY Assessed Change ($)	**$41,639**	**$37,853**	
YOY Assessed Change (%)	**10%**	**10%**	
Tax Year	**2024**	**2023**	**2022**
Total Tax	**$7,412.03**	**$6,921.09**	**$6,956.65**

Change ($)	**$491**	**-$36**
Change (%)	**7%**	**-1%**

Jurisdiction	Tax Type	Tax Amount	Tax Rate
St Pete Beach		**$7,063**	**15.4202**

Characteristics

County Use:	**Single Family**	State Land Use Desc:	**SINGLE FAMILY-01**
Land Use - CoreLogic:	**Sfr**	Style:	**RECTANGULAR DESIGN**
Building Type:	**Single Family**	Year Built:	**1952**
Effective Year Built:	**1968**	Living Square Feet:	**1,417**
Living Square Feet:	**1,417**	Total Building Sq Ft:	**1,427**
Total Building Sq Ft:	**1,427**	Heated Sq Ft:	**1,417**
Ground Level Sq Ft:	**1,417**	Stories:	**1.0**
Total Units:	**1**	Total Baths:	**2**
Full Baths:	**2.000**	Bath Fixtures:	**6**
Fireplace:	**Y**	Fireplaces:	**1**
Cooling Type:	**Central**	Heat Type:	**Central**
Porch:	**Finished/Open Porch**	Patio Type:	**Deck/Patio**
Roof Material:	**Roll Composition**	Roof Shape:	**FLAT**
Construction:	**Masonry**	Interior Wall:	**DRYWALL**
Exterior:	**Block/Stucco**	Floor Covering Material:	**CARPET/TILE/WOOD**
Foundation:	**Cont. Footing**	Lot Sq Ft:	**5,502**
Lot Acres:	**0.126**	Lot Frontage:	**50**
Lot Depth:	**110**		

Building Features

Feature Type	Size/Qty	Width	Depth	Year Built	Value
Fireplace	**1**			**1952**	**$5,000**
Patio/Deck	**140**			**1952**	**$1,960**

Building Description	Building Size
OPEN PORCH (OPF)	**10**
BASE SEMI-FINISHED (BSF)	**216**
BASE (BAS)	**1,201**

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Pinellas County Property Appraiser - www.pcpao.gov Generated on 01/08/2025 14:26 PM

Parcel Summary (as of 08-Jan-2025)

Parcel Number
07-32-16-21852-010-0010

Owner Name
MCFADDEN, MONA G

Property Use
0110 Single Family Home

Site Address
3600 CASABLANCA AVE
ST PETE BEACH, FL 33706

Mailing Address
1750 BAYOU GRANDE BLVD NE
ST PETERSBURG, FL 33703-1902

Legal Description
DON CE-SAR PLACE BLK 10, LOT 1

Current Tax District
ST PETE BEACH (SPB)

Year Built
1952

Living SF	Gross SF	Living Units	Buildings
1,417	1,427	1	1

Parcel Map

Exemptions

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

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20451/0082	$569,500	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	$486,437	$458,027	$458,027	$486,437	$458,027

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	$447,797	$416,388	$416,388	$447,797	$416,388
2022	N	$504,562	$378,535	$378,535	$504,562	$378,535
2021	N	$344,123	$344,123	$344,123	$344,123	$344,123
2020	N	$339,912	$339,912	$339,912	$339,912	$339,912
2019	N	$356,548	$356,548	$356,548	$356,548	$356,548

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
04-Mar-2019	$212,300	U	I	CARTER MICHAEL A	MCFADDEN MONA G	20451/0082
13-Feb-2019	$0	U	I	CARTER EDNA EST	CARTER MICHAEL A	20428/2432
01-Jan-1899	$0					00703/0492

2024 Land Information

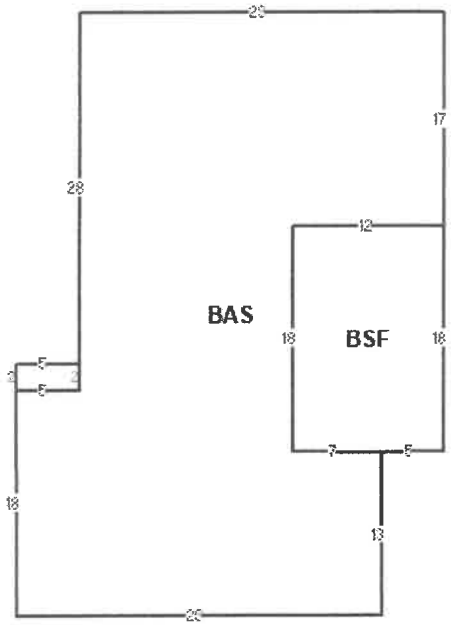
Land Area: ≈ 5,502 sf I ≈ 0.12 acres Frontage and/or View: None Seawall: No

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	
Foundation	Continuous Footing Poured
Floor System	Wood
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Flat Shed
Roof Cover	Roll Composition
Year Built	1952
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	57

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,201	1,201
Base Semi-finished (BSF)	216	216
Open Porch (OPF)	0	10
Total Area SF	**1,417**	**1,427**



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
FIREPLACE	$5,000.00	1	$5,000	$2,000	1952
PATIO/DECK	$14.00	140.0	$1,960	$784	1952

Permit Data

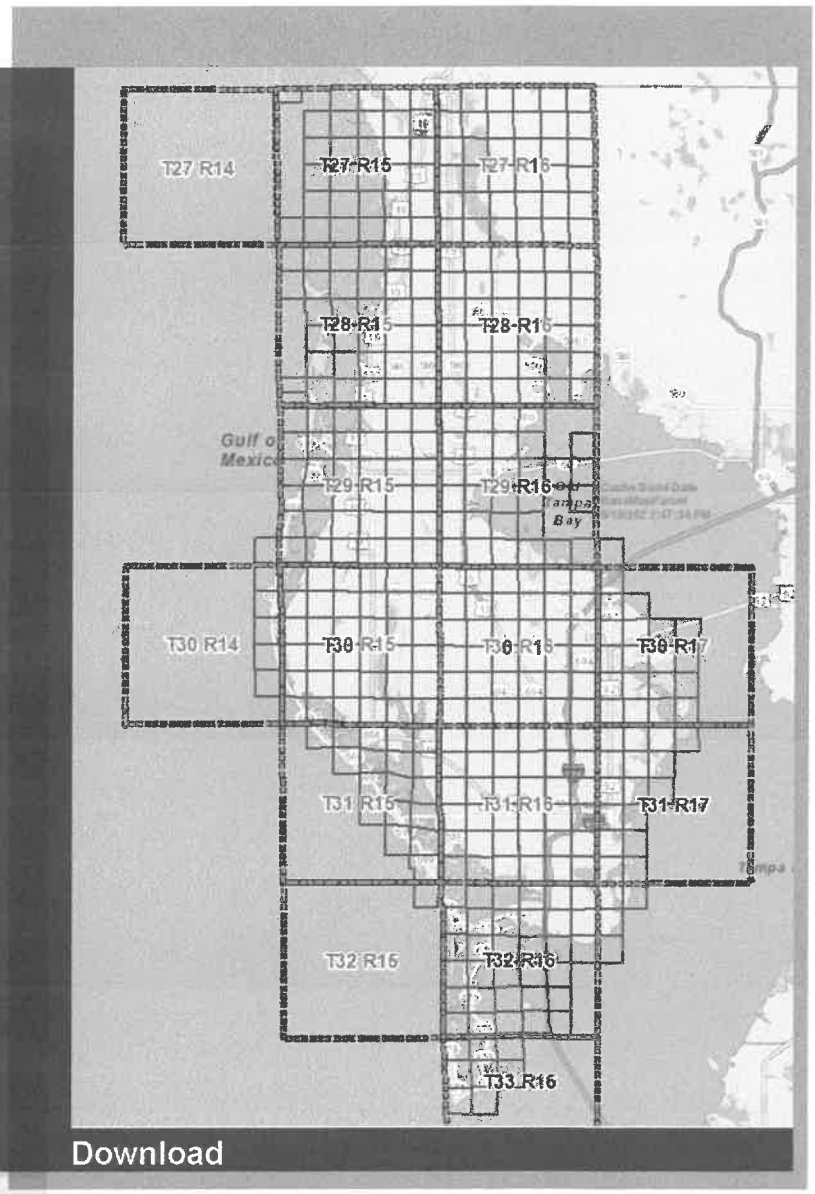
Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding 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
16460	PORCH	03/30/1998	$700
15022	ROOF	07/10/1997	$2,535

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

PINELLAS COUNTY SECTION MAPS PDF

View Section Map PDF



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T-32 R-17[7]

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T-33 R-16[15]

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T-27_R-15_HS-10N.pdf

T-27_R-15_HS-10S.pdf

T-27_R-15_HS-11N.pdf

T-27_R-15_HS-11S.pdf

T-27_R-15_HS-12N.pdf

T-27_R-15_HS-12S.pdf

3300 Stamps
9.35 Tax
1.75

FORM 1104 WARRANTY DEED—(Statutory Form.) 621208A

TUTBLANX REGISTERED U.S. PAT. OFF'CE
Tuttle Law Print Publishers, Rutland, Vt.

O.R. 703 PAGE 492

This Indenture

Made this 22nd *day of* September *A. D. 1959*

Between

Wilson M. Hubbard and Lorraine W. Hubbard, his wife

of the County of Pinellas *in the State of* Florida *parties of the first part, and*

Raymond E. Carter and Edna V. Carter, his wife, of 3600 Casa Blanca, St. Petersburg Beach

of the County of Pinellas *in the State of* Florida *parties of the second part,*

Witnesseth, *that the said parties of the first part, for and in consideration of the sum of* Ten Dollars and other valuable considerations ~~DOLLARS~~, *to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have 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 1, Block 10, Don Ce-Sar Place according to Plat recorded in Plat book 13, page 20, Pinellas County records.

Subject to easements and restrictions of record.

Subject to terms and conditions of mortgage in the original principal sum of $11,600 from Wilson M. Hubbard and Lorraine W. Hubbard, his wife, to First Federal Savings and Loan Association of St. Petersburg, a corporation, dated January 5, 1953 and filed for record January 9, 1953 in M.L.A. 101 page 360, Pinellas County records which parties of the second part assume and agree to pay.

DOCUMENTARY 5 FIVE DOLLARS 5 — 23 1959

DOCUMENTARY 1 ONE DOLLAR 1 — 1959

DOCUMENTARY 25 CENTS 25 — DOCUMENTARY 10 CENTS 10 — 1959

DOCUMENTARY 3 THREE DOLLARS 3

STATE OF FLORIDA DOCUMENTARY TAX 3300 PINELLAS COUNTY

RECORDED PINELLAS CO. FLA. AVERY W. PETERSON CLERK

1959 SEP 23 PM 1:30

And the said parties 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 parties of the first part have hereunto set their hands and seals the day and year first above written.*

Signed, Sealed and Delivered in Our Presence:

John D. Harris, Jr. — Wilson M Hubbard (L.S.)

Rosemary Westbrook — Lorraine W. Hubbard (L.S.)

(L.S.)

(L.S.)

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,*

Wilson M Hubbard and Lorraine W. Hubbard, his wife

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they 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* 22nd *day of* September *, A. D. 1959 .*

My Commission Expires 25 July 1963

John D. Harris, Jr.
Notary Public

Subject Photo Page

Borrower/Client	N/A						
Property Address	3600 Casablanca Ave						
City	St Pete Beach	County	Pinellas	State	FL	Zip Code	33706
Lender	N/A						

Front on of the home

3600 Casablanca Ave

Sales Price	N/A
Gross Living Area	1,417
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	2
Location	St.Pete Beach
View	Residential
Site	5,500 sf
Quality	Average
Age	72

Rear of the home

Subject's Street

Bird's Eye View of Pass-A-Grille Beach, Florida

Clear Form Values

Page 1

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 5.0 3/19

Site#8 PI16150
Field Date 6-24-2024
Form Date 9-8-2024
Recorder # _____

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

Site Name(s) (address if none) 3600 CASABLANCA AVE — Multiple Listing (DHR only) _____
Survey Project Name Don Cesar and Belle Vista Historic Structure Sur — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

Clear Location Values

Street Number	Direction	Street Name	Street Type	Suffix Direction
3600		CASABLANCA	Avenue	

Address:
Cross Streets (nearest / between) Intersection of 36th Ave and Casablanca Ave
USGS 7.5 Map Name PASS-A-GRILLE BEACH — USGS Date 1994 — Plat or Other Map 13/15
City / Town (within 3 miles) SAINT PETE BEACH — In City Limits? ☒yes ☐no ☐unknown — County Pinellas
Township 32S — Range 16E — Section 07 — ¼ section: ☐NW ☐SW ☒SE ☐NE — Irregular-name: _____
Tax Parcel # 07321621852010010 — Landgrant _____
Subdivision Name DON CE-SAR PLACE — Block 10 — Lot 10
UTM Coordinates: Zone ☐16 ☒17 — Easting 328752 — Northing 3066508
Other Coordinates: X: 27.71201578 — Y: -82.73694602 — Coordinate System & Datum WGS 1984
Name of Public Tract (e.g., park) _____

HISTORY

Clear History Values

Construction Year: 1952 ☒approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): 1952 — To (year): 2024
Current Use Private Residence (House/Cottage/Cabin) — From (year): 1952 — To (year): 2024
Other Use — From (year): — To (year):
Moves: ☐yes ☒no ☐unknown — Date: — Original address
Alterations: ☒yes ☐no ☐unknown — Date: 7-10-1997 — Nature windows
Additions: ☒yes ☐no ☐unknown — Date: 3-30-1998 — Nature rear porch
Architect (last name first): Unknown — Builder (last name first): Unknown
Ownership History (especially original owner, dates, profession, etc.)

MCFADDEN, MONA G (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. Stucco — 2. — 3.
Roof Type(s) 1. Shed — 2. Built-up — 3.
Roof Material(s) 1. Composition roll — 2. Built-up — 3.
Roof secondary strucs. (dormers etc.) 1. — 2.
Windows (types, materials, etc.)

1-light sliding flanking 1-light fixed vinyl; 2-light sliding vinyl Ind; 1/1 SHS vinyl ind

Distinguishing Architectural Features (exterior or interior ornaments)

stucco molded window trim

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

Shed on w

DHR USE ONLY — OFFICIAL EVALUATION — DHR USE ONLY

NR List Date _____
☐Owner Objection

SHPO – Appears to meet criteria for NR listing: ☐yes ☐no ☐insufficient info — Date _____ — Init._____
KEEPER – Determined eligible: ☐yes ☐no — Clear Check Boxes — Date _____
NR Criteria for Evaluation: ☐a ☐b ☐c ☐d (see *National Register Bulletin 15*, p. 2)

Florida Master Site File / Div. of Historical Resources / R. A. Gray Bldg / 500 S Bronough St., Tallahassee, FL 32399-0250
Phone **850.245.6440** / Fax **850.245.6439** / E-mail **SiteFile@dos.myflorida.com**

HISTORICAL STRUCTURE FORM

Site #8 PI16150

DESCRIPTION (continued)

Clear Description Values

Chimney: No. 1 Chimney Material(s): 1. Brick 2.

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

Foundation Type(s): 1. Continuous 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)

Slab door

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

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

Narrative Description of Resource

This is a Contemporary style building with picture windows, an intersecting shed roof, and a chimney.

Archaeological Remains None observed ☐Check if Archaeological Form Completed

RESEARCH METHODS (select all that apply)

☒FMSF record search (sites/surveys)	☐library research	☐building permits	☐Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☒cultural resource survey (CRAS)	☐historic photos	☐interior inspection	☐HABS/HAER record search

☐other methods (describe)

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

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

OPINION OF RESOURCE SIGNIFICANCE

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

❶ **USGS 7.5' MAP WITH STRUCTURE LOCATION CLEARLY INDICATED**

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

❸ **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.

PRIVATE

PLANNING DIVISION
STAFF FINDINGS REPORT
TO THE
HISTORIC PRESERVATION BOARD

Local Historic Designation Case No. 25008: Mona McFadden
Meeting Date: February 6, 2025
Prepared By: Gil Martinez, Senior Planner, Planning Division

REQUEST	The property owner is requesting Local Historic Designation of the single-family structure at 3600 Casablanca Avenue.
SUBJECT PROPERTY	3600 Casablanca Ave., DON CE-SAR PLACE BLK 10, LOT 1 ; Parcel ID #;07-32-16-21852-010-0010
LAND USE / ZONING	RM - Residential District
YEAR BUILT	Circa 1952
HISTORIC STATUS	The property at 3600 Casablanca Ave., built in 1952, features a single-family home. In 2024, the structure was recognized for its contribution to the character of the Don Cesar Place Neighborhood. (PI16150).
SURROUNDING AREA	North – Single-Family Residential South – Single-Family Residential East – Sigle -Family Residential West – Multi-Family Duplex

BACKGROUND and ANALYSIS

Constructed in 1952, the single-family home located at 3600 Casablanca Avenue, is in the Don CeSar neighborhood and is a notable example of Mid-Century Contemporary design. The single-story structure features a geometric exterior, consistent with the period's focus on functional living spaces and modern aesthetics. The design emphasizes clean lines, an open floor plan, and a minimalist approach. The home includes a subtle chimney, contributing to its visual balance, and utilizes 1/1 single-hung vinyl windows and two-sliding windows, reflecting the era's emphasis on both form and function.

The home features a concrete structural system supported by a continuous concrete foundation. The exterior is finished in stucco with molded window trim, while the roof is an intersecting shed design covered with asphalt shingles. Inside, the floors are a mix of hardwood and terrazzo. The front porch is topped with a simple gable roof, complementing the building's overall clean, modern design.

The property has remained in the same family for several decades, originally owned by Wilson Hubbard, a prominent figure in the local maritime industry. Hubbard developed Hubbard's Marina in Madeira Beach and was known for his successful charter boat business. He also served as President of the St. Petersburg Beach Chamber of Commerce, contributing to the area's tourism and fishing industries.

Hubbard, a World War II veteran, was committed to both his family and his business. The home has undergone minimal alterations since its construction, maintaining its original design and historical integrity. https://stpetecatalyst.com/vintage-pinellas-enigma-of-captain-wilson-hubbard/

Notable alterations include:

- 1997: window replacements
- 1998: rear porch addition

This residence is notable for its architectural style and its connection to a prominent local figure. The home contributes to the character of the Don Cesar Place Neighborhood (PI16150).

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 1952, this one-story residence in the Don CeSar neighborhood is a prime example of Mid-Century Contemporary architecture. Its angular exterior, streamlined design, and open layout highlight the era's focus on practical and minimalist living spaces. The home is built with a concrete structure and continuous foundation, finished with stucco and molded window trim. The intersecting shed roof, covered in asphalt shingles, complements the overall design, as does the simple gable roof over the front porch. The 1/1 single-hung vinyl windows and two-light sliding units reflect the period's balance of style and functionality.

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.

This single-story home showcases a geometric exterior, an open floor plan, and original design features such as a concrete foundation, stucco finish, and molded window trim. It was originally owned by Wilson Hubbard, a well-known local maritime figure and World War II veteran, recognized for developing Hubbard's Marina and his contributions to the area's tourism and fishing industries. The property has largely retained its original form, with only minor alterations. This residence stands out for both its architectural style and its association with a significant local figure.

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

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

As discussed with the applicant, the structure requires a new roof due to damage sustained during the hurricanes, as well as the replacement of internal hardwood flooring, lower sections of drywall and plaster, kitchen cabinets, and bathroom tile. The home's terrazzo floors will remain intact. There are no new adaptive uses planned.

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

3600 Casablanca Ave. is zoned and has a land use designation of (RM) Residential District.

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 3600 Casablanca Ave., for designation as a local historic resource based on contributing architectural features as well as living history

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

Sec. 28.22 – Designation criteria established.

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

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

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

b. Is associated with events which have made a significant contribution to the broad patterns of our local, state or national history; or

c. Is associated with the life of a person who has played a significant role in our local, state or national history; or

d. Embodies the distinctive visible characteristics of an architectural style or period, or a method of construction; or

e. Is a reconstructed building accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or association has survived; and

f. Is listed on the National Register of Historic Places or is eligible for inclusion on the National Register of Historic Places, or is included on the state master site file, individually or as contributing to a listed historic district.

Staff analysis: Staff supports this application to locally designate the structure at 3600 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.

- Is associated with the life of a person who has played a significant role in our local, state or national history.

Staff recommendation: Staff recommends **APPROVAL** of the Local Historic Designation of the single-family residence 3600 Casablanca Ave.

AERIAL PHOTO

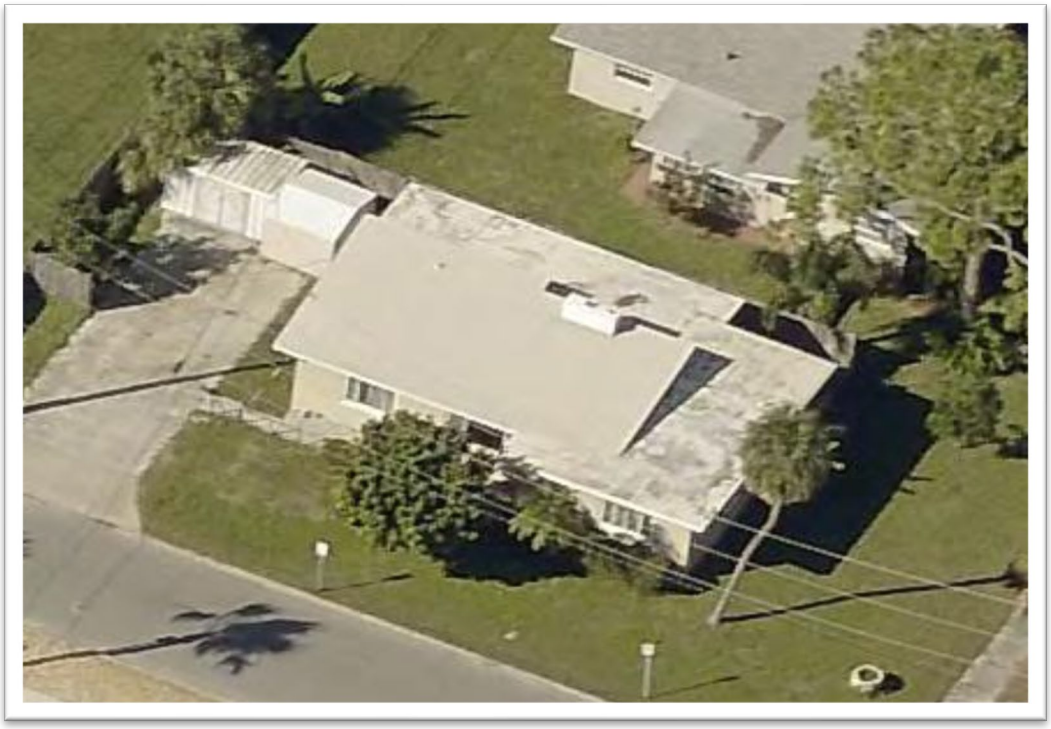
Source: PCPA

CURRENT FIELD PHOTOS

GOOGLE STREETS 2024

GOOGLE STREETS 2011

ANGLED AERIAL PHOTO



Source: PCPA

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25002: 112 4th Avenue

Action Request: As presented in the staff report.

