



CITY OF ST. PETERSBURG, FLORIDA

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION

REQUEST FOR LISTING IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES

For **public hearing** and **recommendation to the City Council** on September 10, 2019 beginning at 2:00 P.M., in the Auditorium of the Sunshine Center, 330 5th Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, no commission member resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.



AGENDA ITEM:

CITY FILE NO.: 19-90300007

REQUEST:

Designation of Grace Lutheran Church as a landmark of the St. Petersburg Register of Historic Places

ALTERNATIVE NAME:

American Baptist Church of the Beatitudes

OWNER:

LTD Family Trust, LLC.

AGENT:

Jason Sanchez, Bluewater Builders St. Pete, LLC

ADDRESS:

801 28th Avenue North

PARCEL ID NO.:

07-31-17-28332-000-0860

LEGAL DESCRIPTION:

FLORIDA HEIGHTS LOT 86

ZONING:

NT-2

OVERVIEW

On February 16, 2018, application 18-90300002 was submitted for the designation of Grace Lutheran Church as a historic landmark by the Crescent Heights Neighborhood Association. At that time, the church building was in the process of being deconsecrated by the American Baptist Church of the Beatitudes and purchased by JMS Group Contracting, a private developer who intended to demolish the building and construct a total of four single-family residences on the property.

On April 6, 2018, Jason Sanchez of JMS Group Contracting, Inc., the intended purchaser, submitted a letter of intent to the City stating that the church's 1929 sanctuary would be preserved and designated as a local historic landmark following the demolition of several later additions. The Crescent Heights Neighborhood Association withdrew its designation application on April 13, 2018.

On June 17, 2019, Mr. Sanchez submitted application 19-90300007 (Appendix A) to designate the 1929 sanctuary portion of the church at 801 28th Avenue North ("the subject property") on behalf of the owner, Ltd. Family Trust, LLC. Following designation, Mr. Sanchez plans to rehabilitate the subject property and repurpose it for use as a single-family residence with a semi-attached garage apartment. The rehabilitation and new construction will be required to receive Certificate of Appropriateness (COA) approval for any exterior alterations or repairs, in addition to relevant Building and Zoning requirements. The applicant also plans to utilize the Ad Valorem Tax Exemption for Rehabilitation of Historic Properties.

With the permission of the Crescent Heights Neighborhood Association, the applicant is using the narratives prepared for the 2018 application, which are also attached in Appendix A. Following an analysis of the subject property, its contextual history, and extant conditions, staff concurs with the submitted application that the subject property is eligible for inclusion in the St. Petersburg Register of Historic Places as a local historic landmark.

STAFF FINDINGS

In St. Petersburg, eligibility for the local Register of Historic Places is based on evaluations of age, context, and integrity under a two-part test as found in Section 16.30.070.2.5(D) of the City Code. Historic documentation demonstrates that the subject property was built beginning in 1928 and opened in 1929, approximately 90 years ago, surpassing the minimum required age of 50.

Further, staff concurs with the original application's evaluation of the subject property's historic significance, which recommends listing under Criteria A, E, and F. Staff recommends listing under the Areas of Significance of Architecture, Community Planning and Development, and Religion.

Staff recommends listing the subject property with a Period of Significance of 1928 through 1935. Six of seven factors are met overall.

Historic Significance and Satisfaction of Eligibility Criteria

The first portion of the two-part test to determine eligibility for the St. Petersburg Register of Historic Places examines a resource's historic significance with relation to nine criteria. One or

more of these criteria must be met in order for a property to qualify for designation as an individual landmark or district to be placed in the St. Petersburg Register. The nine criteria are based on the National Park Service’s criteria for listing in the National Register of Historic Places, and are designed to assess resources’ importance in a given historic context with objectivity and comprehensiveness. In the case of Grace Lutheran Church, staff has determined that the property satisfies the St. Petersburg Register criteria as follows.

| <i>Is at least one of the following criteria for eligibility met?</i> | | | | | | | | |
|---|----------|----------|----------|------------|------------|----------|----------|----------|
| A | B | C | D | E | F | G | H | I |
| Yes | - | - | - | Yes | Yes | - | - | - |

A) Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.

As discussed within the application’s narratives and corresponding backup information, the subject property was constructed beginning in 1928 as Grace Lutheran Church by a group of worshippers who initially met for services in a nearby Masonic temple. Within a year of the organization’s establishment, they had garnered enough interest among both residents and visiting tourists that they were able to begin raising funds to build a permanent structure. Early services in the congregation’s new home were offered in both English and German “for the benefit of the large number of winter visitors and local residents who have been attending the bi-monthly German Services at the Grace Lutheran Church.” It was also noted that, although construction began in the summer of 1928, the laying of the church’s cornerstone and associated celebration were delayed until the following winter in order to accommodate the large number of worshippers who were seasonal winter residents.¹ The building serves as a physical reminder of the growing community and the belief system and cultural background shared by many early occupants, both permanent and temporary or seasonal.

E) Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.

The subject property was constructed by M.B. Welch, whose contribution to the pre-War architectural palette of St. Petersburg is visible throughout the city’s 1920s-era neighborhoods, perhaps most notably in North Shore Section – Welch’s Mediterranean Row Local Historic District, an intact collection of ten of his homes within the North Shore National Register Historic District. The church’s architecture reflects a Spanish Mission Revival influence and was noted for its pleasant design shortly after construction. The original sanctuary, constructed in 1928-1929, has been preserved despite the removal of several additions constructed outside of the proposed Period of Significance, thus maintaining the association of architectural significance.

¹ “Grace Lutheran Church Lays Cornerstone with Sacred Ceremonies,” *St. Petersburg Times*. January 20, 1929.

F) It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.

As noted, the subject property was constructed in the Mission Revival style, which is noted for its stucco exteriors generally lacking much strong articulation, grouped, arched windows, and clay barrel tile roofs. The subject property demonstrates these features (at present, though, the clay barrel tile roof has been replaced with asphalt shingles) with a simple and carefully-organized arrangement. The front-gabled form, atop which a highly visible ornamental bell tower rests, gives the façade a humble but charming appearance. At the side elevations, evenly-spaced buttresses break down the visual size of the relatively large-scaled building and allow it to appear unassuming enough to sit comfortably within the surrounding residential neighborhood. It is not surprising that historic descriptions of the building so commonly include the words “pleasant” or “pleasing,” due to the steady rhythm which unites its elements.

Historic Integrity

Under the second part of the two-part assessment of eligibility for designation as a historic landmark, staff finds that the subject property retains integrity in six of seven given criteria, surpassing the requirement of one or more. As discussed below, several factors show slightly diminished integrity but remain present to an extent that the subject property can appropriately convey its historic significance.

It is relevant to note that the proposed Period of Significance for this designation spans from 1928, when construction began, to 1935, just before City property records indicate that the original sanctuary’s historic footprint began to be altered through the construction of a series of additions. These additions have since been removed, and the applicant’s aim in the pursuit of designation is to restore the building’s original exterior and rehabilitate only the 1928-1929 building.

| <i>Is at least one of the following factors of integrity met?</i> | | | | | | |
|---|---------------|----------------|------------------|--------------------|-----------------|---------------------|
| Location | Design | Setting | Materials | Workmanship | Feeling* | Association* |
| Yes | Yes | Yes | Yes | Yes | Yes | No |
| *Must be present in addition to at least one other factor. | | | | | | |

Location

The subject property remains in its historic location.

Design

The additions that have been removed since the subject property was deconsecrated as a church include a recreation hall, kitchen, and classroom space that had been appended to the north (rear) and west (left) elevations. City property cards, included in the application, indicate that these additions were constructed at various points as space was needed by the congregation of Grace Lutheran Church.

Limiting the Period of Significance to 1928-1935 captures the original sanctuary's construction, but not its later expansion. As such, the subject property retains its original historic design as built within the proposed Period of Significance.

Setting

The subject property is located within a neighborhood of primarily single-family residential buildings with a largely traditional layout of narrow lots along neatly-gridded streets. Despite some degree of newer construction in the vicinity, the setting remains intact.

Materials and Workmanship

The material integrity has been somewhat diminished by the replacement of the original clay barrel tile roof cladding with composition shingles and the mid-twentieth century construction and later removal of the western addition. Overall, however, the building's historic material composition, most notably its stucco exterior and arched stained-glass windows, remain visible. They additionally serve to reference the historic workmanship inherent in the subject property.

Feeling

The subject property's historic feeling remains quite visible, perhaps most notably conveyed by the symmetrical and substantial façade.

Association

The subject property has been deconsecrated as a church and therefore is no longer associated with its historic use.

NARRATIVE DESCRIPTION AND BACKGROUND

Narrative Description

A description and photographs of the subject property have been included in the designation application (Appendix A). The subject property is largely defined by its Mission Revival style. It features a deep and narrow rectangular footprint with a front-gabled roof topped with an ornamental bell tower and rood. The south façade and its centered entrance are enhanced by a slightly projecting portal with an arched recess that surrounds the dual-action wooden doors. These doors are half-glazed and appear to be replacements. A tripartite arched window is centered above the entrance.

The east and west side elevations are each divided into six roughly equal bays by simple buttresses. Moving from the façade toward the rear of the building, the first bay on the right side (east elevation) is blind; the remaining five bays feature arched stained-glass windows. Plexiglass storm windows are present. The rear elevation has been altered following the removal of an addition.