Strategic Objective:

Date: February 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: The structure is associated with the father of a person who was important in the early to mid-century development of Pinellas County, including its historic preservation program. Additionally, the structure is a fairly well-preserved example of the masonry vernacular style, which includes a rusticated block exterior along the original portion of the structure. The applicant should comment on whether it is viable to preserve the structure if it were to be placed on the local historic registry, as well as any complications that may occur under a future development scenario due to the limitations on redeveloping a three-family residence on a parcel of the subject size.

Funding: N/A

Attachments:

1. Staff Report
2. Florida Master Site File
3. Application
4. Survey
5. Current Photos of Property

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

Certificate of Appropriateness / Demolition Case No. 25002
Applicant/Property Owner: John D Dashiell of 112 4th Ave LLC
Meeting Date: February 6, 2025
Prepared By: Brandon Berry, Senior Planner

REQUEST	John D Dashiell of 112 4th Ave LLC requests a Certificate of Appropriateness for Demolition of a three-family residence constructed circa 1913 and considered a contributing resource to the Pass A Grille Historic District.
SUBJECT PROPERTY	112 4th Ave; MOREY BEACH BLK 9, LOT 11; Parcel # 19-32-16-58932-009-0110.
LAND USE / ZONING	RLM-2 / PAG
YEAR BUILT	Circa 1913 (Florida Master Site File)
HISTORIC STATUS	The existing single-story building has a Florida Master Site File number of 8PI937 and was listed as a contributing resource in the original 1989 National Register Historic District nomination for Pass A Grille, 2003 National Register Historic District Boundary Increase, and remained contributing in the 2015 re-survey of the District. The rear carport is also considered a contributing resource.
SURROUNDING AREA	North – Single-family Residence South – Single-family Residence East – Single-family Residence West – Alleyway and Single-family Residence

BACKGROUND and ANALYSIS

The applicant is applying to demolish was known in its Florida Master Site File as the “Blocker House”, named after John Cromwell Blocker, Sr., described in the Florida Master Site File as an early mayor of Pass A Grille and whose son was, according to Ivey (2002), the County’s first official historian. In 1928, Blocker Jr. became County attorney, and was an early champion of what would eventually become the Sunshine Skyway among other accomplishments in his 23-year tenure. In 1948, he became the first official County Historian as designated by the Pinellas County Commission (Ivey, 2002).

The structure itself is a fairly simple masonry vernacular, with overhanging eaves and wood louvers as its distinguishing architectural features. Alterations to its porch and windows are noted as changes to the structure itself, while the rear of the structure is a marked addition, with the original front block and rear asbestos shingle. The original portion of the home has a rusticated block exterior, which is a somewhat uncommon element of masonry residences in Pass A Grille.

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 contributing to the district on the basis of architecture and has been modestly altered through its history, including the enclosure of the open front porch with stucco that also altered the lower portion beneath the windows which was originally rusticated block, along with a significant addition to the rear of the structure in an unknown year. The original structure is concrete block which is relatively unusual for 4th Avenue, where most structures are clad with siding. The original structure contains an eight-light window system that was replaced at some point after 1989, when the structure was initially deemed contributing to the Pass A Grille Historic District in its original nomination.

As or more essential than the structure's architectural significance is the significance of the son of its original builder and occupant, J.C. Blocker, Jr., who served an important public role in Pinellas County as the Board of County Commissioners' Attorney from 1928 through 1951. Blocker Jr. was appointed by resolution as the County's first historian during his stint as attorney, recording multiple installments of articles in the St. Petersburg Times that

documented the early history of Pinellas County. His significant efforts as attorney included early promotion of what would eventually become the Sunshine Skyway, assisting in Pinellas obtaining Mullet Key from the federal government, and acquisition and assembling of land that would become the St. Pete-Clearwater International Airport (Ivey, 2002).

(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. The masonry vernacular architectural style is not one of the last remaining examples of the style in Pass A Grille, and the structure's frontage has been moderately altered. However, the rusticated block exterior of the original structure is somewhat uncommon, and according to the Florida Master Site File the blocks were built on site by its original owner. As documented above, the structure is also associated with the life of a person who made a significant impact on the history of Pinellas County and in the realm of local historic preservation specifically.

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

The structure's living level is located approximately two feet above grade and cannot be replicated in a new development due to floodplain elevation requirements. The site does, however, appear to be located outside of the Coastal A zone and could be reconstructed with a flood vent ground level that utilizes flood-resistant materials, rather than an open foundation design with breakaway walls. The applicant could choose to construct a new single-level structure over a vented crawlspace that retains the same general character as the existing structure, although likely one much taller than the modest structure that currently occupies the lot.

The applicant has the ability, pursuant to the zoning code, to reconstruct the structure with the exact same developed square footage and retain all three living units, which would otherwise be considered a nonconforming condition. Alternatively, the lot is sized to support a larger structure with a single residence.

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

The masonry vernacular style is well represented in Pass A Grille, representing one out of every five structures in Pass A Grille as of the 2003 boundary increase. This is one of the earliest masonry vernacular structures built in the neighborhood, with a construction date of 1913 according to its Florida Master Site File while most masonry structures were built in 1920 or later.

What is somewhat unique to this structure is the rough rusticated block exterior of the primary, original portion of the structure, with most structures in Pass A Grille constructed in the masonry style clad in smooth-textured stucco. The blocks of the structure were noted to have been created on site according to the builder's daughter, as quoted in the Florida Master Site File.

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

The applicant states it is not economical to save the building. While the structure is unquestionably eligible for local historic designation per this reviewer, the County assessment performed after Hurricane Milton did find the structure to be damaged to 57.9% of its depreciated value. This suggests it is substantially damaged, short of a successful

appeal of the determination or a waiver of the substantial improvement requirements that would be a benefit of local registry listing.

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

According to the applicant, the structure's rehabilitation is not economically feasible. Photos of the structure supplied by the applicant did not show extensive damage to its interior drywall, and a portion of the flooring is wood, although it is unclear if remediation was undertaken in time. The applicant should provide additional support for the inability to repair the structure, with or without local historic registry listing.

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. The structure is not one of the last remaining examples of the masonry vernacular style in Pass-a-Grille, but the rusticated block exterior is somewhat unique. More importantly, the structure itself was constructed by and inhabited by the father of a major figure in the early years of Pinellas County who was essential in establishing the County's historic preservation program. On this basis, it has importance to the district's community planning and development history.

The applicant should also acknowledge a new structure is only capable of being reconstructed with all three existing residential units under current code provisions if the structure is reconstructed with the same or lesser developed square footage. Alternatively, the lot can support one single family home.

Bibliography

Ivey, D.J. (2002, February 27). *The Life and Times of John Cromwell Blocker (1896-1957 CE).* Retrieved from https://www.scribd.com/document/98421748/The-Life-Times-of-John-C-Blocker-Jr.

AERIAL PHOTOGRAPH

HISTORIC PHOTOGRAPHS

Early 20th Century

1989 Pass A Grille National Register Historic District Nomination Photo

2015 Pass A Grille Historic District Re-survey Photo

Current Condition (Applicant Photo)

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 PI00937
Field Date 1-5-2015
Form Date 3-14-2015
Recorder # _____

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

Site Name(s) (address if none) Blocker House, Cracker Camp (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	Direction	Street Name	Street Type	Suffix Direction
112		4th	Avenue	

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 # 19-32-16-58932-009-0110 Landgrant _____
Subdivision Name MOREY BEACH Block 9 Lot 11
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1913 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1913 To (year): _____
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: Unknown Nature Porch, windows
Additions: ☒yes ☐no ☐unknown Date: Unknown Nature Rear
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) J.C. Blocker, early mayor of Pass-a-Grille

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

DESCRIPTION

Style Masonry Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Concrete block 2. Stucco 3. Shingles-asbestos
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _____ 2. _____
Windows (types, materials, etc.) Sliding 1-light with projecting sills, picture windows

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves, wood louvers

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) A free-standing cartpot with wood posts and lattice walls is located to the rear

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

HISTORICAL STRUCTURE FORM

Site # PI00937

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Concrete block 2. _____

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

Foundation Type(s): 1. Continuous 2. _____

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

Main Entrance (stylistic details) Off-center, 1-leaf door is located on the enclosed porch and faces the alley not the street.

Porch Descriptions (types, locations, roof types, etc.) The 1-story, shed-roof front porch has been enclosed with stucco and picture windows.

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

Narrative Description of Resource This rusticated concrete block vernacular residence was built in 1913 by J.C. Blocker, an early mayor of Pass-a-Grille. According to the builder's daughter, the blocks were made on site .

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 carport 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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

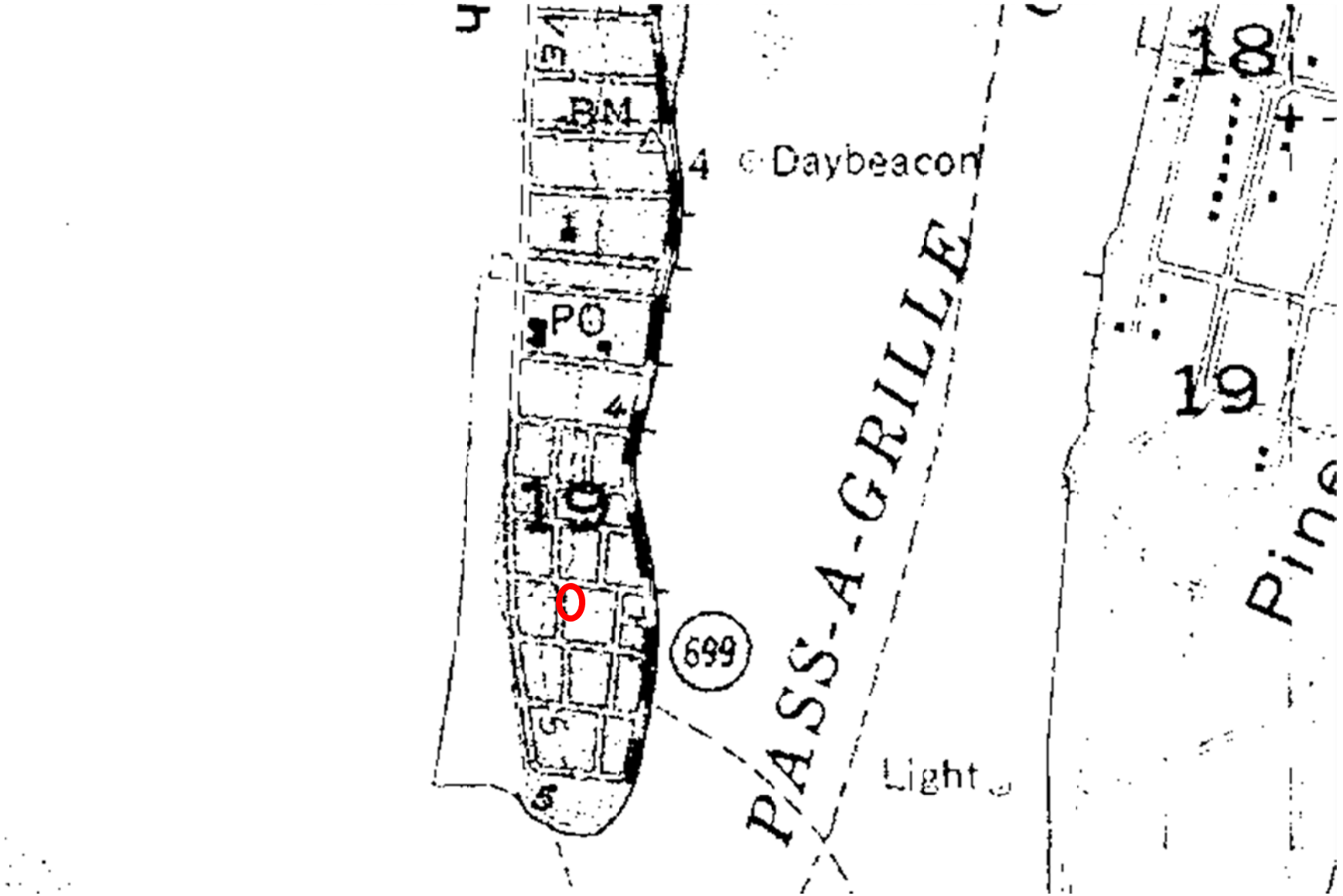
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable).
Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

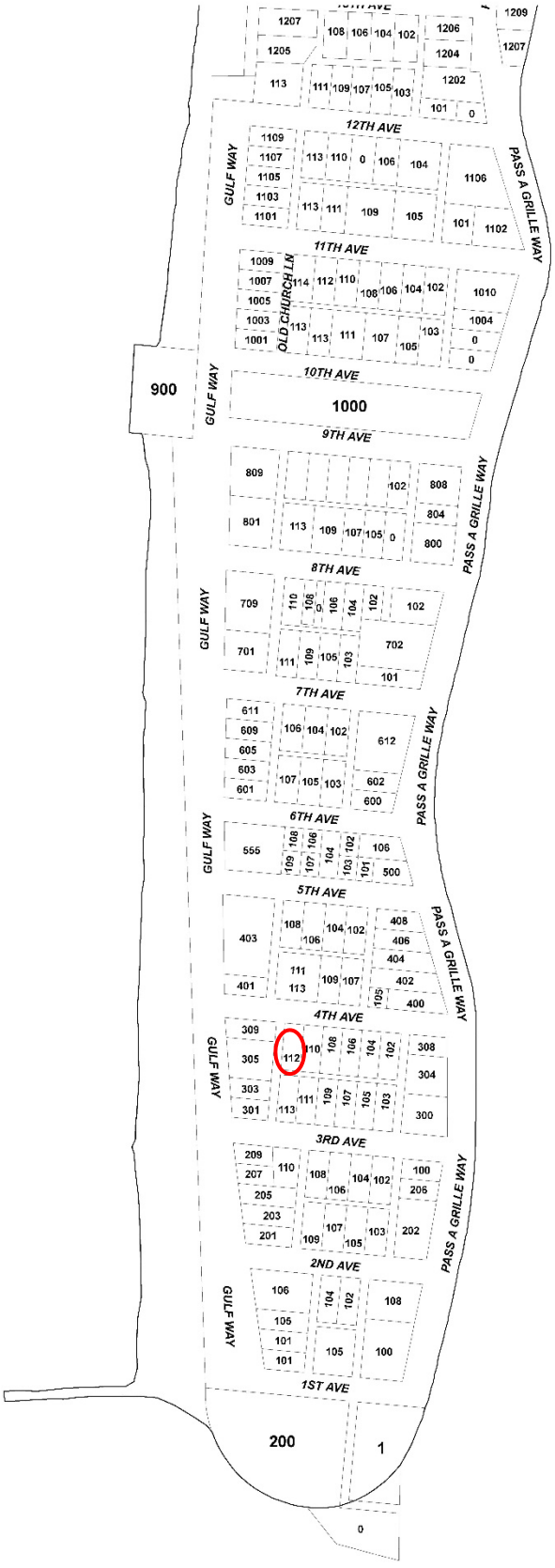
4th_112_PI00937_03

4th_112_PI00937_02

4th_112_PI00937_01



Site #8PI00937 Address: 112 4TH AVENUE



Site #8PI00937 Address: 112 4TH AVENUE

112 4th
#149,538 1

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.

St. Pete Beach
The Sunset Capital of Florida

Application for Certificate of Appropriateness

Owner Name & Address

112 4th Ave LLC
112 4th Ave
SPB, FL 33706

Representative Name & Address

David Dashiell (mng. member)
112 4th Ave
SPB, FL 33706

Phone

Phone (404) 202-8763

Property Address and Legal Description

112 4th Ave SPB Lot 11, Block 9 Morey Beach

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition

Demolition

Rehabilitation

Relocation

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

N/A

2. **Attach photos and a survey of the existing property.** Photos attached
Survey submitted with Demo Permit

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

N/A

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: N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. **Whether reasonable measures can be taken to save the building;** No. Cost to restore/renovate exceeds value of structure and reasonable return on investment.

2. **Whether the building is capable of earning a reasonable economic return on its value and whether the perpetuation of the building, considering its physical condition, its location and the anticipated expense of rehabilitation would be economically feasible.**
No. Restoration to habitable condition exceeds a reasonable return on investment.

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

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

Exterior Material/Siding
Windows
Doors
Roofing
Entrances/Porches

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

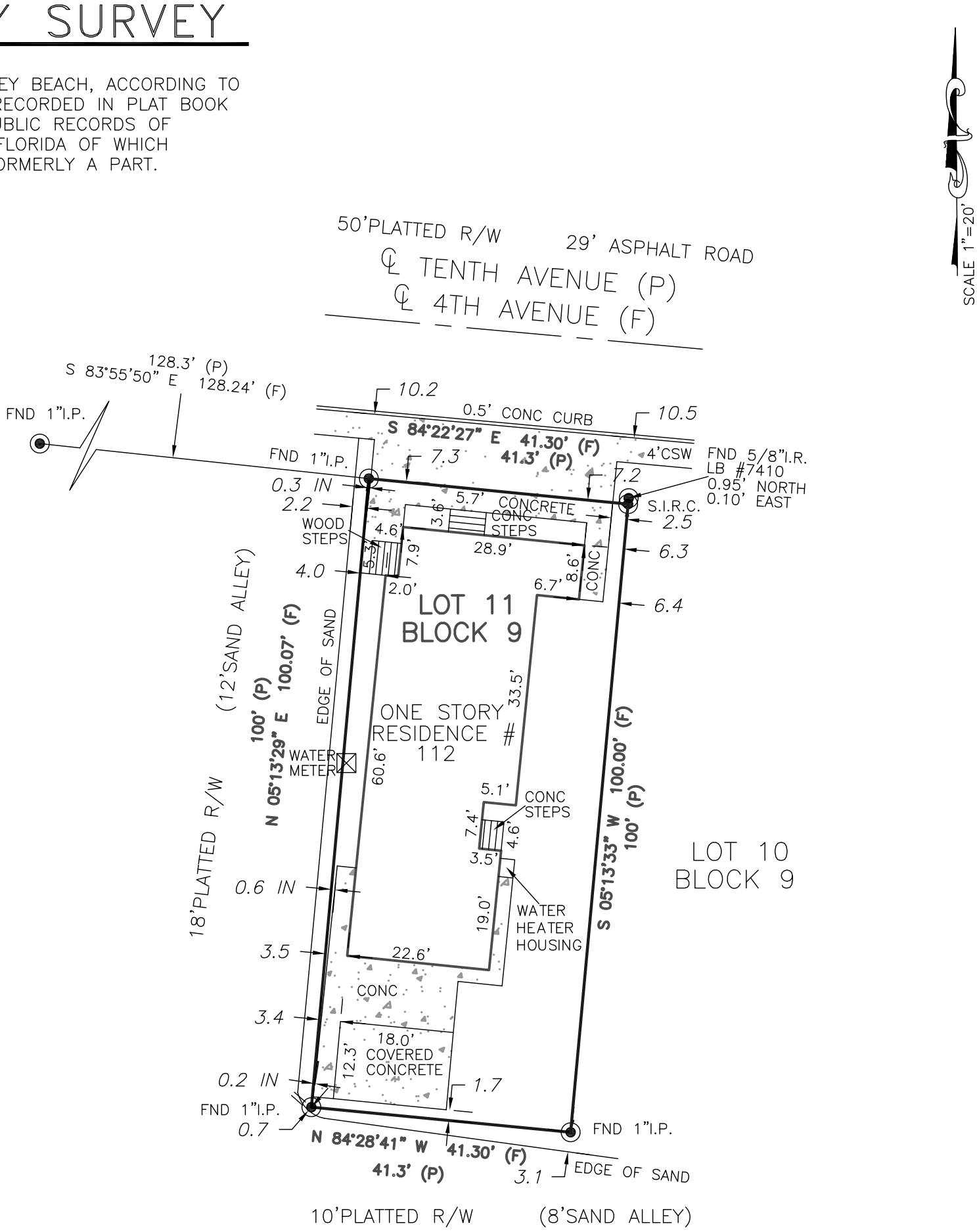
Owner/Applicant Signature

Date

SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 11, BLOCK 9, MOREY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



NOTES:

1) BEARINGS ARE BASED UPON THE EASTERLY LINE LOT 11, S 05°14'06" W, ASSUMED BEARING
2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" PANEL #12103C–0286 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP. REVISED 8–24–2021
3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
4) ALL MEASUREMENTS ARE IN U.S. FEET
5) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT–OF–WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

Certificate of Authorization "LB #6945"

LEGEND:

A/C = AIR CONDITIONER
(C)=CALCULATED
CLF=CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CONC = CONCRETE
CSW = CONCRETE SIDEWALK
(D) = DEED MEASUREMENT
(F) = FIELD MEASURED
NO. I.D.= NO IDENTIFICATION
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR
PVC= PLASTIC VINYL FENCE
PCP = PERMANENT CONTROL POINT
I.P. = IRON PIPE
I.R. = IRON ROD
LB = LICENSED BUSINESS
O.U. = OVER HEAD UTILITY
P.K. = PARKER KRYLON
(P) = PLAT
PP = POWER POLE
R/W = RIGHT–OF–WAY
ASPH = ASPHALT
(R)= RADIAL
FHD = FIRE HYDRANT
FND = FOUND
(N/R) = NON–RADIAL
(TYP)= TYPICAL
W/F =WOOD FENCE
S.P.K.D. = SET P.K. NAIL & DISK LB#6945
S.I.R.C. = SET 5/8" I.R. & CAP LB#6945

CERTIFIED TO:
112 4TH AVE LLC

Mark A Johnson

Digitally signed by Mark A Johnson
DN: c=US, o=Florida, dnQualifier=A01410D0000018C2081643E000906E7, cn=Mark A Johnson
Date: 2024.12.09 10:46:04 -05'00'

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

MARK A. JOHNSON License Number 6572 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17–7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	JOSH	DATE: 12–7–2024	F.B. / PG. 3 / 34
DRAFTED BY:	B.P.	DATE: 12–9–2024	JOB # 24–1191

DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265–4795
FAX (813) 264–6062
WAISURVEYING@GMAIL.COM

2N
1W
1W
3S
S

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25003: 103 10th Avenue

Action Request: As presented in the staff report.