Figure 1: Façade and west elevation, revealing location of removed addition



Figure 2: Façade of subject property



Figure 3: Façade and east elevation



Figure 4: East elevation



Figure 5: Rear elevation, showing location of removed addition



Figure 6: Rear and west elevations

Historical Context

The application contains historical context and developmental background of the subject property.

Primary Character-Defining Features

- Rectangular footprint with projecting portal at front entrance;
- Stucco exterior;
- Ornamental bell tower and rood;
- Evenly-spaced buttresses at side elevations;
- Arched, stained-glass windows.

PROPERTY OWNER CONSENT AND IMPACT OF DESIGNATION

The proposed local landmark designation was submitted and is supported by the subject property's owner.

The benefits of designation include increased heritage tourism through the maintenance of the historic character and significance of the city, some relief from the requirements of the Florida Building Code and FEMA regulations, and tax incentives, such as the local ad valorem tax exemption and federal tax credit for qualified rehabilitation projects. The owner intends to take advantage of the ad valorem tax exemption for the building's rehabilitation and reuse as a residence.

CONSISTENCY WITH ST. PETERSBURG'S COMPREHENSIVE PLAN, EXISTING LAND USE PLAN, AND FUTURE LAND USE PLAN

The proposed local historic landmark designation is consistent with the City's Comprehensive Plan, relating to the protection, use and adaptive reuse of historic buildings. The local landmark designation will not affect the Future Land Use Map (FLUM) or zoning designations, nor will it significantly constrain any existing or future plans for the development of the City. The proposed landmark designation is consistent with the following objectives:

Objective LU10: The historic resources locally designated by the St. Petersburg City Council and Community Planning and Preservation Commission (CPPC) shall be incorporated onto the Land Use Map or map series at the time of original adoption, or through the amendment process, and protected from development and redevelopment activities consistent with the provisions of the Historic Preservation Element and the Historic Preservation Ordinance.

Policy LU10.1: Decisions regarding the designation of historic resources shall be based on the criteria and policies outlined in the Historic Preservation Ordinance and the Historic Preservation Element of the Comprehensive Plan.

Policy HP2.3: The City shall provide technical assistance to applications for designation of historic structures and districts.

Policy HP2.6: Decisions regarding the designation of historic resources shall be based on National Register eligibility criteria and policies outlined in the Historic Preservation Ordinance and the Comprehensive Plan. The City will use the following selection criteria [for city initiated landmark designations] as a guideline for staff recommendations to the CPPC and City Council:

- National Register or DOE status
- Prominence/importance related to the City
- Prominence/importance related to the neighborhood
- Degree of threat to the landmark
- Condition of the landmark
- Degree of owner support

RECOMMENDATION

Staff recommends **approval** of the request to designate Grace Lutheran Church, located at 801 28th Avenue North, as a local historic landmark, thereby referring the application to City Council for first and second reading and public hearing.

REFERENCES

“Grace Lutheran Church Lays Cornerstone with Sacred Ceremonies,” *St. Petersburg Times*.
January 20, 1929.

Appendix A
Designation Application



CITY OF ST. PETERSBURG
JUN 17 2019
PLANNING & DEVELOPMENT SERVICES

City of St. Petersburg
Division of Urban Design
and Historic Preservation

Local Landmark Designation Application

Type of property nominated (for staff use only)

- building structure site object
- historic district multiple resource

1. NAME AND LOCATION OF PROPERTY

historic name Church of the Beplitorzes
 other names/site number 801 28th Ave N
 address 801 28th Ave N
 historic address Same

2. PROPERTY OWNER(S) NAME AND ADDRESS

name LTD Family Trust LLC
 street and number 3812 N Tampa St
 city or town Tampa state FL zip code _____
 phone number (h) 727-580-5550 (w) _____ e-mail _____

3. NOMINATION PREPARED BY

name/title Jasen Sanchez
 organization Bluewater Builders St Pete LLC
 street and number 12385 74th Ave N
 city or town Seminole state FL zip code 33772
 phone number (h) 727-580-5550 (w) _____ e-mail _____
 date prepared 6/17/19 signature _____

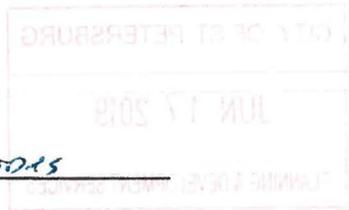
4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)

Please See Attached Plans + Specs

5. GEOGRAPHIC DATA

acreage of property 0.350 59 17
 property identification number 01-31-11-28332-000-0860



CITY OF ST. PETERSBURG
JUN 17 2019
PLANNING & DEVELOPMENT SERVICES

Church of the Beethovens
Name of Property

6. FUNCTION OR USE

Historic Functions

- Architectural
- Community church in residential neighborhood

Current Functions

currently the church is vacant
and in for permitting to convert
to a single family home