Strategic Objective:

Date: February 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: While the structure is not one of the sole remaining frame vernacular structures in Pass A Grille, it is one of a dwindling series of multifamily "apartment houses" that sets the district apart of the largely detached single-family development patterns of the rest of the City, and is also one of the oldest remaining structures in Pass-a-Grille. Furthermore, given the density of the lot and restrictions on reconstruction, Staff wants to ensure the applicant understands the limitations faced under a redevelopment scenario that includes the retention of those units.

Funding: N/A

Attachments:

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

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

Certificate of Appropriateness / Demolition Case No. 25003
Applicant/Property Owner: John D Dashiell of 103 10th Ave LLC
Meeting Date: February 6, 2025
Prepared By: Brandon Berry, Senior Planner

REQUEST	John D Dashiell of 103 10th Ave LLC requests a Certificate of Appropriateness for Demolition of a contributing four-family residential property, containing a primary structure that was constructed circa 1902 along Eighth Avenue and relocated to Pass A Grille in the 1920s or 1930s.
SUBJECT PROPERTY	103 10th Ave; MOREY BEACH BLK 4, LOT 24; Parcel #19-32-16-58932-004-0240.
LAND USE / ZONING	RLM-2 / PAG
YEAR BUILT	Circa 1902 (Florida Master Site File)
HISTORIC STATUS	The existing two-story building has a Florida Master Site File number of PI00950 and was listed as a contributing resource in the original 1989 National Register Historic District nomination for Pass A Grille, 2003 National Register Historic District Boundary Increase, and remained contributing in the 2015 re-survey of the District. The rear structure is not noted as a contributing resource.
SURROUNDING AREA	North – Single-family and Two-family Residences South – Pass-A-Grille Park East – Single-family and Two-family Residence West – Single-family Residences

BACKGROUND and ANALYSIS

The applicant is applying to demolish was is known in its Florida Master Site File as the “Kittredge House”, named after E.G. and Laura Kittredge (Kittridge in some sources) who built the residence on Eighth Avenue in 1902 and relocated it to the current lot in the 1920s or 1930s. The Kittredges made their fortune in the granite business in Vermont before relocating to Pass-A-Grille. The structure is one of the oldest in Pass-A-Grille, built the same year as Joseph Merry’s first store and one of less than a dozen structures that remain from the first decade of the 20th century.

The structure is a frame vernacular and contains overhanging eaves as its sole distinguishing feature. The property has been altered since the primary structure's relocation, including construction of a rear smaller outbuilding structure and alterations to the siding, porch and windows.

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 important on the basis of its architecture and contribution to the early settlement history of Pass-A-Grille through the area of community planning and development. The structure is a scale-appropriate 1.5-story residence elevated approximately 18 inches above grade, containing a shed roof upper story that projects toward the frontage above a gable roof. The structure is vinyl clad with a separate block structure at the rear containing one living unit that is not considered contributing to the City's local historic district. This outbuilding was considered an attached component of the structure during the most recent historic resource survey.

In addition to the age of the structure, which was constructed at the very beginning of Pass-A-Grille's modern history, the structure is a historic resource as a converted multi-family structure. Pass-A-Grille's early history saw multifamily structures constructed in "apartment house" stylings that precede the zoning regulations that took effect City-wide in the 1950s. While the age of the conversion is unclear, it likely preceded modern suburban zoning regulations, and is a better fit for the scale of the district than modern-styled apartments that would not preserve the frame vernacular character or the density of the dwelling. While

Pass-A-Grille's zoning regulations preserve the right for owners to redevelop structures considered nonconforming to density based on the underlying zoning, the developed square footage must be retained and the reconstructed structures will lose some of their historic scale due to floodplain elevation requirements.

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

The structure is important on the basis of its architecture, year of construction, and multi-family nature. It is not one of few remaining frame vernacular structures in the district, and is not architecturally a prime example of the styling, which is well represented elsewhere in the Historic District. However, it does contribute to the settlement history of the neighborhood, and is a high-density, scale-appropriate structure for the neighborhood.

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

The structure is subject to modern floodplain requirements and cannot be reconstructed as originally built. The structure appears to be in an AE-9 flood zone, so it could be reconstructed with a flood resistant enclosed bottom floor that contains vents but otherwise generally replicates the current look of the structure. However, it may be reconstructed at three stories under the current zoning permissions.

Other than height and massing of the structure, there is nothing apparent that would be necessarily lost with a reconstruction. Exterior stairways would need to be extended if reproduced to match the living level elevation.

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

The frame vernacular style is well represented in Pass-A-Grille, and the structure is not a standout example of the style. However, on the basis of density and early settlement history, the structure's loss is significant in that it will destroy one of the last remaining residences from the 1900s. Furthermore, the multifamily structure itself is one of a dwindling series of converted residences that sets the neighborhood apart from the largely single-family detached suburban settlement of later twentieth century residential areas in St. Pete Beach.

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

The applicant states it is not economical to save the building. However, the City did not find the structure to have sustained substantial damage from the recent hurricanes, with an estimated $104,788 in damage against a depreciated structure 50% value of $143,439 (36.5%). Photos submitted with the application show some crawlspace damage, and an interior waterline of 12 to 18 inches above the floor, along with damage to cabinetry. The applicant should provide additional support for this statement.

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

According to the applicant, the structure's rehabilitation is not economically feasible. However, as the structure is used as a rental, staff requests the applicant provide additional support for this statement, including whether they plan to retain its multifamily setup in the future after redevelopment.

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 information from the applicant pertaining to the inability to reasonably save the building. The structure was not noted to have sustained substantial damage during a recent post-hurricane assessment. Staff also requests to know whether the applicant plans to redevelop the lot with a multifamily structure, if known at this time.

The applicant should also acknowledge that the structure is considered nonconforming on the basis of density per its underlying zoning, and can only be reconstructed with its current four units under current code provisions if the structure is reconstructed with the same or lesser developed square footage. Alternatively, the lot can support one single family home.

AERIAL PHOTOGRAPH

HISTORIC PHOTOGRAPHS

1996 Local Historic Resources Inventory

2015 Historic Resources Re-survey

☐ Original
☒ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 PI00950
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) Kittridge House — Multiple Listing (DHR only) _____
Survey Project Name Pass-a-Grille Historic Resources Survey — Survey # (DHR only) _____
National Register Category (please check one) ☒building ☐structure ☐district ☐site ☐object
Ownership: ☐private-profit ☐private-nonprofit ☒private-individual ☐private-nonspecific ☐city ☐county ☐state ☐federal ☐Native American ☐foreign ☐unknown

LOCATION & MAPPING

	Street Number	Direction	Street Name	Street Type	Suffix Direction
Address:	103		10th	Avenue	

Cross Streets (nearest / between) Gulf Way/Pass-a-Grille Way
USGS 7.5 Map Name PASS-A-GRILLE BEACH — USGS Date 1981 — Plat or Other Map _____
City / Town (within 3 miles) St Pete Beach — In City Limits? ☒yes ☐no ☐unknown — County Pinellas
Township 32S — Range 16E — Section 19 — ¼ section: ☐NW ☐SW ☐SE ☒NE — Irregular-name: _____
Tax Parcel # 19-32-16-58932-004-0240 — Landgrant _____
Subdivision Name MOREY BEACH — Block 4 — Lot 24
UTM Coordinates: Zone ☐16 ☐17 Easting ☐☐☐☐☐☐ Northing ☐☐☐☐☐☐☐
Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1902 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) — From (year): 1902 — To (year): Unkn
Current Use Apartment — From (year): Unkn — To (year): _____
Other Use _____ — From (year): _____ — To (year): _____
Moves: ☒yes ☐no ☐unknown Date: 1920s-30s — Original address 8th Avenue
Alterations: ☒yes ☐no ☐unknown Date: Unknown — Nature Siding, porch, windows
Additions: ☒yes ☐no ☐unknown Date: Unknown — Nature Rear
Architect (last name first): _____ — Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular — Exterior Plan Rectangular — Number of Stories 1.5
Exterior Fabric(s) 1. Vinyl 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Asphalt shingles 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. Shed dormer 2. _____
Windows (types, materials, etc.) 1/1 double-hung vinyl sash

Distinguishing Architectural Features (exterior or interior ornaments) Overhanging eaves

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

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

HISTORICAL STRUCTURE FORM

Site # 8 PI00950

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Continuous 2. _____

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

Main Entrance (stylistic details) Converted to apartments, there are multiple 1-leaf doors in the enclosed porch.

Porch Descriptions (types, locations, roof types, etc.) The shed-roofed porch is enclosed.

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

Narrative Description of Resource In 1902, E.G. and Laura Kittridge, who had made their fortune in the granite business in Barre, Vermont, built two cottages on 8th Avenue following a successful day of fishing. This house was moved here during the 1920s-1930s, the other is demolished.

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

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

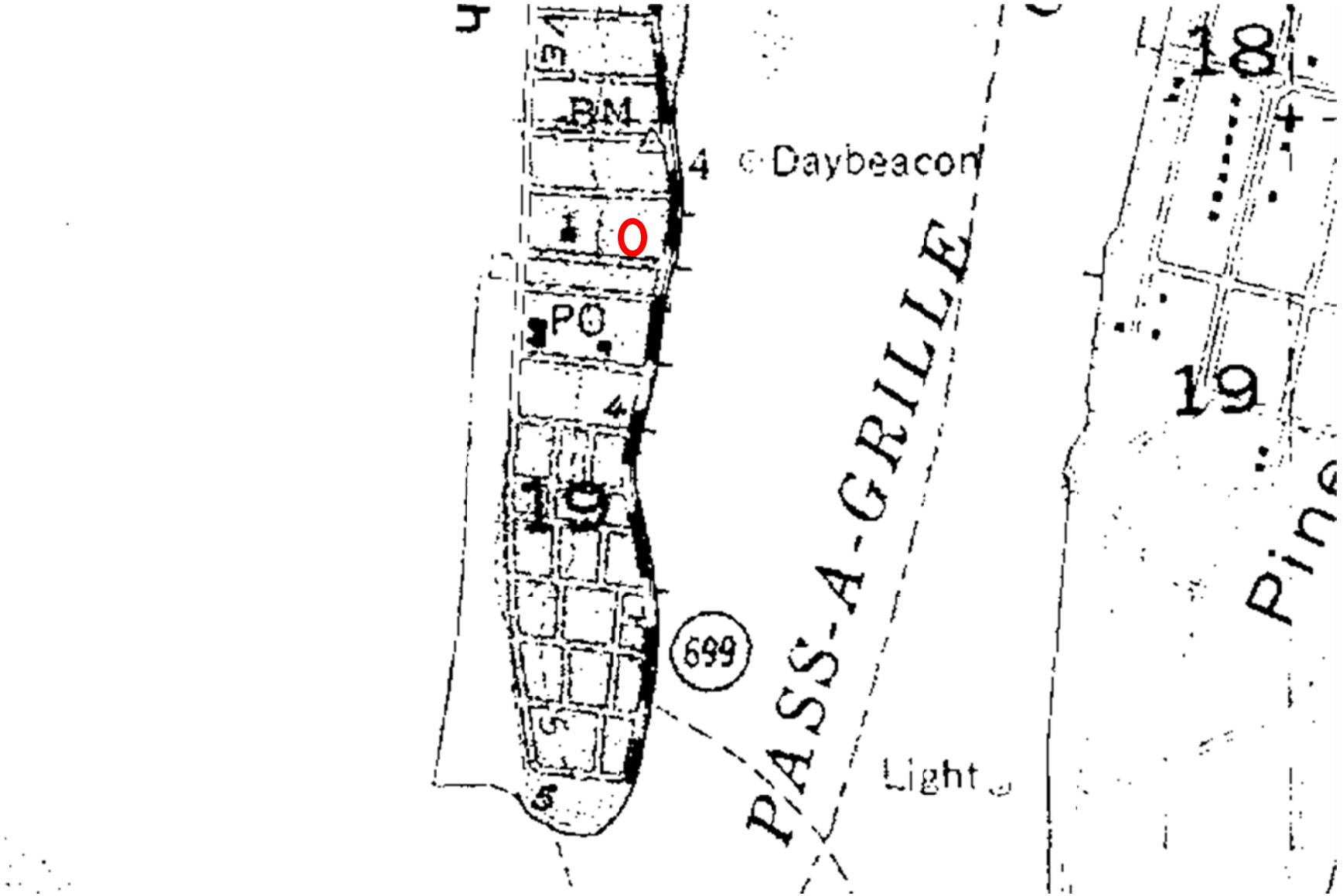
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

❸ 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.

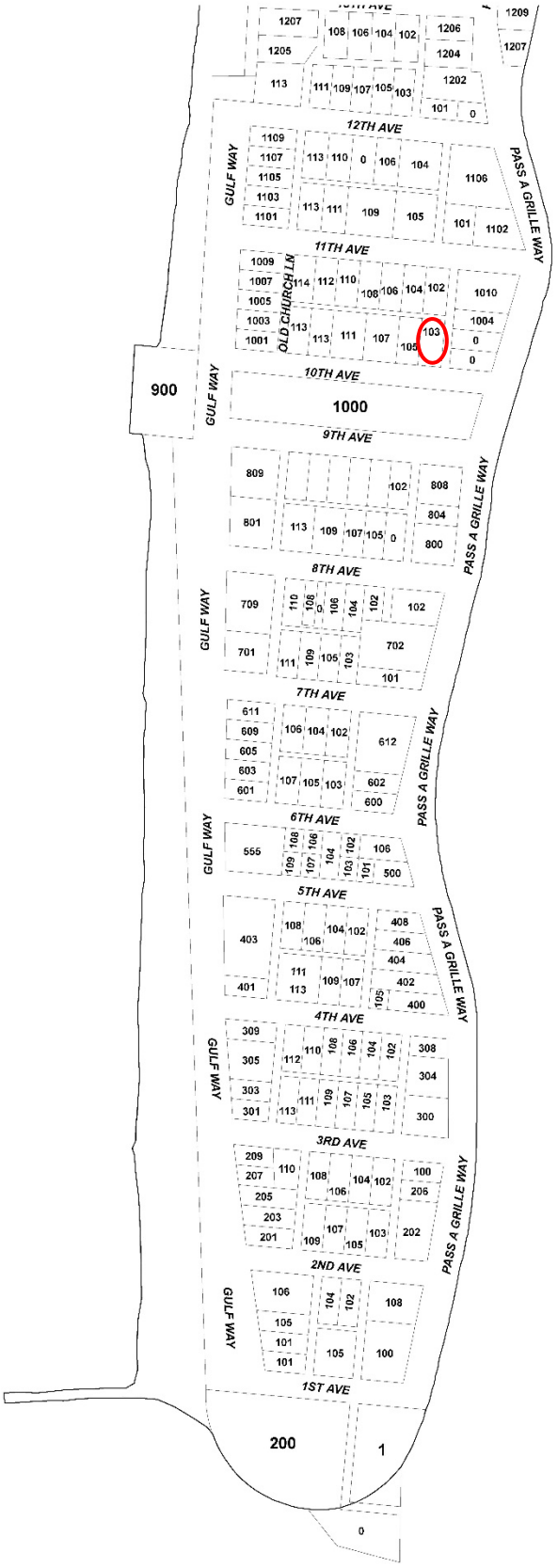
10th_103_PI00950_02

10th_103_PI00950_03

10th_103_PI00950_01



Site #8PI00950 Address: 103 10TH AVENUE



Site #8PI00950 Address: 103 10TH AVENUE

10th Ave
286,880

St. Pete Beach
The Sunset Capital of Florida

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

103 10th Ave. LLC
103 10th Ave
SPB, FL. 33706

Representative Name & Address

David Dashiell (mng. member)
PO Box 550328
Atl., Ga. 30355

Phone

Phone (404) 202-8763

Property Address and Legal Description

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition

Demolition

Rehabilitation

Relocation

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

2. **Attach photos and a survey of the existing property.** Photos attached
Survey submitted with demo permit

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

N/A

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: N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. **Whether reasonable measures can be taken to save the building;** No. Cost to restore/renovate exceeds value of the structure and reasonable return on investment.

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

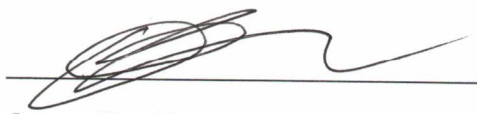
No. Restoration to habitable condition exceeds a reasonabe return on investment.

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

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

Exterior Material/Siding
Windows
Doors
Roofing
Entrances/Porches

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

1/3/25

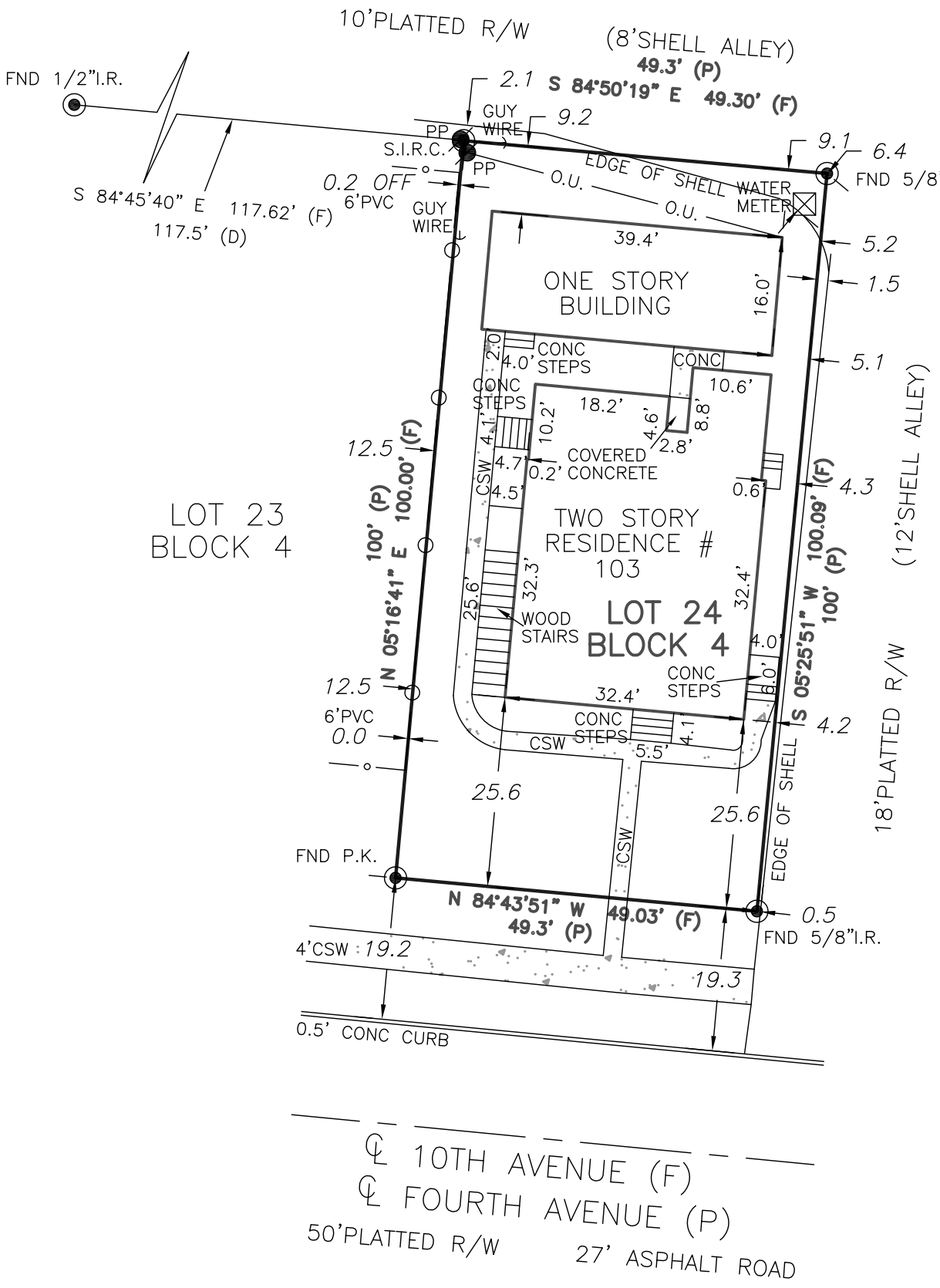
Date

SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 24, BLOCK 4, MOREY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY, FLORIDA WAS FORMERLY A PART.

SCALE 1"=20'



NOTES:

1) BEARINGS ARE BASED UPON THE EASTERLY LINE LOT 24, S 05°25'51" W, ASSUMED BEARING
2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" PANEL #12103C-0278 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP. REVISED 8-24-2021
3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
4) ALL MEASUREMENTS ARE IN U.S. FEET
5) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

Certificate of Authorization "LB #6945"

LEGEND:

A/C = AIR CONDITIONER
(C)=CALCULATED
CLF=CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CONC = CONCRETE
CSW = CONCRETE SIDEWALK
(D) = DEED MEASUREMENT
(F) = FIELD MEASURED
NO. I.D.= NO IDENTIFICATION
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR
PVC= PLASTIC VINYL FENCE
PCP = PERMANENT CONTROL POINT
I.P. = IRON PIPE
I.R. = IRON ROD
LB = LICENSED BUSINESS
O.U. = OVER HEAD UTILITY
P.K. = PARKER KRYLON
(P) = PLAT
PP = POWER POLE
R/W = RIGHT-OF-WAY
ASPH = ASPHALT
(R)= RADIAL
FHD = FIRE HYDRANT
FND = FOUND
(N/R) = NON-RADIAL
(TYP)= TYPICAL
W/F =WOOD FENCE
S.P.K.D. = SET P.K. NAIL & DISK LB#6945
S.I.R.C. = SET 5/8" I.R. & CAP LB#6945

CERTIFIED TO:
103 10TH AVE LLC

Mark A Johnson

Digitally signed by Mark A Johnson
DN: c=US, o=Florida, dnQualifier=A01410D0000018C2081643E000906E7, cn=Mark A Johnson
Date: 2024.12.09 10:16:23 -05'00'

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

MARK A. JOHNSON License Number 6572 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	JOSH	DATE: 12-7-2024	F.B. / PG. 3 / 33
DRAFTED BY:	B.P.	DATE: 12-9-2024	JOB # 24-1190

DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062
WAISURVEYING@GMAIL.COM

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25004: 804 Pass-A-Grille Way

Action Request: As presented in the staff report.

Strategic Objective:

Date: February 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: Due to extensive damage sustained to the primary structure during the recent hurricanes, Staff recommends approval of the request to demolish the subject structures. However, Staff requests the owner acknowledge that the lot cannot be redeveloped with a single-family residence due to its zoning.

Funding: N/A

Attachments:

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

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

Certificate of Appropriateness / Demolition Case No. 25004
Applicant/Property Owner: John D Dashiell of 804 PAG Way, LLC
Meeting Date: February 6, 2025
Prepared By: Brandon Berry, Senior Planner

REQUEST	John D Dashiell of 804 PAG WAY LLC requests a Certificate of Appropriateness for Demolition of a contributing single-family residential structure and garage constructed circa 1940.
SUBJECT PROPERTY	804 Pass A Grille Way; MOREY BEACH BLK 5, LOT 3; Parcel # 19-32-16-58932-005-0030.
LAND USE / ZONING	CRD-EA
YEAR BUILT	Circa 1940 (Florida Master Site File)
HISTORIC STATUS	The existing structures (single-level residence and garage) have a Florida Master Site File of PI12598 and were listed as contributing structures to the Pass-A-Grille National Register Historic District during its boundary increase in 2003, and was re-surveyed as a contributing resource in 2015.
SURROUNDING AREA	North – Retail South – Restaurant East – Pass-A-Grille Way and Water West – Four-family Residence

BACKGROUND and ANALYSIS

The applicant is applying to demolish a single-family frame vernacular residence that was constructed in 1940, along with a contributing single-level garage.

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 noted for its architecture and for being important in the area of community planning and development. It is not noted as having any architecturally-distinguishing features in its 2015 Florida Master Site File, but does retain the scale, materials and character of the frame vernacular style, featuring fiber-cement siding, a gable standing seam roof, and sash windows that are noted to be replacements.

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

The structure is important on the basis of its architecture and its contribution to community planning and development. It is located in an area zoned for commercial and multi-family developments despite currently being utilized as a residence. However, Staff finds the building could continue to be utilized as a residence if placed on the local historic registry, regardless of whether it sustained substantial damage from recent Hurricanes Helene and Milton. Furthermore, it could be converted to a commercial use or another permitted use in the CRD-EA zoning.

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

The structure is located at grade and could not be reproduced at its current scale. Furthermore, the structure is located within the Coastal A zone, which carries additional foundation and construction requirements not required further interior to the Avenues of Pass-A-Grille.

Additionally, the structure is not zoned for reconstruction with a single-family residence. If the applicant wishes to rebuild on the lot, they will be limited to commercial and office uses. Alternatively, the City has created a procedure for relocation of locally-designated single-family residences into the CRD-EA District. It is unknown how the applicant would like to redevelop the lot at this point in time, or if redevelopment is planned at this time.

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

The structure is not, from an architectural or material standpoint, a standout example of the frame vernacular style, which is the most common style of residence in Pass-A-Grille and reflects its early through mid-twentieth century settlement as a resort and residential community. However, it is important due to its scale, which cannot be replicated, and the removal of the building will contribute to a dwindling of modest single- and two-story at-grade residences along Pass-A-Grille Way.

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

The applicant has produced photos showing several feet of interior water damage to the structure. Furthermore, the City's substantial damage determination produced after the Hurricanes find it to be a complete loss, with damage at 100% of the structure's value. While the structure is eligible for local historic registry listing, it does appear that the structure has sustained extensive damage that may be difficult to remediate.

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

According to the applicant, the structure's rehabilitation is not economically feasible. Additionally, the City has estimated the cost of restoration at 100% of the structure's current market value, indicating extensive 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 recommends approval of the demolition of the contributing single-family residence and contributing garage at 804 Pass-A-Grille Way. While the structures preserve the materials and scale of frame vernacular structures in the area, they are not the last remaining examples of the style or particularly standout examples, and the primary residence has taken extensive damage as documented by the City.

Staff requests acknowledgement from the applicant that the lot cannot be reconstructed with a single-family residence, and must operate with a mixed use or similarly-permitted use upon redevelopment.

AERIAL PHOTOGRAPH

HISTORIC PHOTOGRAPHS

2015 Historic Resources Re-survey

Applicant Photo Showing Damage (December 2024)

☒ Original
☐ Update

HISTORICAL STRUCTURE FORM
FLORIDA MASTER SITE FILE
Version 4.0 1/07

Site #8 PI12598
Field Date 1-5-2015
Form Date 2-5-2015
Recorder # _____

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

Site Name(s) (address if none) 804 Pass-a-Grille 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	Direction	Street Name	Street Type	Suffix Direction
804		Pass-a-Grille	Way	

Address:
Cross Streets (nearest / between) _____
USGS 7.5 Map Name PASS-A-GRILLE BEACH USGS Date 1981 Plat or Other Map _____
City / Town (within 3 miles) St Pete Beach In City Limits? ☒yes ☐no ☐unknown County Pinellas
Township 32S Range 16E Section 19 ¼ section: ☐NW ☐SW ☐SE ☒NE Irregular-name: _____
Tax Parcel # 19-32-16-58932-005-0030 Landgrant _____
Subdivision Name MOREY BEACH Block 5 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: 1940 ☐approximately ☐year listed or earlier ☐year listed or later
Original Use Private Residence (House/Cottage/Cabin) From (year): 1940 To (year): _____
Current Use _____ From (year): _____ To (year): _____
Other Use _____ From (year): _____ To (year): _____
Moves: ☐yes ☒no ☐unknown Date: _____ Original address _____
Alterations: ☒yes ☐no ☐unknown Date: Unknown Nature windows and siding replaced, porch encl.
Additions: ☐yes ☒no ☐unknown Date: _____ Nature _____
Architect (last name first): _____ Builder (last name first): _____
Ownership History (especially original owner, dates, profession, etc.) _____

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

DESCRIPTION

Style Frame Vernacular Exterior Plan Rectangular Number of Stories 1
Exterior Fabric(s) 1. Other 2. _____ 3. _____
Roof Type(s) 1. Gable 2. _____ 3. _____
Roof Material(s) 1. Sheet metal:standing seam 2. _____ 3. _____
Roof secondary strucs. (dormers etc.) 1. _ 2. _____
Windows (types, materials, etc.) 6/6 double-hung vinyl sash

Distinguishing Architectural Features (exterior or interior ornaments) _____

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) 1.5-story garage with apartment above has a roll-up door and 1-leaf entrance door; it is accessed via the alley.

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

HISTORICAL STRUCTURE FORM

Site # PI12598

DESCRIPTION (continued)

Chimney: No. 1 Chimney Material(s): 1. Brick 2. _____

Structural System(s): 1. Wood frame 2. _____ 3. _____

Foundation Type(s): 1. Continuous 2. _____

Foundation Material(s): 1. Poured Concrete Footing 2. _____

Main Entrance (stylistic details) Off-center, 1-leaf door with sidelights

Porch Descriptions (types, locations, roof types, etc.) A shed-roofed porch in the rear elevation has been enclosed

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

Narrative Description of Resource The 1-story frame vernacular house has Hardiboard siding and replacement sash windows. The vegetation obstructs views from the public right-of-way.

Archaeological Remains _____ ☐Check if Archaeological Form Completed

RESEARCH METHODS (check all that apply)

☒FMSF record search (sites/surveys)	☒library research	☐building permits	☒Sanborn maps
☐FL State Archives/photo collection	☐city directory	☐occupant/owner interview	☐plat maps
☒property appraiser / tax records	☐newspaper files	☐neighbor interview	☐Public Lands Survey (DEP)
☐cultural resource survey (CRAS)	☒historic photos	☐interior inspection	☐HABS/HAER record search

☒other methods (describe) Gulf Beaches Historical Museum; St. Pete Beach Landmark Designation Reports

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Pass-a-Grille Historic District NRHP Nomination (1989); Pass-A-Grille Historic District (Boundary Increase)NRHP Nomination(2003).

OPINION OF RESOURCE SIGNIFICANCE

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

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

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

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

1. Architecture 3. _____ 5. _____

2. Community planning & development 4. _____ 6. _____

DOCUMENTATION

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

1) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

2) Document type _____ Maintaining organization _____

Document description _____ File or accession #'s _____

RECORDER INFORMATION

Recorder Name Geoffrey Henry/Ellen Rankin Affiliation TRC Solutions

Recorder Contact Information 4425 Forbes Boulevard Suite B Lanham, MD 20706/301.306.6981/ghenry@trcsolutions.com

(address / phone / fax / e-mail)

Required Attachments

❶ USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

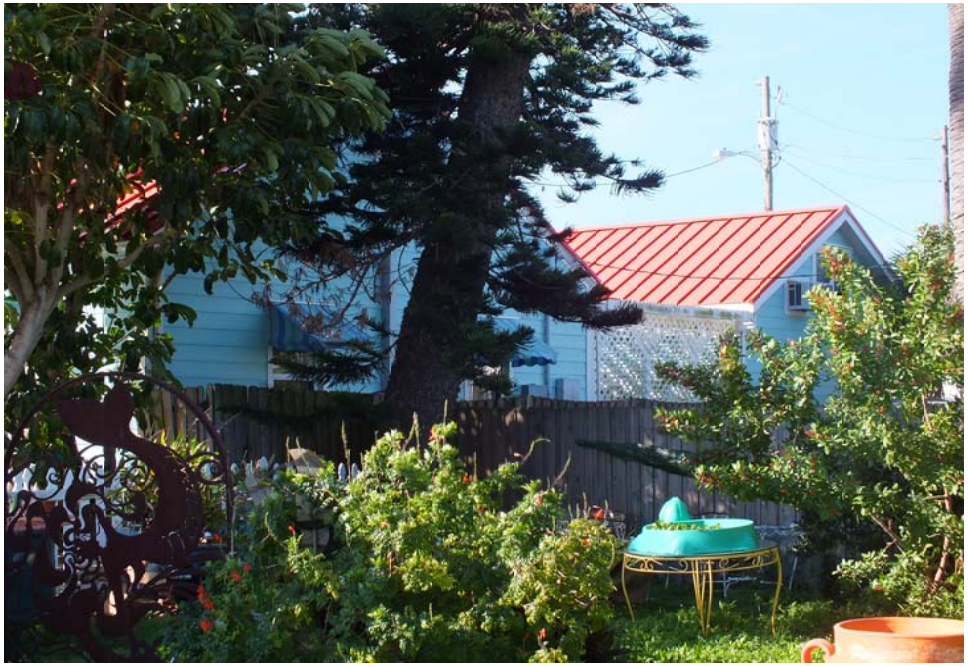
❷ LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

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

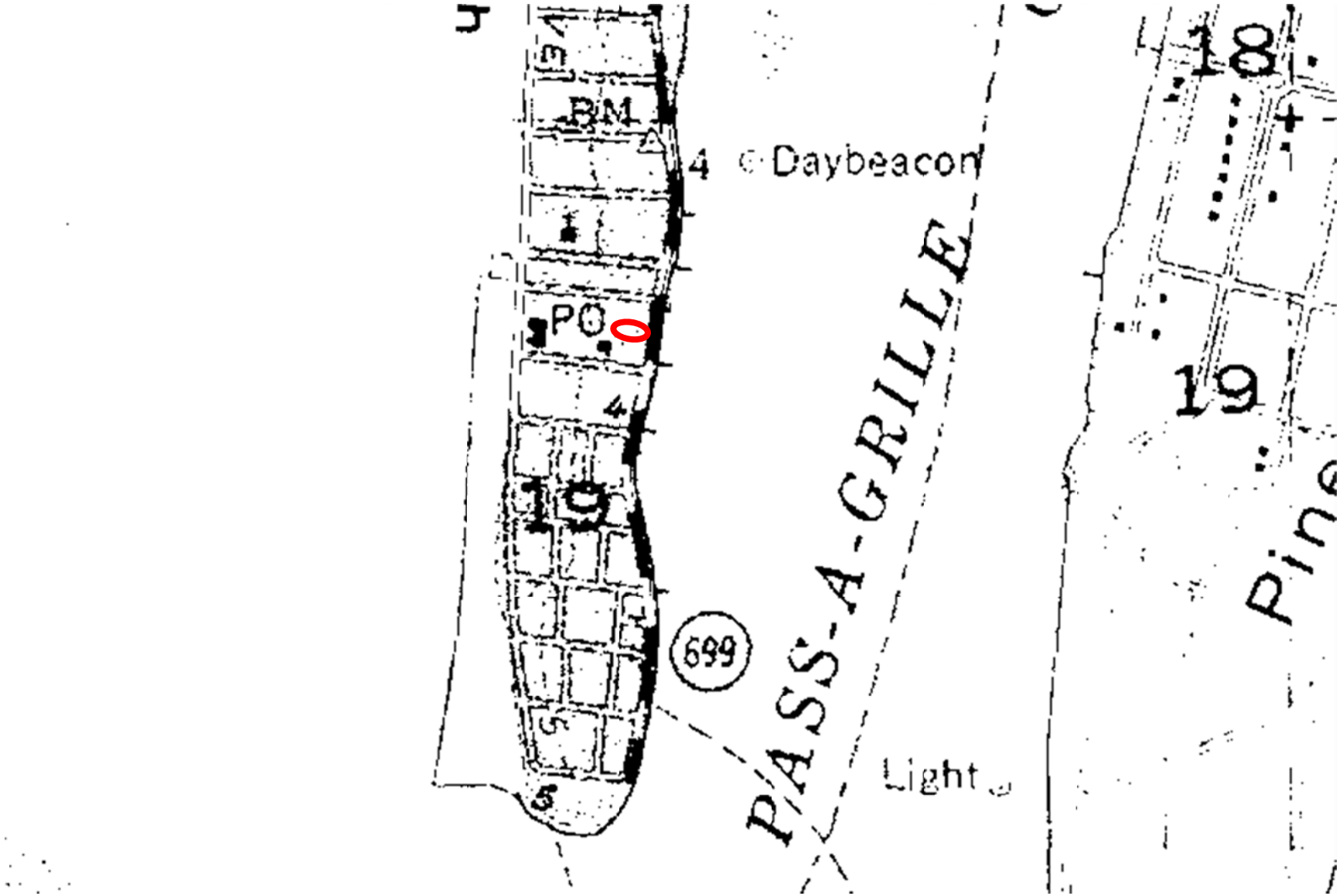
If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

Pass-a-Grille_804_PI12598_01

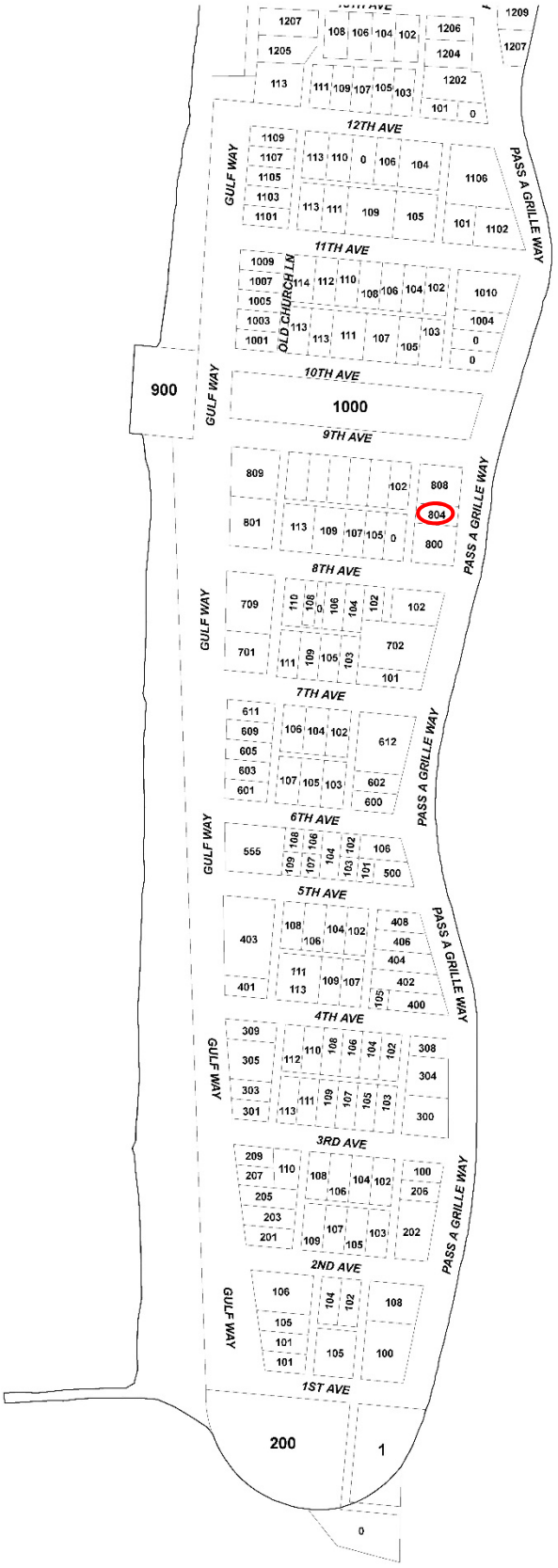
Pass-a-Grille_804_PI12598_02



Pass-a-Grille_804_PI12598_03



Site #8PI12598 Address: 804 PASS-A-GRILLE WAY



Site #8PI12598 Address: 804 PASS-A-GRILLE WAY

804 PAG
$220,198

St. Pete Beach
The Sunset Capital of Florida

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

804 PAG Way, LLC
804 PAG Way
SPB, FL 33706

Representative Name & Address

David Dashiell (mng member)
PO Box 550328
Atl., Ga. 30355

Phone

Phone (404) 202-8763

Property Address and Legal Description

804 PAG Way SPB, FL 33706 Lot 3, Block 5 Marcy Beach

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

If yes, provide the case number _____

TYPE OF ACTIVITY

New Construction

Addition

Demolition

Rehabilitation

Relocation

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

N/A

2. **Attach photos and a survey of the existing property.** Photos attached survey submitted with Demo Permit

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

N/A

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: N/A

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. **Whether reasonable measures can be taken to save the building;** No. Cost to restore/renovate exceeds value of the structure and reasonable return on investment.

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

No. Restoration to habitable condition exceeds a reasonable return on investment.

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

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

Exterior Material/Siding
Windows
Doors
Roofing
Entrances/Porches

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

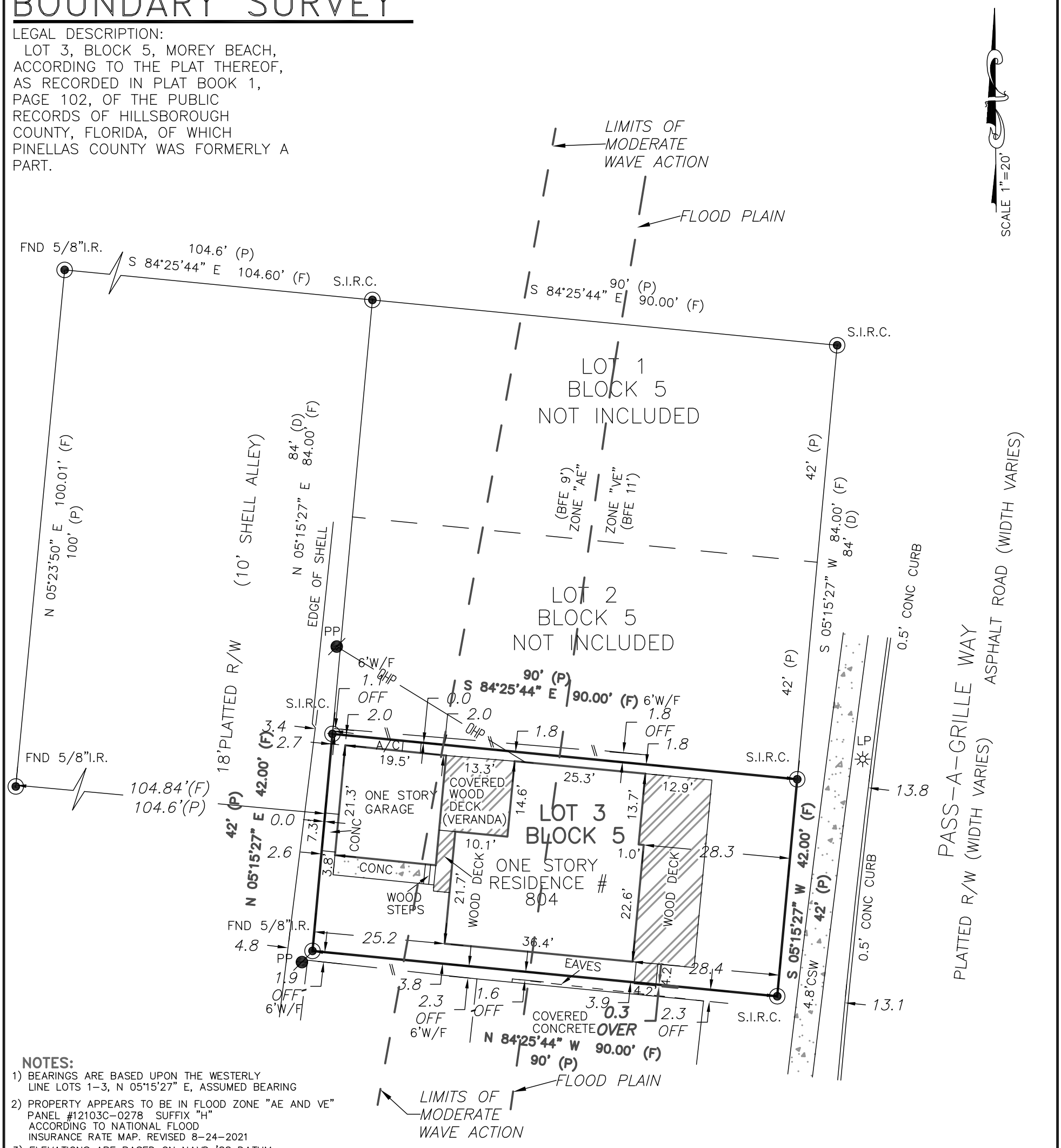
1/3/25

Date

SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 3, BLOCK 5, MOREY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



NOTES:

1) BEARINGS ARE BASED UPON THE WESTERLY LINE LOTS 1–3, N 05°15'27" E, ASSUMED BEARING
2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE AND VE" PANEL #12103C–0278 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP. REVISED 8–24–2021
3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
4) ALL MEASUREMENTS ARE IN U.S. FEET
5) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT–OF–WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

WOOD DECK CROSSES OVER THE BOUNDARY LINE AS SHOWN

Certificate of Authorization "LB #6945"

LEGEND:

A/C = AIR CONDITIONER
(C)=CALCULATED
CLF=CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CONC = CONCRETE
CSW = CONCRETE SIDEWALK
(D) = DEED MEASUREMENT
(F) = FIELD MEASURED
NO. I.D.= NO IDENTIFICATION
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR
PVC= PLASTIC VINYL FENCE
PCP = PERMANENT CONTROL POINT
I.P. = IRON PIPE
I.R. = IRON ROD
LB = LICENSED BUSINESS
O.U. = OVER HEAD UTILITY
P.K. = PARKER KRYLON
(P) = PLAT
PP = POWER POLE
R/W = RIGHT–OF–WAY
ASPH = ASPHALT
(R)= RADIAL
FHD = FIRE HYDRANT
FND = FOUND
(N/R) = NON–RADIAL
(TYP)= TYPICAL
W/F =WOOD FENCE
S.P.K.D. = SET P.K. NAIL & DISK LB#6945
S.I.R.C. = SET 5/8" I.R. & CAP LB#6945

CERTIFIED TO:
804 PAG WAY LLC

Mark A Johnson

Digitally signed by Mark A Johnson
DN: c=US, o=Florida, dnQualifier=A01410D0000018C2081643E000906E7, cn=Mark A Johnson
Date: 2024.12.12 09:18:17 -05'00'

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

MARK A. JOHNSON License Number 6572 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17–7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	JOSH	DATE: 12–7–2024	F.B. / PG. 3 / 31
DRAFTED BY:	B.P.	DATE: 12–9–2024	JOB # 24–1192

DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265–4795
FAX (813) 264–6062
WAISURVEYING@GMAIL.COM

2N
1W
3S

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

Agenda Report

Agenda Title Name: Certificate of Appropriateness for Demolition No. 25006: 205 Gulf Way

Action Request: As presented in the staff report.

Strategic Objective:

Date: February 6, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Denise Sanderson, Community Development Director

Summary of Issue: Staff requests additional support from the applicant pertaining to the extent of damage stated in the application. Staff further requests an acknowledgement that a two-family structure cannot be redeveloped on the property unless it is reconstructed with the same developed square footage as the existing structure.

Funding: N/A

Attachments:

1. Staff Report
2. Photos
3. Application
4. Survey

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

Certificate of Appropriateness / Demolition Case No. 25006
Applicant/Property Owner: Gimel Gutierrez for Axel Johansen
Meeting Date: February 6, 2025
Prepared By: Brandon Berry, Senior Planner

REQUEST	Gimel Gutierrez for Axel Johansen requests demolition of a single-family contributing residence located at the subject property.
SUBJECT PROPERTY	205 Gulf Way; MOREY BEACH BLK 10, LOT 12; Parcel #19-32-16-58932-010-0120.
LAND USE / ZONING	RLM-2/PAG
YEAR BUILT	Circa 1957 (Florida Master Site File)
HISTORIC STATUS	The existing structure has a Florida Master Site File of PI12635 and was listed as a contributing structure to the Pass-A-Grille National Register Historic District during its boundary increase in 2003, and was re-surveyed as a contributing resource in 2015.
SURROUNDING AREA	North – Single-family Residence South – Single-family Residence East – Three-family Residence West – Gulf Way and beach

BACKGROUND and ANALYSIS

The applicant is applying to demolish a two-family masonry vernacular residence that was constructed in 1957 according to its 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's Florida Master Site File lists overhanging eaves as its distinguishing feature. It is a masonry vernacular residence and one of three constructed at the same time along this stretch of Gulf Way. This structure, along with its northern neighbor, appear to lack significant alterations compared with their original construction. The subject structure is clad in stucco with a barrel tile roof, and has had alterations to its windows, roof, and porch over time.

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

The structure is important on the basis of its architecture and its contribution to community planning and development. Its scale and similarity to adjacent structures is a standout feature that could not be replicated during reconstruction.

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

The structure is located at grade and could not be reproduced at its current scale. Furthermore, the structure is located within the Coastal A zone, which carries additional foundation and construction requirements not required more interior to the Avenues of Pass-A-Grille.

The lot is not sized to support a two-family residence unless it is reconstructed at the same developed square footage as the existing structure. The Historic Preservation Board has proposed for non-habitable space like garages to not count toward this calculation, but that language has not yet been adopted. Under proposed language, the applicant also would be required to place all garage and driveway access to the east of the lot, accessible from the alleyway, due to an adjacent alleyway width of 18 feet.

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

The structure adjoins two other similar masonry vernacular, stucco-clad structures and is not a particularly standout example of the style. It is important primarily due to the series it exists within as well as its scale, with many of the most recent developments on Gulf Way close to the maximum size allowed in the zoning district, at three stories in height.

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

The applicant states the structure sustained extensive damage from Hurricanes Helene and Milton that went unmitigated. However, photos have not been shared as of the drafting of this report, and the City's substantial damage estimate was 35.5% of the depreciated structure value, which represents non-substantial damage. It is unclear whether there is more extensive damage than what was assumed by the City's inspector.

(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 applicant states that restoration is not feasible and that it would not produce a reasonable economic return.

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 supporting documentation from the applicant, in terms of photos or other support, documenting the extent of damage. The City's assessment found damage from recent events to be non-substantial.

The applicant is also put on notice that the structure cannot be rebuilt with a two-family residence unless the developed square footage is the same as existing. It is sized to support a single-family home without direct square footage limitations other than those imposed by property zoning.

AERIAL PHOTOGRAPH

HISTORIC PHOTOGRAPHS

2015 Historic Resources Re-survey

Certificate of Appropriateness

List of Required Submittals

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

__X__ Completed COA application form

_____ Payment of application fee

__X__ 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:

__X__ Elevation drawings – all sides

__X__ Samples or a detailed brochure of new materials to be used, including colors

The following are optional but strongly suggested:

__X__ **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

AXEL JOHANSEN

1935 8TH ST S

NAPLES FL 34102

Phone 727 784-6378

Representative Name & Address

GIMEL GUTIERREZ

13065 40TH ST N

CLEARWATER FL 33764

Phone 941 336 6364

Property Address and Legal Description

205 GULF WAY ST PETE BEACH FL 33706 MOREY BEACH BLK 10, LOT 12

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 OF SFH

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.**

   A DEMOLITION OF THE BUILDING WILL TAKE PLACE DUE TO THE DAMAGE INCURRED BY HURRICANE HELENE AND HURRICANE MILTON

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

LDC Section 28.11 – <u>Demolition permits</u>, 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;**

REASONABLE MEASURES WERE TAKEN TO SAVE THE BUILDING TO MITIGATE FURTHER DAMAGE TO THE STRUCTURE. HOWEVER, DUE TO HURRICANE MILTON AND HURRICANE HELENE, THE HOUSE WAS SUBMERGED IN SEVERAL FEET OF WATER AND INCURRED SEVERE ROOF DAMAGE ALONG WITH DAMAGE FROM DEBRIS. LOCAL AUTHORITIES IMPOSED A RESTRICTION PREVENTING RESIDENTS FROM ACCESSING THEIR PROPERTIES PREVENTING MITIGATING EFFORTS LEADING TO PROLONGED SUBMERSION OF HOUSES. THIS RESULTED IN SEVERE WATER DAMAGE, ALLOWED UNCHECKED GROWTH OF MOLD AND MILDEW IN THE HOME, AND FURTHER COMPROMISED THE STRUCTURAL INTEGRITY AND HABITABILITY OF THE HOME.

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 EXPENSES FOR THE REHABILITATION OF THIS BUILDING WOULD NOT BE ECONOMICALLY FEASIBLE GIVEN THE SUSTAINED DAMAGE FROM BOTH HURRICANE HELENE AND HURRICANE 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)

Exterior Material/Siding N/A
Windows N/A
Doors N/A
Roofing N/A
Entrances/Porches N/S

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.

1/3/25

Owner/Applicant Signature **Date**

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

30 0 15 30

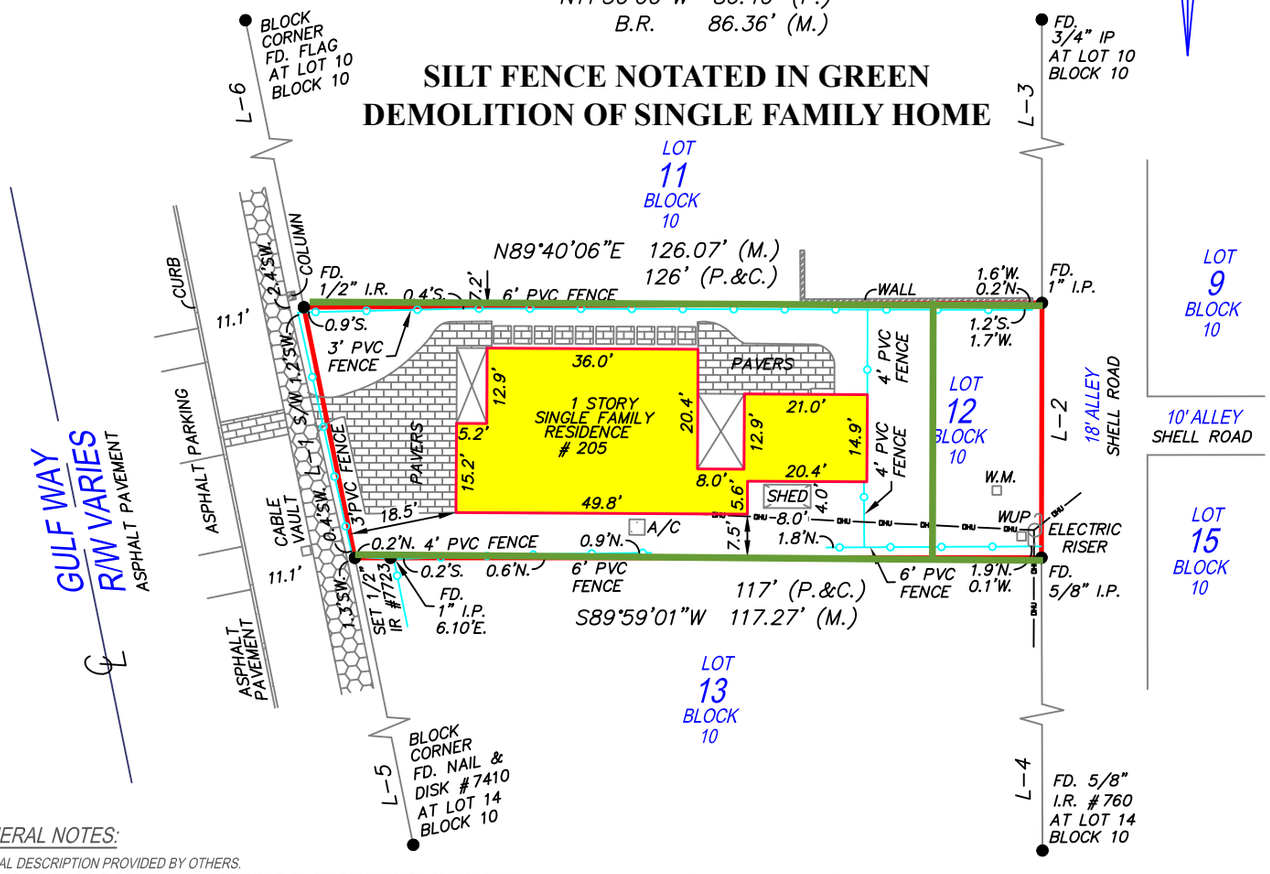
GRAPHIC SCALE (In Feet)
1 inch = 30 ft.

N

Legal Description:
Lot 12, Block 10, Morey Beach, according to the map or plat thereof as recorded in Plat Book 1, Page 102, Public Records of Hillsborough County, of which PINELLAS County was formerly a part.

Property Address:
205 Gulf Way
St. Pete Beach, Florida 33706

L-1
N11°30'00"W 43.20' (P.)
N11°30'18"W 43.68' (M.)
L-2
42.00' (P.)
S00°06'22"W 43.50' (M.)
L-3
84.00' (P.)
S00°01'56"E 84.03' (M.)
L-4
84.00' (P.)
S00°11'37"E 84.96' (M.)
L-5
N11°30'00"W 86.40' (P.)
N11°30'18"W 86.42' (M.)
L-6
N11°30'00"W 86.40' (P.)
B.R. 86.36' (M.)



GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP.OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
14) THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	N.	NORTH
B.R.	BEARING REFERENCE	N&D	NAIL & DISC
C.	CALCULATED	N.R.	NON RADIAL
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK
CALC.	CALCULATED	P.	PLAT
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK
CB	CHORD BEARING	P.C.	POINT OF CURVATURE
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT
D	DESCRIPTION OR DEED	PG.	PAGE
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION
EL.	ELEVATION	P.K.	PARKER-KAYLON NAIL
ELEV.	ELEVATION	P.O.L.	POINT ON LINE
E.	EAST	P.P.	UTILITY POLE
E.O.P.	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING
E.P.U.E.	ELECTRIC POWER UTILITY EASEMENT	P.O.C.	POINT OF COMMENCEMENT
		P.R.C.	POINT OF REVERSE CURVE
ESMT.	EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	P.T.	POINT OF TANGENCY
FD.	FOUND	R.	RADIUS
I.P.	IRON PIPE	RAD.	RADIAL
I.R.	IRON ROD	RAD. PT.	RADIUS POINT
L	ARC LENGTH	R/W	RIGHT OF WAY
M.	FIELD MEASURED	S.	SOUTH
M.E.	MAINTENANCE EASEMENT		

S/W	SIDEWALK
SEC.	SECTION
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TX	TRANSFORMER
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.	WEST
W.M.	WATER METER

SYMBOLS

℄	CENTERLINE
△	CENTRAL ANGLE/DELTA
CONCRETE	CONCRETE
CONC. BLOCK WALL TYPICAL	CONC. BLOCK WALL TYPICAL
COVERED AREA	COVERED AREA
10.50	EXISTING ELEVATION
PVC FENCE	PVC FENCE
PROPERTY CORNER	PROPERTY CORNER
SITE BENCH MARK	SITE BENCH MARK
W	WELL
WIRE FENCE	WIRE FENCE
WOOD DECK	WOOD DECK
WOOD FENCE	WOOD FENCE

N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929
G.P.S.	GLOBAL POSITIONING SYSTEM
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", PER F.I.R.M. COMMUNITY & PANEL NUMBER 125149-0286 H, LAST REVISION DATE 08/24/2021. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

CERTIFIED TO:
Niels Axel Johansen;
Lili Johansen;
Mads Axel Johansen;
Enxhi Johansen; Genisy Title, Inc.;
Chicago Title Insurance Company

NOTE:
IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

SHEET 1 OF 1

Section 19, Township 32 South, Range 16 East

Drawn By: AV | Survey Number: 23-2443

NO.	REVISIONS	BY	DATE
4			
3			
2			
1	REVISED CERTIFICATIONS		6/23/2023

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 06-20-2023

ROBERT W. RICHMOND LICENSE NUMBER 6616 STATE OF FLORIDA Professional Surveyor and Mapper

R. WAYNE RICHMOND

Digitally signed by R. WAYNE RICHMOND
Date: 2023.06.23 13:42:09 -04'00'

ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

Prepared By
LakeRidge Surveying & Mapping, LLC
17316 DEER ISLAND ROAD
DEER ISLAND, FL 32778
CERTIFICATE OF AUTHORIZATION LB7723
PHONE 407-385-3151
407-385-3152
FAX 1-866-941-8789

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

Agenda Report

Agenda Title Name: Design Review Case No. 24116: 202 Pass-a-Grille Way

Action Request: No motion is necessary, but the Historic Preservation Board may make other recommendations if found to help ensure compatibility of the structure with others in the vicinity.

Strategic Objective:

Date: February 6, 2025

Prepared By: Brandon Berry, Senior Planner
Tara Salmieri

Through: Denise Sanderson, Community Development Director

Summary of Issue: The subject two-family development is constructed to the House-Large standard of the Pass-a-Grille Overlay District and is proposed in similar form to the locally-designated historic residence that formerly existed on the lot, which was approved for demolition following significant damage from Hurricanes Helene and Milton (COA No. 24062). The structure is constructed with a three-story primary residence on the southern side of the lot connected via an enclosed walkway to a guest residence on the northern portion, itself one story in height over a crawlspace. The structure is of adequate density for the lot, at two units on a lot of over 10,000 square feet, and is therefore not held to the developed square footage restriction placed on redevelopment of nonconforming residences in the Pass-a-Grille Overlay District.

The primary structure generally preserves the form of the original Colonial Revival structure and includes similar board and batten shutters, but features craftsman style influence such as exposed rafter tails and contains a projecting staircase enclosure on the northern side of the structure which staff recommended relocating if viable. The primary residence also preserves the frontage porch design and massing of the original structure, and retains parking at

the rear of the residence from the alleyway, which is preferred. Mechanical equipment is also relegated to the alleyway face of the structure. While draft code amendments would require pools to be placed behind the residence, this standard is not currently in effect and the applicant shows the pool meeting required setbacks along the southern frontage of the property.

Staff's design consultant's comments focused primarily on the northern guest residence structure. Their recommendations include the following:

1) The northern guest residence does not match the design of the primary residence, including the use of lap siding. Additionally, the structure is set closer to the street than the primary residence, and should either be relocated toward the rear of the lot or otherwise designed to be secondary in stature when viewed from Pass-a-Grille Way. The structure's crawlspace should be screened with landscaping.
2) The porch stairs of the guest residence should project toward the front yard, as shown in the City's design guidelines and to match the original guest residence, rather than run parallel with the front lot line.

Staff has not performed a complete zoning review of the property, but agrees with the comments pertaining to increased landscaping, with the northern guest residence requiring additional landscaping to meet minimum screening requirements.

The Historic Preservation Board may make additional recommendations if found to help ensure compatibility of the structure with others in the vicinity.

Funding: N/A

Attachments:
1. Application
2. Drawings

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

MARSHA AND JAY ANDERSON

Representative Name & Address

NJM ARCHITECT, LLC
NATE MEYER, RA
5510 N BRANCH AVE
TAMPA, FL 33604

Phone JAY ANDERSON 727.480.7100

Phone 813.713.6862

Property Address and Legal Description
202 PASS A GRILLE WAY ST PETE BEACH 33706

Project Description

A NEW 3-STORY SINGLE-FAMILY RESIDENCE. THE MAIN LIVING LEVELS ARE ELEVATED EXCEEDING THE DESIGN FLOOD ELEVATION OF 11FT. AN AIR CONDITIONED FOYER PROVIDES ACCESS FROM THE GROUND LEVEL TO THE UPPER LIVING LEVELS. THE GARAGE IS ACCESSED FROM THE WEST ALLEY. HVAC EQUIPMENT IS ELEVATED ABOVE THE GARAGE.

TYPE OF ACTIVITY

New Construction: YES

Addition: _____

Other (please explain): _____

Required Drawings

The following drawings, as applicable, are required at the time of this application submission. Please check that the document is included with your submission, or indicate that it is not applicable to the project. All drawings shall be sized between 11x17" and 24x36" unless otherwise approved by Staff.

Site plan showing the following improvements:		
	Provided	**N/A**
Building dimensions shown on plans, or drawn to scale on plans	X	
Mass and scale proportions of on-site building(s)	X	
Location of service areas, such as solid waste storage areas, and mechanical equipment	A1.01, A1.02, A2.03, A2.04	
Screening device locations	A1.01	
Parking locations	A0.01	
Site furnishings		X
Lighting fixtures	A2.01-A2.04	
Freestanding signage		X
Elevations (front, secondary front, side(s), rear) showing the following improvements:		
	Provided	**N/A**
Full color elevation(s) of any building elevation which fronts a public right-of-way	G0.11-G0.17	
Building materials referenced on elevations **Note:** Numbering the elevation with references to materials on a separate document is acceptable.	A2.01-A2.04	
Mass and scale proportions	A2.01-A2.04	
Location of service areas, such as solid waste storage areas, and mechanical equipment	A1.01, A1.02, A2.03, A2.04	
Screening devices	A0.01	
Site furnishings		X
Lighting fixtures	A2.01-A2.04	
Signage		X
Landscaping plan showing the following:		
	Provided	**N/A**
One understory tree per 20 linear feet of the elevated building viewed from the public right-of-way(s) along primary frontage	A0.02	
A minimum three-foot-wide landscaping area along primary frontage	A0.02	
Ornamental grasses, and groundcovers	A0.02	
At least ten shrubs, minimum three gallons, along primary frontage	A0.02	
One canopy tree along primary frontage	A0.02	
An opaque hedge (maximum 3' height at maturity), or wood, shell or concrete fence or knee wall of 2-4' in height, along the property frontage (except crossing driveways and pathways)	A0.02	

Required Building Design Elements

A Florida-licensed architect must stamp and seal any façade elevation which fronts a public right-of-way, certifying that the design elements of LDC Sec. 20.22 are reflected in the design, prior to issuance of a building permit for the associated project. At the cost of the applicant, the City may request independent architectural review to ensure the design intent is met.

These elements should be reflected in the design documents that are submitted along with this application. However, at the discretion of the applicant, a licensed architect does not need to certify the design details until time of submission for the associated building permit. Note that significant modifications to plans following design review by the Historic Preservation Board shall require a second review.

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

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to all residential building types (house and apartment building types) in order to maintain the overall mass and scale, of the PAG community's existing housing stock.

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

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

(a) The mass of a building must include:

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

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

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

(b) Proportional design elements shall include:

(1) Windows in varying, yet similar arrangements.

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

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

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

(c) Design must include the following rhythms:

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

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

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

Applicant Signature

Date

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

Applicant Signature

12.23.24
Date

ANDERSON RESIDENCE

12.27.2024

202 PASS-A-GRILLE WAY
SAINT PETE BEACH, FL 33706

STATE OF FLORIDA
NATHANIEL J. MEYER
AR94919
REGISTERED ARCHITECT

Digitally signed by nathaniel meyer
Date: 2024.12.27 12:53:34-05'00'

NJM
ARCHITECT

PAG DESIGN REVIEW

ANDERSON RESIDENCE

ABBREVIATIONS

0°	DEGREES
>	GREATER THAN
<	LESS THAN
#	POUND OR NUMBER
& +	AND
@	AT
Ø	DIAMETER
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
AFF	ABOVE FINISHED FLOOR
AL / ALUM	ALUMINUM
ANNO	ANODIZED
AHJ	AUTHORITY HAVING JURISDICTION
BYND	BEYOND
B.O.	BOTTOM OF
CCSPF	CLOSED-CELL SPRAY FOAM (INSULATION)
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
ENV	ENVELOPE
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EPS	EXPANDED POLYSTYRENE (INSULATION)
EQ	EQUAL
EXG, (E)	EXISTING
EXT	EXTERIOR
(F)	FUTURE
FBC	FLORIDA BUILDING CODE
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FEC	FIRE EXTINGUISHER CABINET
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
F.O.	FACE OF
FND	FOUNDATION
FR	FIRE RATED, FIRE RESISTANT
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GSF	GROSS SQUARE FEET
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HDG	HOT-DIP GALVANIZED
HM	HOLLOW METAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ILO	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
ISO	POLYISOCYANURATE (INSULATION)
LMI	LARGE MISSILE IMPACT
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
MR	MOISTURE-RESISTANT
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NSF	NET SQUARE FEET
OC	ON-CENTER
OH	OVERHANG OR OPPOSITE HAND
OPP	OPPOSITE
OZ	OUNCE
PCC	PRECAST CONCRETE
PLMB	PLUMBING
PLWD	PLYWOOD
PT	PRESSURE TREATED (WOOD)
PNT	PAINT OR PAINTED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQ	REQUIRED / REQUIREMENTS
RM	ROOM
SA	SMOKE ALARM
SAB	SOUND ATTENUATION BATT
SCHD	SCHEDULE
SIM	SIMILAR
SMI	SMALL MISSILE IMPACT
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STR	STRUCTURE OR STRUCTURAL
T&G	TONGUE AND GROOVE
TELE	TELEPHONE
TME	TO MATCH EXISTING
T.O.	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL, TOP OF SLAB
TPD	TOILET PAPER DISPENSER
TPO	THERMOPLASTIC POLYOLEFIN ROOFING
T/D	TELEPHONE / DATA
TYP	TYPICAL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
VIF	VERIFY IN FIELD
W/	WITH
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF
WRB	WEATHER-RESISTIVE BARRIER
WWR	WELDED WIRE REINFORCING
XPS	EXTRUDED POLYSTYRENE (INSULATION)

GRAPHIC SYMBOLS

- 1i — WALL ASSEMBLY TAG
- 11 — WINDOW TAG
- ELEVATION OF AN ELEMENT
- 1 — REVISION TAG
- 101 — DOOR TAG
- ACCESSIBILITY CLEARANCE
- OVERHEAD ELEMENTS
- HIDDEN ELEMENTS
- CENTERLINE OF ELEMENTS
- PROPERTY SETBACK LINE
- A1/A101 — ELEVATION VIEW-BUILDING
- NORTH — TRUE NORTH; SEE SURVEY
- PLAN NORTH

MATERIALS GRAPHICS

02 SITE CONSTRUCTION
- EARTH (existing)
- EARTH (backfill)
- DRAINAGE FILL

03 CONCRETE
- CAST-IN-PLACE CONCRETE
- PRECAST CONCRETE

04 MASONRY
- CONCRETE MASONRY UNITS (CMU)
- STONE
- CAST STONE

05 METALS
- ALUMINUM
- STEEL

06 WOODS AND PLASTICS
- WOOD, CONTINUOUS
- WOOD BLOCKING
- FINISH WOOD
- HARDBOARD
- MEDIUM DENSITY FIBER BOARD (MDF)
- PARTICLE BOARD
- PLYWOOD
- SOLID SURFACE MATERIAL

07 THERMAL & MOISTURE PROTECTION
- BATT INSULATION
- SPRAY FOAM INSULATION
- RIGID INSULATION

08 GLAZING
- GLASS

09 FINISHES
- LATH AND PLASTER
- GYPSUM BOARD

APPLICABLE CODES

MUNICIPALITY:
CITY OF SAINT PETE BEACH, FL
155 COREY AVE
SAINT PETE BEACH, FL 33706

LAND DEVELOPMENT CODE CITY OF ST PETE BEACH, FL (PASS-A-GRILL OVERLAY)
FLORIDA BUILDING CODE 8th EDITION (2023) - RESIDENTIAL
FLORIDA BUILDING CODE 8th EDITION (2023) - BUILDING CH. 1
FLORIDA BUILDING CODE 8th EDITION (2023) - ENERGY CONSERVATION
FLORIDA BUILDING CODE 8th EDITION (2023) - EXISTING BUILDING
FLORIDA FIRE PREVENTION CODE 8th EDITION (2023)
FLORIDA STATUTES
NATIONAL ELETRICAL CODE

DESCRIPTION OF WORK

NEW CONSTRUCTION

A NEW 3-STORY SINGLE-FAMILY RESIDENCE. THE LOT IS LOCATED IN FEMA COASTAL AE ZONE ELEVATION 10FT (DFE 11FT). AN AIR-CONDITIONED FOYER PROVIDES ACCESS FROM THE GROUND LEVEL TO THE UPPER LIVING LEVELS. ALL ENCLOSED SPACES BELOW DFE ARE TO BE USED FOR BUILDING ACCESS, VEHICLE PARKING, OR STORAGE. ALL EQUIPMENT IS ELEVATED ABOVE DFE.

GENERAL CONSTRUCTION

CONCRETE SLAB W/ TIMBER PILE FOUNDATIONS
CMU EXTERIOR LOAD BEARING WALLS UP TO THE ROOF
WOOD FRAMED INTERIOR WALLS AND STAIRS
PRE-ENGINEERED WOOD FLOOR AND ROOF TRUSSES
CONCRETE OVER METAL DECK BALCONY FLOORS

ALL MATERIALS BELOW DESIGN FLOOD ELEVATION ARE TO BE FLOOD-DAMAGE RESISTANT. REFER TO FEMA TECHNICAL BULLETIN 2 FOR APPROVED MATERIALS.

MEANS OF EGRESS

		CODE REFERENCE
ESCAPE AND RESCUE OPENINGS:	5.7SF MIN NET CLEAR (5SF @ GRADE) 20" w MIN CLEAR 24" h MIN CLEAR 24" MIN 44" MAX SILL HEIGHT	FBC R310.2.1
EGRESS DOOR:	32" X 78" MIN	FBC R311.2
FLOOR / LANDING @ EXT DOORS:	36" X 36" MIN	R311.3
HALLWAYS:	36" MIN	R311.6
STAIRWAYS:	36" X 80" MIN	R311.7.1

THERMAL ENVELOPE SCHEDULE

PRESCRIPTIVE		CODE REFERENCE
CLIMATE ZONE	2A PINELLAS CO.	FBC-E TABLE R301.1
		FBC-E TABLE R402.1.1
FENESTRATION U-FACTOR	0.40 MAX	
FENESTRATION SHGC	0.25 MAX	
ROOF / CEILING	R-38 MIN OR R-30 PER FBC R402.2.1	
WALLS	-	
WOOD FRAMED	R-13 MIN	
MASS / CMU	R-4 CONT OR R-6 CAVITY MIN	
FLOORS	R-13 MIN	

SCHEDULE-FLORIDA PRODUCT APPROVALS

CATEGORY	PRODUCT DESCRIPTION	MANUFACTURER	APPROVAL NO
DOORS	SECTIONAL GARAGE DOOR	AMARR	FL 31372.14
DOORS	SWINGING COMMERCIAL STEEL DOOR (GLAZED / UNGLAZED)	CECO DOOR	FL 16355.2 / FL 16355.4
DOORS	SWINGING FIBERGLASS DOOR W/ SIDELITE	MASONITE INTERNATIONAL	FL 22363.3
DOORS	SWINGING FRENCH PATIO DOOR (LMI), VINYL OR ALUMINUM, FD-5555 / FD-570	PGT INDUSTRIES	FL 253
ROOFING	FLASHING, PARAPET COPING AND EDGE METALS	FIRESTONE	FL 21380.2
ROOFING	FLASHING, PARAPET COPING, EDGE METAL, AND BOX GUTTERS	METAL ERA	NOA 23-0912.08
ROOFING	MEMBRANE ROOFING, ULTRA-PLY TPO	FIRESTONE	NOA 17-0727.01
ROOFING	METAL ROOFING PANEL, 5-V CRIMP	MBCI	FL 11903.1
ROOFING	METAL ROOFING PANEL, LOKSEAM	MBCI	FL 11903.6
ROOFING	SOFFIT PANELS, HARDIESOFFIT FIBER-CEMENT VENTED / NON-VENTED (NFA=5 SQ IN / LINEAR FOOT)	JAMES HARDIE BUILDING PRODUCTS	FL 13265.1 / FL 13265.2
ROOFING	UNDERLAYMENT, LIBERTY SELF-ADHERING MEMBRANE	GAF	FL 10626.1
ROOFING	UNDERLAYMENT, WEATHERLOK SELF-ADHERING MEMBRANE	OWENS CORNING	FL 9777.5
STRUCTURAL COMPONENTS	FLOOD VENT; 1540-510, 520, 570 (200SF EA)	SMARTVENT	FL 5822.1 / FL 5822.3 / FL 5822.6
WALLS	PRE-CAST CONCRETE LINTELS	CAST-CRETE USA, LLC	FL 158.1
WATERPROOFING	FLUID-APPLIED ROOF / WALKING DECK SYSTEM, PLI-DEK / CON-DEK	PLI-DEK LLC / PLI-DEK SYSTEMS INC.	FL 15027.1 / FL 15027.2
WINDOWS	CASEMENT, WINGUARD CA-740	PGT INDUSTRIES	FL 245
WINDOWS	FIXED PICTURE, VINYL OR ALUMINUM, WINGUARD PW-5520 / PW-7720A	PGT INDUSTRIES	FL 243
WINDOWS	SINGLE-HUNG (LMI), VINYL OR ALUMINUM,WINGUARD SH-5500 / SH-7700A	PGT INDUSTRIES	FL 239

NOTES:
1. PRODUCT APPROVAL DOCUMENTATION FOR ALTERNATE ENVELOPE COMPONENTS TO BE PROVIDED BY GENERAL CONTRACTOR.
2. SEE STRUCTURAL DRAWINGS FOR COMPONENT AND CLADDING DESIGN PRESSURES.

SHEET INDEX

NO	SHEET NAME	REV	DESCRIPTION	DATE
00-GENERAL				
G0.01	COVER			
G0.02	GENERAL INFORMATION			
G0.11	SOUTH			
G0.12	WEST			
G0.13	NORTH			
G0.14	NORTHEAST			
G0.15	SOUTHEAST			
G0.16	SOUTHWEST			
G0.17	NORTHWEST			
01-ARCHITECTURAL				
A0.01	ARCHITECTURAL SITE PLAN			
A0.02	LANDSCAPE PLAN			
A1.01	FLOOR PLAN LEVEL 1			
A1.02	FLOOR PLAN LEVEL 2			
A1.03	FLOOR PLAN LEVEL 3			
A1.04	ROOF PLAN			
A2.01	BUILDING ELEVATION-EAST			
A2.02	BUILDING ELEVATION-SOUTH			
A2.03	BUILDING ELEVATION-WEST			
A2.04	BUILDING ELEVATION-NORTH			

SCHEDULE-BUILDING AREA GROSS

NAME	AREA
FF LEVEL 1	
A/C FOYER	283 SF
BREEZEWAY	740 SF
BRIDGE	118 SF
GARAGE	680 SF
PORCH	182 SF
STAIRS	237 SF
STORAGE	268 SF
	2509 SF
FF BUNGALOW	
A/C BUNGALOW	1286 SF
PORCH	340 SF
	1626 SF
FF LEVEL 2	
A/C BRIDGE	118 SF
A/C LIVING	1408 SF
BALCONY	288 SF
MECHANICAL	104 SF
	1918 SF
FF LEVEL 3	
A/C LIVING	1374 SF
BALCONY	86 SF
	1460 SF
TOTAL GROSS BUILDING AREA	7512 SF

SCHEDULE-BUILDING AREA CONDITIONED

NAME	AREA
FF LEVEL 1	
A/C FOYER	283 SF
	283 SF
FF BUNGALOW	
A/C BUNGALOW	1286 SF
	1286 SF
FF LEVEL 2	
A/C BRIDGE	118 SF
A/C LIVING	1408 SF
	1526 SF
FF LEVEL 3	
A/C LIVING	1374 SF
	1374 SF
TOTAL CONDITIONED AREA	4469 SF

GENERAL NOTES

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3. TO THE BEST OF THE ARCHITECTS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 553 AND 663 OF THE FLORIDA STATUTES.

GENERAL NOTES - FLOOD-RESISTANT CONSTRUCTION

1. ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATING, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT IS PERMITTED BELOW THE DESIGN FLOOD ELEVATION (DFE) REQUIRED IN SECTION R322.2 OR R322.3 PROVIDED THAT THEY ARE DESIGNED AND INSTALLED TO PREVENT WATER FROM ENTERING OR ACCUMULATING WITHIN THE COMPONENTS AND TO RESIST HYDROSTATIC AND HYDRODYNAMIC LOADS AND STRESSES, INCLUDING THE EFFECTS OF BUOYANCY, DURING THE OCCURRENCE OF FLOODING TO THE REQUIRED ELEVATION IN ACCORDANCE WITH ASCE 24.
2. ELECTRICAL WIRING SYSTEMS BELOW THE DFE ARE TO CONFORM TO THE PROVISIONS OF THE ELECTRICAL PART OF THE FBC-R FOR WET LOCATIONS.
3. BUILDING MATERIALS AND INSTALLATION METHODS USED FOR FLOORING AND INTERIOR AND EXTERIOR WALLS AND WALL COVERINGS BELOW THE DFE SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS THAT CONFORM TO THE PROVISIONS OF FEMA TB-2.
4. ALL WOOD USED BELOW DFE TO BE PRESERVATIVE-TREATED OR NATURALLY DEGAY-RESISTANT.
5. FASTENERS AND CONNECTORS ARE TO BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL.
6. ALL ENCLOSED AREAS BELOW DFE ARE TO BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE AND EACH AREA IS TO BE PROVIDED WITH AT LEAST TWO FLOOD OPENINGS ON DIFFERENT SIDES.
7. THE BOTTOM OF EACH OPENING SHALL BE NOT MORE THAN 1 FOOT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE OR FLOOR AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING.
8. IN COASTAL HIGH-HAZARD ZONES, ALL HORIZONTAL STRUCTURAL MEMBERS ARE TO BE ABOVE DFE.
9. ELECTRICAL, MECHANICAL AND PLUMBING SYSTEM COMPONENTS ARE NOT TO BE MOUNTED ON OR PENETRATE THROUGH WALLS THAT ARE DESIGNED TO BREAK AWAY UNDER FLOOD LOADS.

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NATHANIEL J MEYER, RA
FLORIDA # AR94919

PROJECT NAME

ANDERSON RESIDENCE

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SAINT PETE BEACH, FL 33706

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SHEET MANAGEMENT	
PROJECT NO:	.
DATE:	12.27.2024
PHASE:	PAG DESIGN REVIEW
DRAWN BY:	NJM

SHEET TITLE

GENERAL INFORMATION

SHEET NUMBER

G0.02

A1
G0.11

3D SOUTH (2ND AVE)

1/4" = 1'-0"

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SHEET TITLE

SOUTH

SHEET NUMBER

G0.11

A1
G0.12

3D WEST (ALLEY)
1/4" = 1'-0"

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SHEET TITLE

WEST

SHEET NUMBER

G0.12

A1
G0.13

3D NORTH (INTERIOR)

1/4" = 1'-0"

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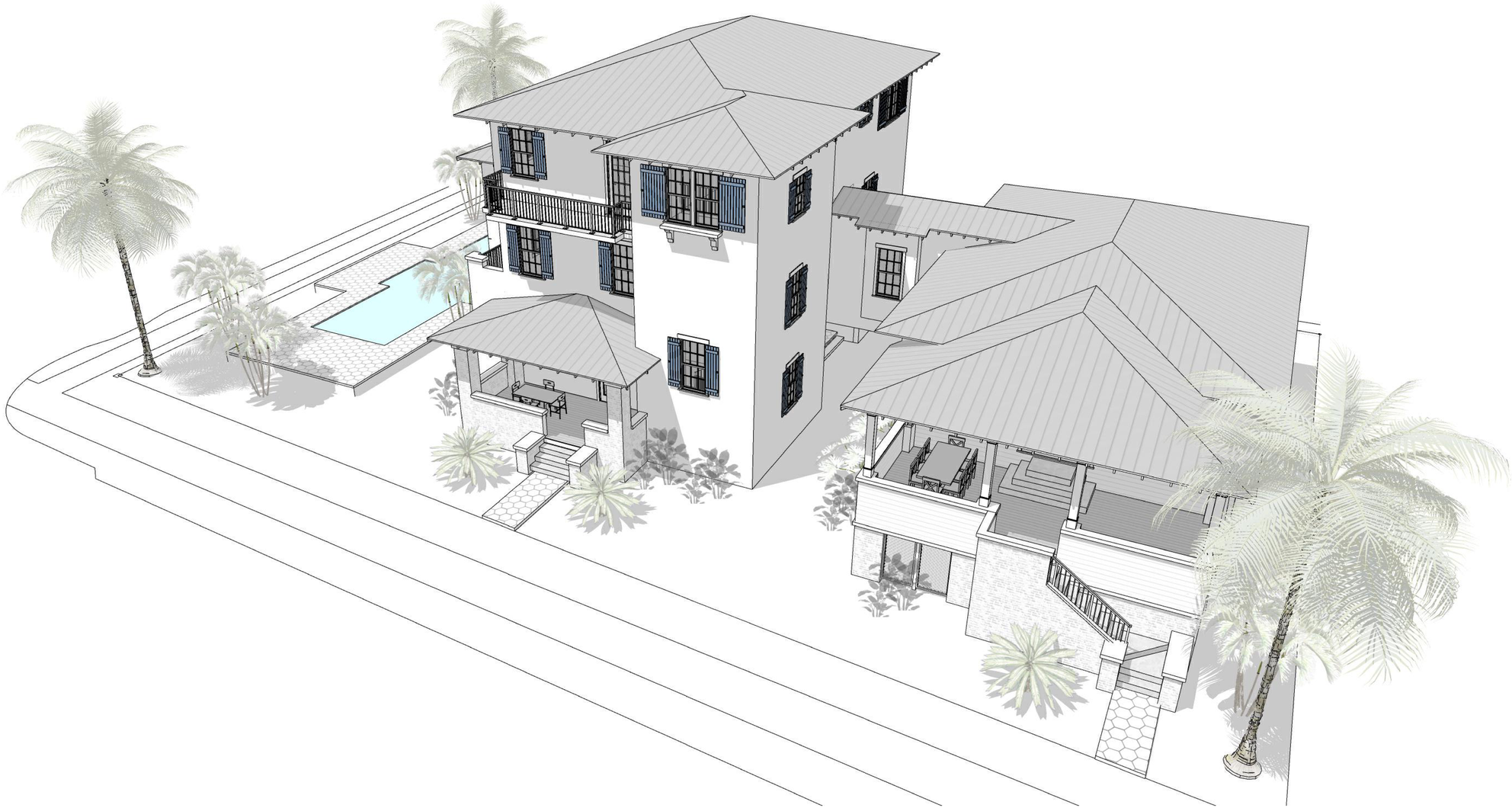
SHEET TITLE

NORTH

SHEET NUMBER

G0.13



A1
G0.14
3D NORTHEAST
1/4" = 1'-0"

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SHEET TITLE

NORTHEAST

SHEET NUMBER

G0.14

A1
G0.15
3D SOUTHEAST
1/4" = 1'-0"

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SHEET TITLE

SOUTHEAST

SHEET NUMBER

G0.15

A1
G0.16
3D SOUTHWEST
1/4" = 1'-0"

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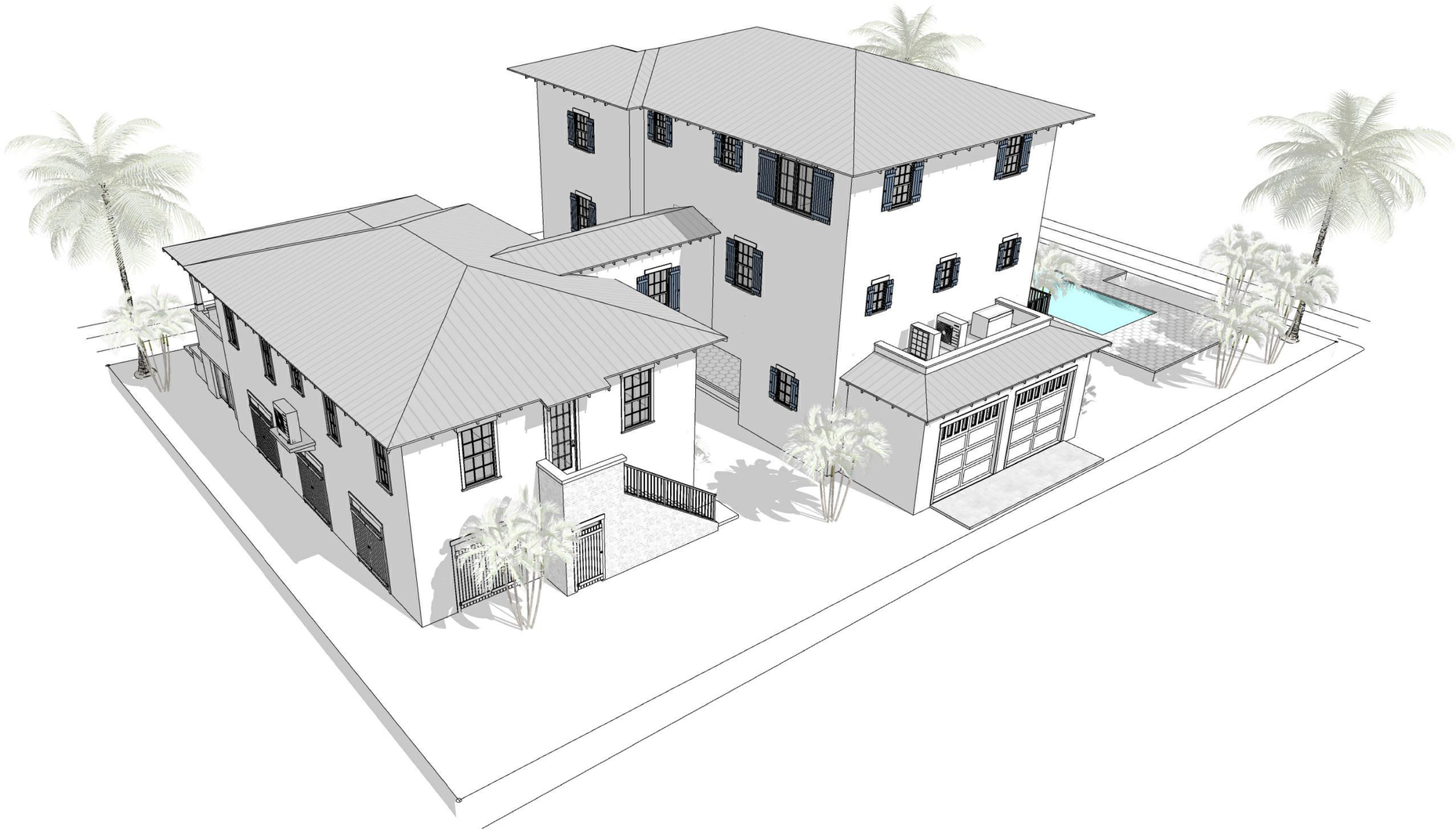
SHEET TITLE

SOUTHWEST

SHEET NUMBER

G0.16



A1
G0.17
3D NORTHWEST
1/4" = 1'-0"

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SHEET TITLE

NORTHWEST

SHEET NUMBER

G0.17

A1
A0.01

ARCHITECTURAL SITE PLAN

1/8" = 1'-0"

ZONING DATA - SAINT PETE BEACH
PASS-A-GRILL (PAG) OVERLAY

SITE ADDRESS	202 PASS-A-GRILLE WAY SAINT PETE BEACH, FL 33602
LOT DIMENSIONS	FRONT s128' X w76' X n126' X e88' W/ 18' ALLEY
FEMA MAP	12103C0286H EFFECTIVE 08/24/2021
ZONE	COASTAL AE
BASE FLOOD ELEVATION (BFE)	10.00'
DESIGN FLOOD ELEVATION (DFE)	11.00'
LOWEST FLOOR	X'
LEVEL 2	X'
EXISTING GRADE (SEE ELEV. CERT.)	LAG X' - HAG X'
ZONING DISTRICT SEC. 20.15	RLM-2 / HL (HOUSE LARGE)
SEC. 20.09 MAX IMPERVIOUS SURFACE RATIO (ISR)	---
	60% MAX
	10,484SF SITE AREA X 0.60 = 6,289SF MAX IMPERVIOUS
IMPERVIOUS AREAS	55%
FOOTPRINT (INCLUDES DRIVES, WALKS, STEPS AND PADS)	4,374SF
POOL	540SF
POOL DECK	858SF
TOTAL IMPERVIOUS	5,772SF
PERVIOUS AREAS	45%
GREEN SPACE	4,028SF
SHELL PARKING AND PATHS	684SF (14%)
TOTAL PERVIOUS	4,712SF
SHELL GROUNDCOVER NOT TO EXCEED 20% OF REQUIRED PERVIOUS AREA.	517SF
ALLOWANCE FOR ADDITIONAL IMPERVIOUS SURFACES	
SEC. 20.15 PERMITTED BUILDING TYPES	HOUSE-LARGE
BUILDING ENVELOPE	---
STREET SETBACK	10FT MIN 15FT MAX
SECONDARY STREET SETBACK	7FT
SIDE SETBACK	7FT
REAR SETBACK (INTERIOR LOT)	15FT
GARAGE ADJACENT TO ALLEY	5FT
FRONTAGE BUILDOUT	50%
ACCESSORY STRUCTURE ENVELOPE	---
STREET SETBACK	10FT
SIDE SETBACK	25FT
REAR SETBACK (INTERIOR LOT)	80FT MAX
BUILDING FOOTPRINT	800SFT
ROOF HEIGHT AT 10FT SETBACK	14FT
STOOP	---
WIDTH	5FT MIN 10FT MAX
DEPTH	3FT MIN 8FT MAX
HEIGHT	18IN MIN 24IN MAX
SEC. 20.17 BUILDING HEIGHT	---
DESIGN FLOOD ELEVATION	11.0'
FINISHED GRADE	X' (SEE SURVEY)
HEIGHT OF FLOORS	8FT MIN 14FT MAX (LIVEABLE)
TOTAL HEIGHT	28-32FT (FROM 8FT ABOVE NATURAL GRADE)
SEC. 23.5 NUMBER OF PARKING SPACES REQUIRED	---
RESIDENTIAL SINGLE-FAMILY	2 SPACES PER UNIT
SEC. 23.11 PARKING CONSTRUCTION AND DESIGN REQ	---
90 DEGREE SPACES	9' X 20'
DRIVEWAY WIDTH	10FT MIN 20FT MAX AT PROPERTY LINE 26FT MAX AT CURB W/ 3X7 FLARES
NUMBER OF DRIVEWAYS (CORNER LOTS)	3
SEC. 6.13 RESIDENTIAL ACCESSORY STRUCTURES	---
ATTACHED GARAGE	SHARES 75% OF COMMON WALL
POOLS MEASURED FROM EDGE OF WATER	---
REAR SETBACK	5FT TO WATERS EDGE, 4FT TO COPING
FRONT AND SIDE SETBACKS	SEE PRINCIPAL STRUCTURE
FOUNTAINS AND WATERFALLS	--- 5FT MAX HT 15FT MAX SETBACK ENCROACHMENT
SEC. 6.14 RESIDENTIAL EQUIPMENT ENCROACHMENTS	---
GRADE	4FT
ELEVATED	PROHIBITED
SEC. 6.15 FENCES AND WALLS	---
FRONT YARDS	4FT
MAX HEIGHT	8FT
SEC. 6.22 YARD AND MEASUREMENT REQUIREMENTS	---
OPEN BALCONIES	3FT FRONT / REAR ENCROACHMENT
OPEN STAIRS	3FT ENCROACHMENT
ORNAMENTAL COMPONENTS	1FT ENCROACHMENT
ROOF EAVES W/ GUTTERS	2FT ENCROACHMENT
SEC. 11.6 MIN ZONING LOT REQUIREMENTS	RLM-2
MAX RESIDENTIAL DENSITY	10 UNITS / ACRE
LOT AREA PER DWELLING UNIT	4,356SF
DWELLING UNITS ALLOWED	3 (10,480SF / 4,356SF = 2.4)

SEC. 20.22 GENERAL BUILDING DESIGN
A THE MASS OF A BUILDING MUST INCLUDE:
1 *PRIMARY MASS*. THE BUILDING SHALL HAVE A DISTINCT PRIMARY MASS.
2 *SECONDARY MASS*. A BUILDING SHOULD ALSO INCLUDE SECONDARY MASS (PRIVATE FRONTAGE REQUIREMENTS) THAT FORM THE FAÇADE OF THE BUILDING.
3 VOIDS THAT ALLOW FOR NATURAL BREAKS IN THE MASS.

B PROPORTIONAL DESIGN ELEMENTS SHALL INCLUDE:
1 WINDOWS IN VARYING, YET SIMILAR ARRANGEMENTS.
2 APPROPRIATE VERTICAL VISUAL CONSISTENCY AT THE CENTERLINE OF THE FAÇADE.
3 APPROPRIATE RATIOS OF VISUAL WIDTH BETWEEN TOP AND BOTTOM HALVES OF THE ELEVATION (BOTTOM 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.

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NATHANIEL J MEYER, RA
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PROJECT NAME

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SAINT PETE BEACH, FL 33706

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REVISIONS

MARK	DATE	DESC

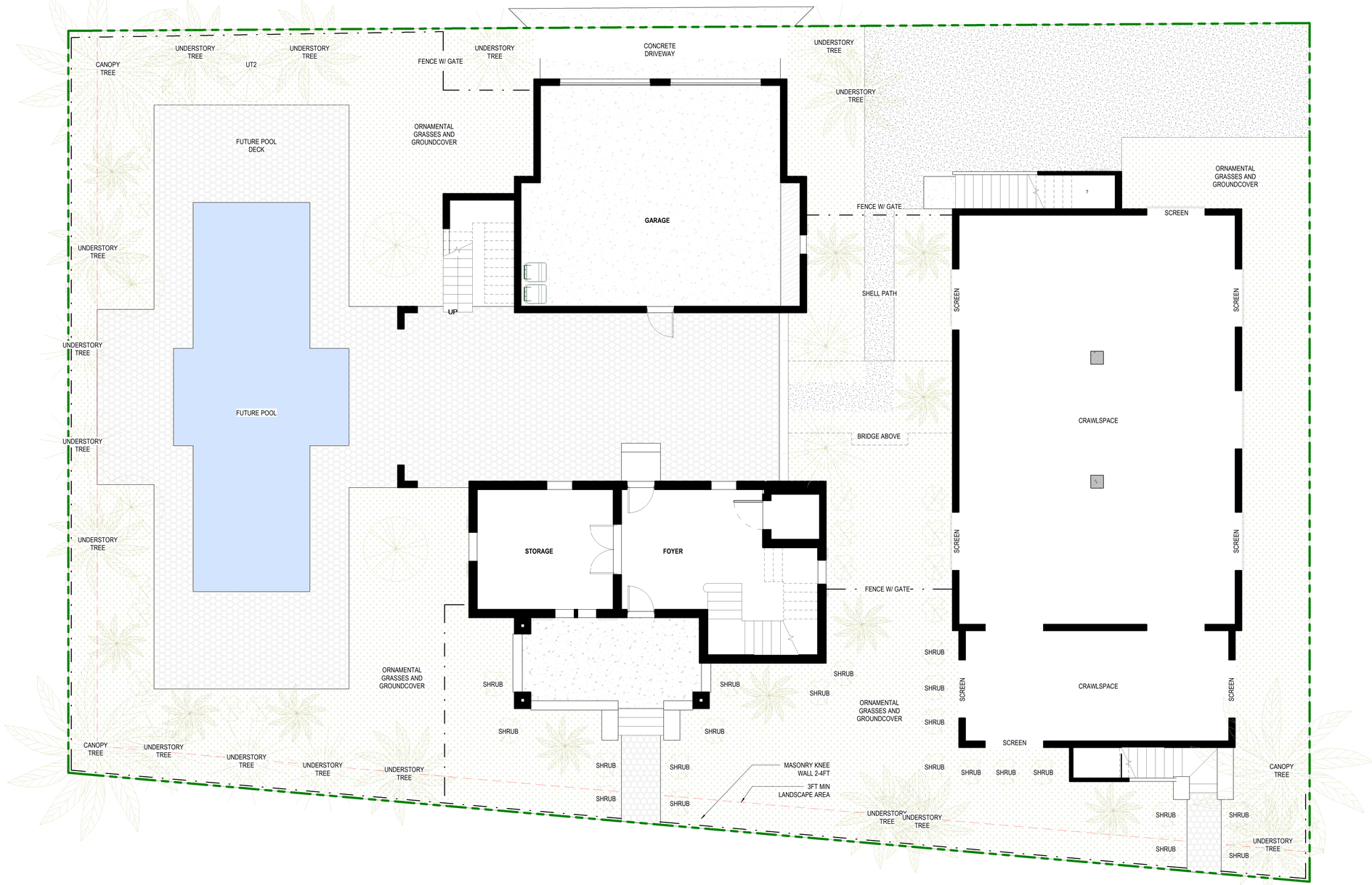
SHEET MANAGEMENT	
PROJECT NO:	.
DATE:	12.27.2024
PHASE:	PAG DESIGN REVIEW
DRAWN BY:	NJM

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A0.01



A1
A0.02

LANDSCAPE PLAN

3/16" = 1'-0"

GENERAL NOTES - LANDSCAPING

1. FINAL LANDSCAPE PLAN INCLUDING ALL PLANT AND VEGETATIVE GROUNDCOVER SPECIES AND SIZES TO BE PROVIDED BY OTHERS.
2. PLANT MATERIALS USED IN CONFORMANCE WITH THE PROVISIONS OF THIS ARTICLE SHALL CONFORM TO THE STANDARD FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963, AND PART II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE, OR EQUAL.
3. ALL TREES PLANTED UNDER THE PROVISIONS OF THIS CODE SHALL BE OF A SPECIES HAVING AN AVERAGE CROWN OF GREATER THAN 15 FEET AT MATURITY AND HAVING A TRUNK WHICH CAN BE MAINTAINED IN A CLEAN CONDITION, FREE OF BRANCHES, FROM GRADE TO FIVE FEET ABOVE GRADE.
4. CANOPY TREES SHALL HAVE A MINIMUM HEIGHT OF 12 FEET AND A DBH DIMENSION OF THREE INCHES AT THE TIME OF PLANTING.
5. ACCENT/UNDER-STORY TREES SHALL BE A MINIMUM OF EIGHT FEET IN OVERALL HEIGHT AND A TREE DBH DIMENSION OF TWO INCHES AT THE TIME OF PLANTING.
6. SHRUBS AND HEDGES SHALL BE A MINIMUM OF TWO FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING.
7. VEGETATIVE GROUND COVERS IN LIEU OF GRASS, IN WHOLE OR IN PART, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE.

ZONING DATA - SAINT PETE BEACH
SEC. 20.20 LANDSCAPING STANDARDS

SEC. 20.21 SCREENING OF ELEVATED BUILDINGS
A - ARCHITECTURAL SCREENING SHALL:

1. CREATE A VISUAL CONTINUITY THAT IS INTEGRATED WITH THE OVERALL DESIGN AND ARCHITECTURE OF THE HOME USING DOORS, GARAGE DOORS, ENTRYWAYS, STAIRCASE AND/OR ARCHWAYS.

2. NO MORE THAN 20 PERCENT OF THE AREA BEING SCREENED CAN BE TRANSPARENT.

B - LANDSCAPE SCREENING SHALL BE INSTALLED:

1. A MINIMUM 3-FOOT-WIDE LANDSCAPE AREA.

2. ONE UNDERSTORY TREE PER 20 LINEAL FEET (OR PORTION THEREOF) OF THE ELEVATED BUILDING LENGTH/WIDTH VIEWED FROM PUBLIC RIGHTS-OF WAY.

3. PLANTED WITH SHRUBS, ORNAMENTAL GRASSES AND GROUNDCOVERS TO PROVIDE 100 PERCENT COVERAGE OF THE LANDSCAPE AREA WITHIN ONE GROWING SEASON. THE LANDSCAPE DESIGN SHALL (UNLESS SPATIALLY IMPRACTICAL) PROVIDE LAYERING OF PLANT MATERIALS THAT INCLUDES LARGER BACKGROUND SHRUBS AND LOW FOREGROUND GROUNDCOVERS. ALL PLANT MATERIAL SHOULD BE FLORIDA FRIENDLY PLANTINGS AS DEFINED AND IDENTIFIED BY UNIVERSITY OF FLORIDA/IFS HORTICULTURE EXPERTS.

4. PERMANENT MULCH MATERIALS, SUCH AS ORGANIC MULCHES, STONES, AND RECYCLED INORGANIC GROUNDCOVER MATERIALS ARE NOT PERMITTED IN LIEU OF VEGETATION, UNLESS THEY ARE PROVIDED AS ACCENT OR FOCAL POINTS THAT ENHANCE THE LANDSCAPE DESIGN.

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LANDSCAPE PLAN

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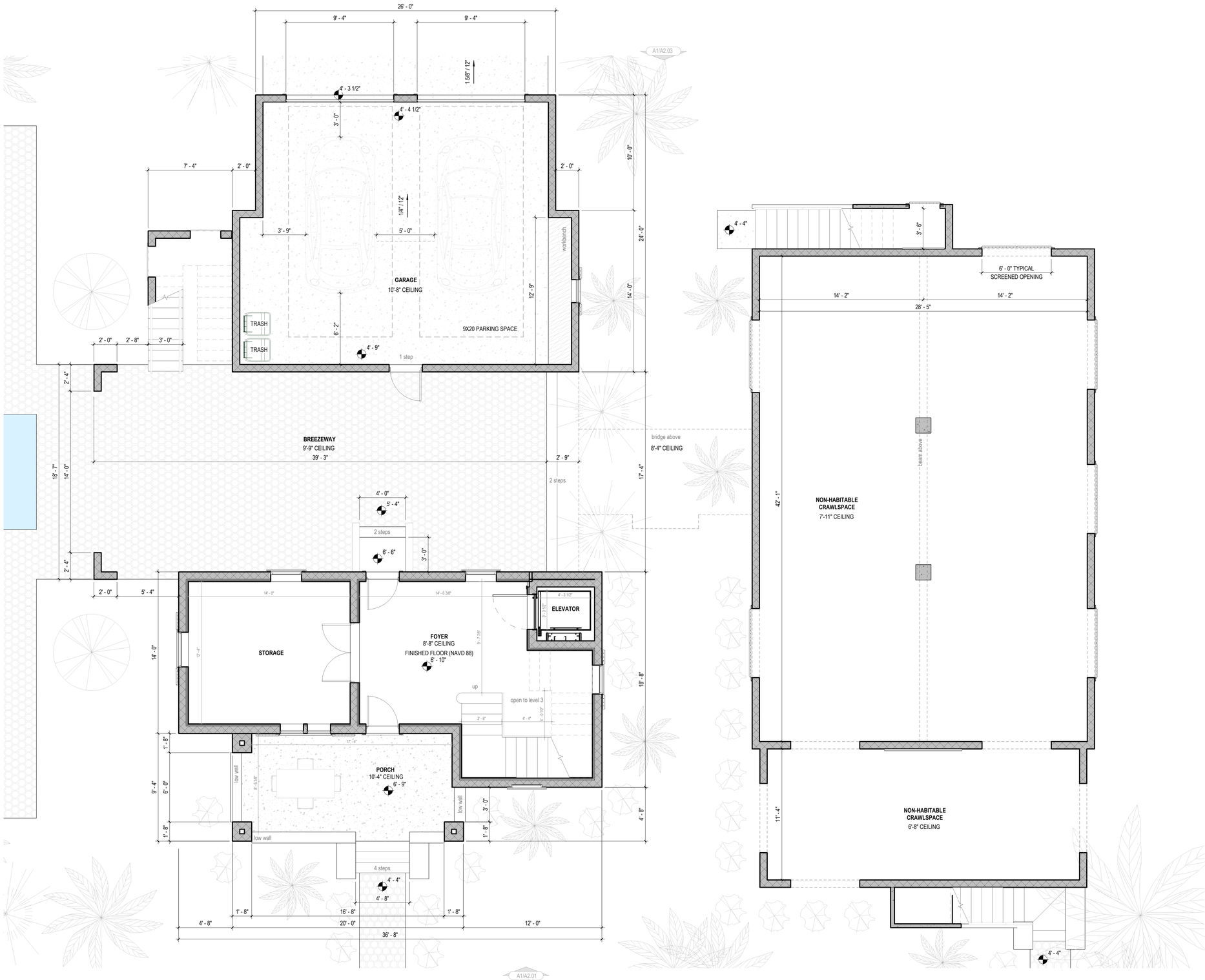

A1
A1.01

FLOOR PLAN LEVEL 1

1/4" = 1'-0"

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FLOOR PLAN LEVEL 1

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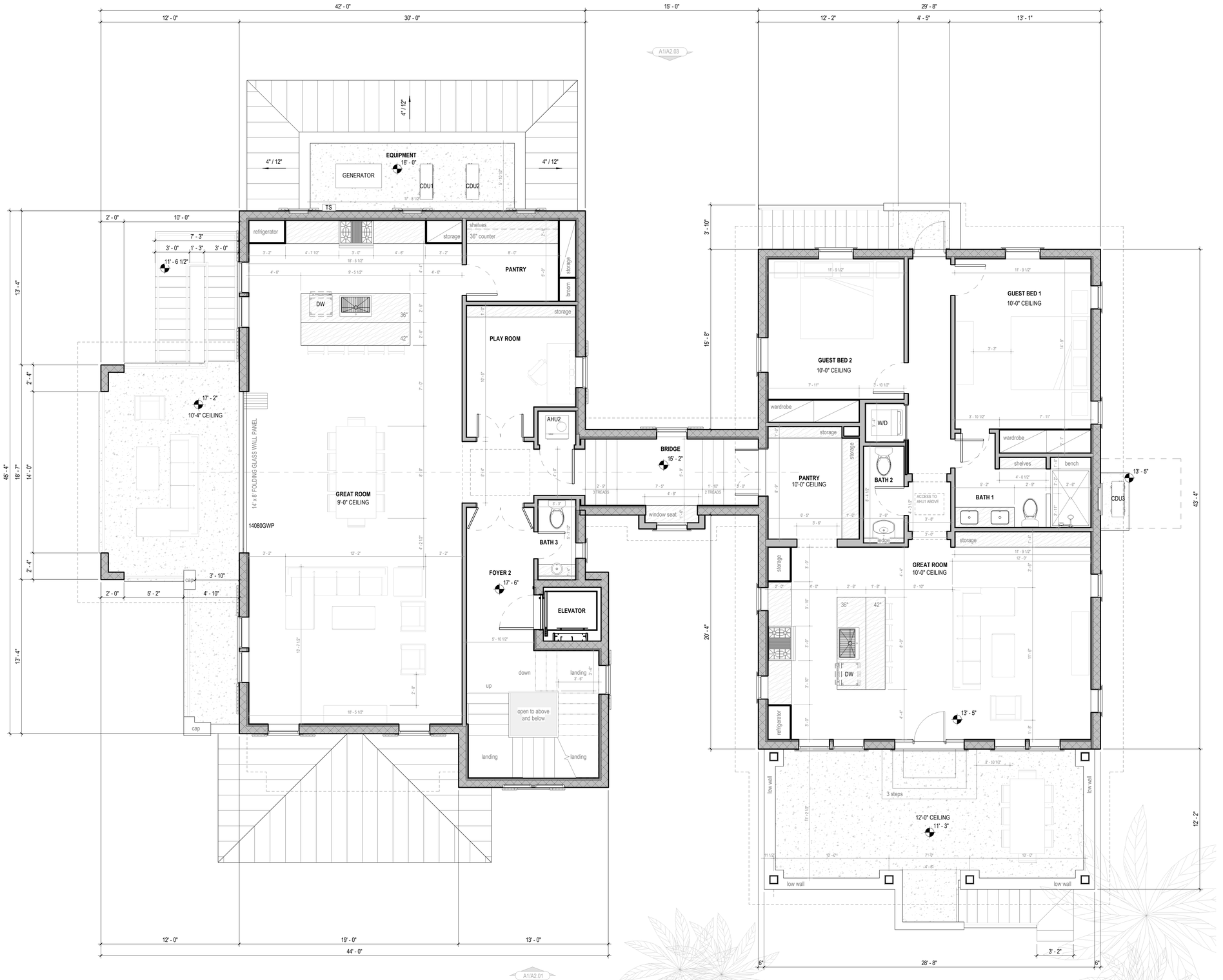

A1
A1.02

FLOOR PLAN LEVEL 2

1/4" = 1'-0"

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FLOOR PLAN LEVEL 2

SHEET NUMBER

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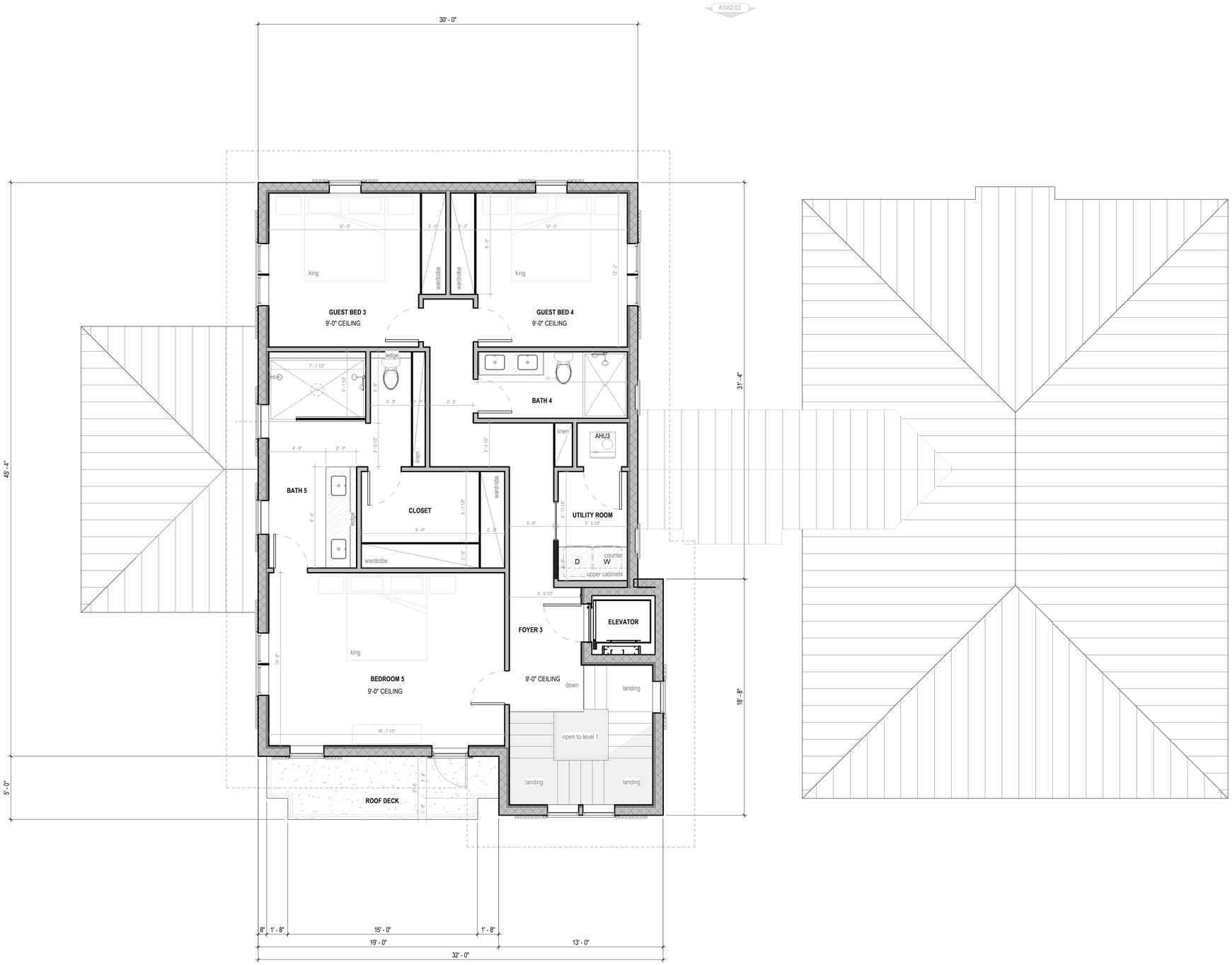

A1
A1.03
FLOOR PLAN LEVEL 3
1/4" = 1'-0"

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FLOOR PLAN LEVEL 3

SHEET NUMBER

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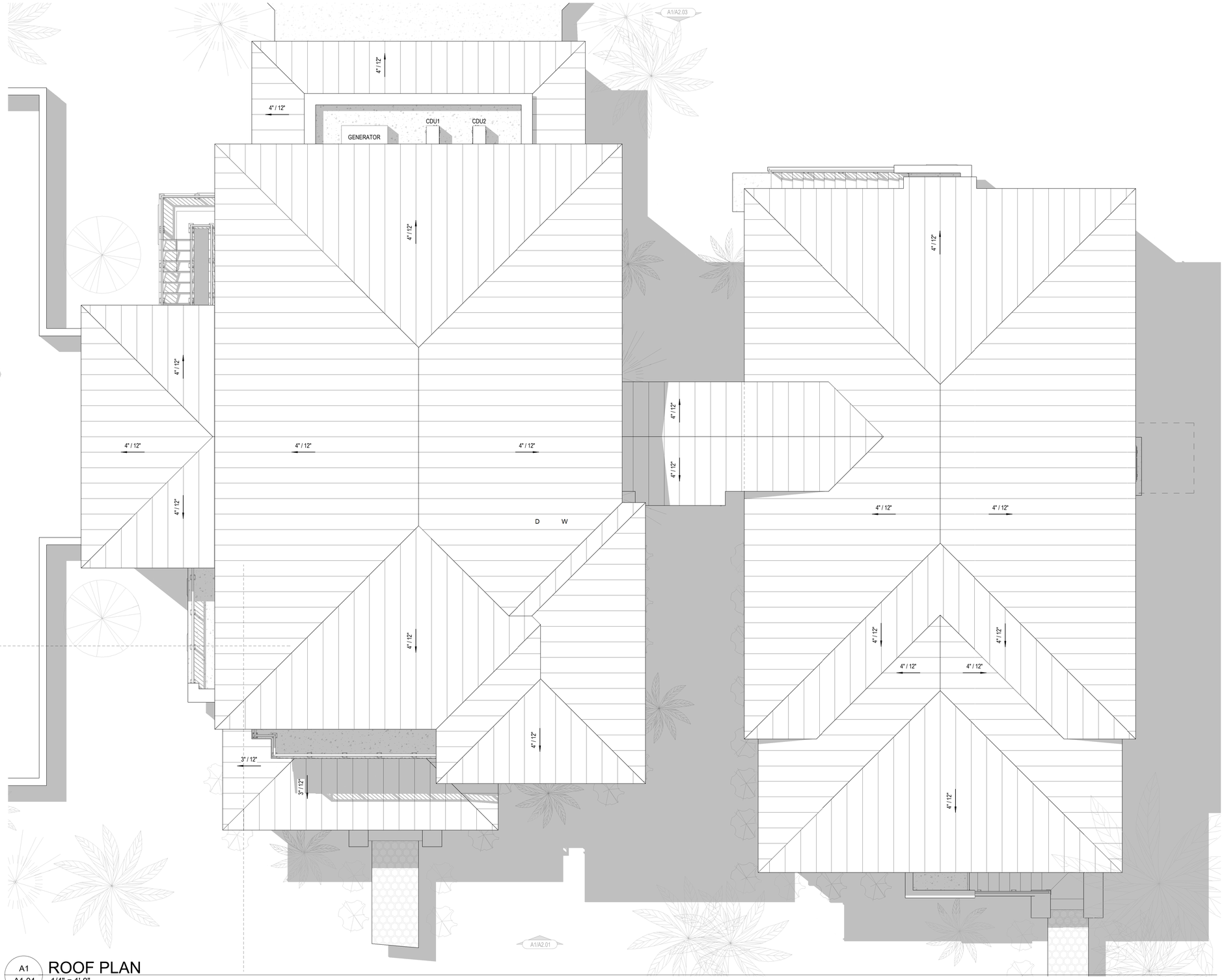

A1
A1.04
ROOF PLAN
1/4" = 1'-0"

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ROOF PLAN

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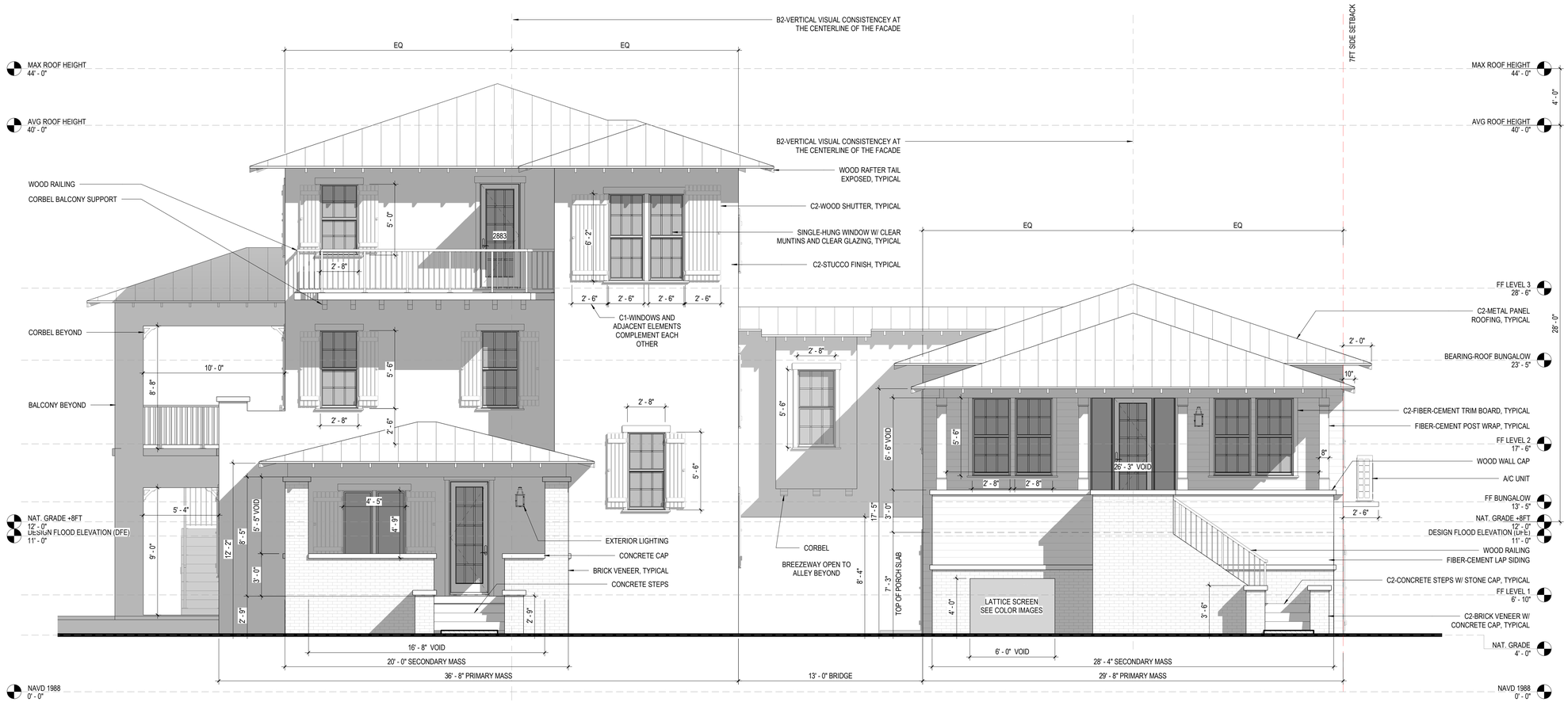

A1
A2.01

BUILDING ELEVATION-EAST / FRONT / PASS-A-GRILLE WAY

1/4" = 1'-0"

GENERAL NOTES - EXTERIOR FINISHES

1. EXTERIOR DETAILS, FINISHES, AND COLORS ARE INTENDED TO MATCH THE EXISTING ELEMENTS FOUND ON THE PREVIOUS HOUSE.
2. EXTERIOR WALLS ARE TO BE STUCCO FINISH PAINTED WHITE.
3. BRICK VENEER IS TO BE PAINTED WHITE AND IS APPLIED AT ACCESS POINTS SUCH AS THE FRONT PORCHES, AND STAIRS ADJACENT TO THE ALLEY.
4. THE NORTH PORCH IS TO BE CLAD WITH LAP SIDING PAINTED WHITE.
5. ALL DOORS, WINDOWS, AND COLUMNS ARE TO BE TRIMMED WITH FIBER-CEMENT TRIM BOARDS.
6. WINDOWS ARE TO BE SINGLE HUNG WITH THE EXCEPTION OF CASEMENT WINDOWS USED FOR EGRESS, AND FIXED GLASS WHEN SMALLER OPENINGS ARE PREFERRED.
7. A COMBINATION OF LATTICE AND WOOD PLANK SCREENS ARE TO BE USED TO SEAL THE CRAWLSPACE BELOW THE NORTH PORTION OF THE STRUCTURE.
8. EXTERIOR RAILINGS ARE TO BE WOOD PAINTED WHITE.
9. ALL SHUTTERS ARE TO BE WOOD PAINTED BLUE.
10. ALL ROOFING IS TO BE CLEAR / SILVER FINISH STANDING SEAM METAL PANELS.

GENERAL BUILDING DESIGN PASS-A-GRILL (PAG) OVERLAY

SEC. 20.22 GENERAL BUILDING DESIGN (RESIDENTIAL)
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.

SEC. 20.24 SUMMARY
A SERIES OF SITE DIAGRAMS SHOWING POSSIBLE RELATIONSHIPS BETWEEN THE MAIN HOUSE AND BUNGALOW WERE EXPLORED BEFORE CONCLUDING THAT MATCHING THE EXISTING ARRANGEMENT WAS PREFERRED. TWO SIMPLE TWO-UNIT MASSED PLANS ARE CONNECTED BY AN OPEN SPAN BRIDGE AT LEVEL 2. THE BRIDGE VISUALLY SEPARATES THE TWO MASSES BY 13FT RESEMBLING THE TYPICAL RHYTHM FOUND IN THE NEIGHBORHOOD. THIS PROJECT IS INTENDED TO READ AS TWO SEPARATE STRUCTURES AS OPPOSED TO ONE MASSIVE BOX.

ENTRY PORCHES ALONG PASS A GRILLE WAY WERE OFFSET FROM THEIR PRIMARY MASS IN HEIGHT AND WIDTH REDUCING THEIR SCALE. THEY WERE PUSHED UP TO THE 10FT SETBACK AND THE STEPS TAKE ADVANTAGE OF THE 2FT SETBACK PROJECTION ALLOWANCE. THESE SPACES ARE INTENDED TO BE OPEN AND VISUALLY ENGAGING AND WERE PLACED AS CLOSE AS POSSIBLE TO THE SIDEWALK.

THE MAIN HOUSE HAS AN ASYMMETRICAL MAIN / EAST FACADE, BUT IS SYMMETRICAL ALONG THE SOUTH AND WEST SIDES. ITS STAIR TOWER PROJECTS FROM THE MAIN HOUSE ADDING A THIRD FORM. THE BRICK AND STUCCO FOUNDATION WALLS CREATE A SOLID BASE GROUNDING THE MASS.

THE BUNGALOW TOUCHES THE GROUND IN A MORE DELICATE WAY. MASONRY PIERS WITH ARCHITECTURAL SCREENS BETWEEN THEM ELEVATE THE PORCH AND MAIN FORM BEYOND. SMALL VOIDS ABOVE THE SCREENS ALLOW LIGHT AND BREEZES TO PASS THROUGH THE SITE.

IN GENERAL WINDOWS ARE SIZED 2:1 ON THE LOWER LEVELS AND ARE SLIGHTLY SMALLER ON THE UPPER LEVELS. THEY ARE ARRANGED TO ALIGN VERTICALLY, HORIZONTALLY, OR SYMMETRICAL TO LARGER ELEMENTS ON THE FACADE.

EXTERIOR ELEMENTS AND MATERIALS SUCH AS BRICK VENEER, LAPPED SIDING, WOOD RAILINGS, WINDOW SHUTTERS & TRIMS, LATTICE SCREENING, AND METAL ROOFING HAVE BEEN INCLUDED ON THIS NEW PROJECT FOR HISTORIC ACCURACY AND SENTIMENTAL VALUE.

LOWER MASS	624SF
UPPER MASS	1,039SF
PRIMARY MASS	1,663SF
PRIMARY MASS WINDOWS	104SF
VOIDS	455SF
SECONDARY MASS	743SF
SECONDARY MASS WINDOWS	156SF

MAX TRANSPARENCY

FACADE AREA UP TO 8FT	634SF
TRANSPARENCY	29% (189SF / 634SF
TOTAL FRONT FACADE	1,951SF
TOTAL GLASS	14% (278SF / 1,951SF)

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BUILDING ELEVATION-EAST

SHEET NUMBER

A2.01

A1
A2.02

BUILDING ELEVATION-SOUTH / SIDE / 2ND AVE

1/4" = 1'-0"

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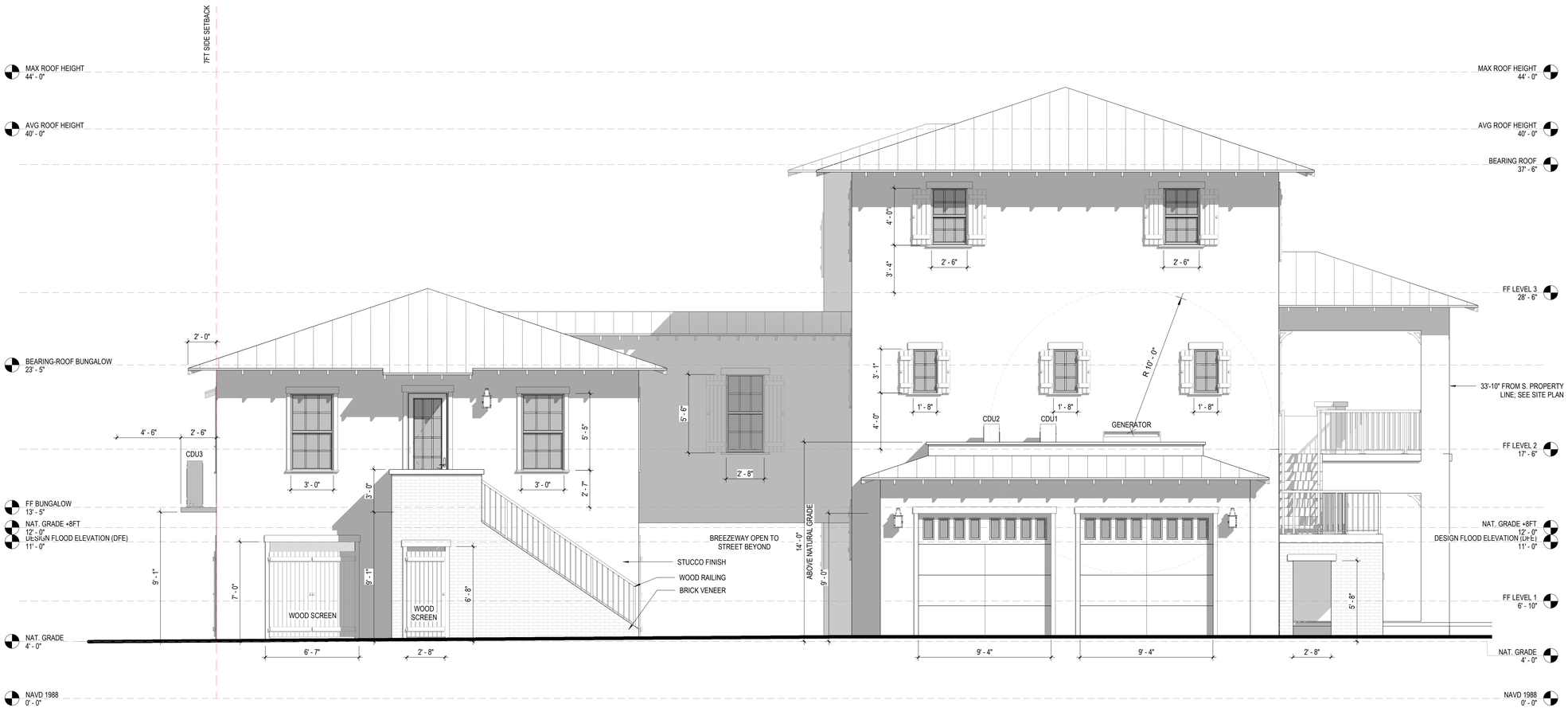
BUILDING ELEVATION-SOUTH

SHEET NUMBER

A2.02



A1
A2.03

BUILDING ELEVATION-WEST/ BACK / ALLEY

1/4" = 1'-0"

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BUILDING ELEVATION-WEST

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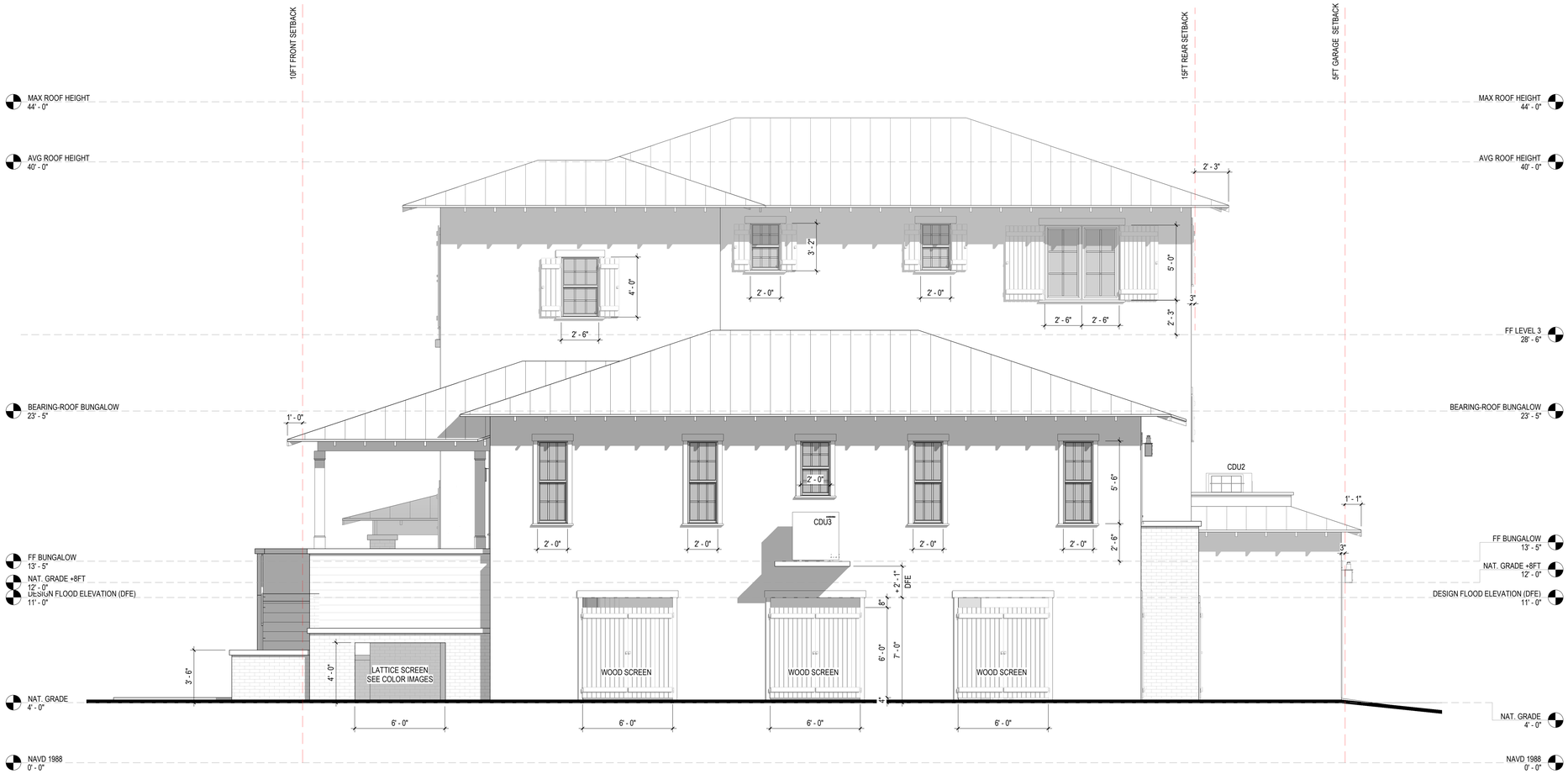

A1
A2.04

BUILDING ELEVATION-NORTH / SIDE / INTERIOR LOT LINE

1/4" = 1'-0"

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BUILDING ELEVATION-NORTH

SHEET NUMBER

A2.04