7. DESCRIPTION

Architectural Classification
(See Appendix A for list)

Mediterranean / Spanish style
Architecture, stonework
windows, Exposed beams inside
wrought iron window covering

Materials

Narrative Description

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

8. NUMBER OF RESOURCES WITHIN PROPERTY

| <u>Contributing</u> | <u>Noncontributing</u> | <u>Resource Type</u> | <u>Contributing resources previously listed on the National Register or Local Register</u> |
|---------------------|------------------------|----------------------|--|
| _____ | _____ | Buildings | _____ |
| _____ | _____ | Sites | _____ |
| _____ | _____ | Structures | _____ |
| _____ | _____ | Objects | Number of multiple property listings |
| _____ | _____ | Total | _____ |

Church of the Baptists
 Name of Property

9. STATEMENT OF SIGNIFICANCE

Criteria for Significance

(mark one or more boxes for the appropriate criteria)

- Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.
- Its location is the site of a significant local, state, or national event.
- It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.
- It is identified as the work of a master builder, designer, or architect whose work has influenced the development of the City, state, or nation.
- Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.
- It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- Its character is a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.
- Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.
- It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Areas of Significance

(see Attachment B for detailed list of categories)

Period of Significance

Significant Dates (date constructed & altered)

1948

Significant Person(s)

Cultural Affiliation/Historic Period

Builder

Architect

Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criterial and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

10. MAJOR BIBLIOGRAPHICAL REFERENCES

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)



CITY OF ST. PETERSBURG
FEB 16 2018
 PLANNING & ECONOMIC DEVELOPMENT

18-90300002

City of St. Petersburg
 Division of Urban Design
 and Historic Preservation

Local Landmark Designation Application

Type of property nominated (for staff use only)

- building structure site object
 historic district multiple resource

1. NAME AND LOCATION OF PROPERTY

historic name Grace Lutheran Church
 other names/site number American Baptist Church of the Beatitudes
 address 2812-8th Street North St. Petersburg, Fl. 33704
 historic address 801-28th Avenue North

2. PROPERTY OWNER(S) NAME AND ADDRESS

name In transition (TBD)
 street and number _____
 city or town _____ state _____ zip code _____
 phone number (h) _____ (w) _____ e-mail _____

3. NOMINATION PREPARED BY

name/title Jennifer Wright President CHNA
 organization Crescent Heights Neighborhood Association
 street and number P.O. Box 26051
 city or town St. Petersburg state Florida zip code 33734
 phone number (h) 727-771-3381 (w) same e-mail Jennifer.Lyn.Wright@gmail.com
 date prepared 02/05/2018 signature Jennifer Wright

4. BOUNDARY DESCRIPTION AND JUSTIFICATION

Describe boundary line encompassing all man-made and natural resources to be included in designation (general legal description or survey). Attach map delimiting proposed boundary. (Use continuation sheet if necessary)

2812-8th North
NW corner of 28th Ave North
Sub division of Florida Heights that consist of lots 60, 61, 66 & 87
Parcel # 07/31/17/28332/000/0600

Please see Pages 4, 5, 6

5. GEOGRAPHIC DATA

acreage of property less than 1 (0.0)
 property identification number _____

American Baptist Church of the Beatitudes
 Name of Property

6. FUNCTION OR USE

Historic Functions

House of worship
Ladies Aid Society
Sunday School Teachers Assn.
Men's Choir

Current Functions

House of worship services
Agape meal/Wednesday
Micah Center
Coffee faith Community

7. DESCRIPTION

Architectural Classification
 (See Appendix A for list)

Late 19th and 20th Century Revivals
Spanish Mission

Materials

Hollow tile cement with exterior
buff-colored stucco. Inside
woodwork, exposed rafters, cement
walls. Please read news paper article
for details page 9

Narrative Description

On one or more continuation sheets describe the historic and existing condition of the property use conveying the following information: original location and setting; natural features; pre-historic man-made features; subdivision design; description of surrounding buildings; major alterations and present appearance; interior appearance;

8. NUMBER OF RESOURCES WITHIN PROPERTY

| <u>Contributing</u> | <u>Noncontributing</u> | <u>Resource Type</u> | <u>Contributing resources previously listed on the National Register or Local Register</u> |
|---------------------|------------------------|----------------------|--|
| <u>1</u> | | <u>Buildings</u> | <u>N/A</u> |
| | | <u>Sites</u> | |
| | | <u>Structures</u> | |
| | | <u>Objects</u> | <u>Number of multiple property listings</u> |
| <u>1</u> | | <u>Total</u> | |

FEB 16 2018

American Baptist Church of the Beatitudes

Name of Property

9. STATEMENT OF SIGNIFICANCE

Criteria for Significance

(mark one or more boxes for the appropriate criteria)

- Criteria for Significance checklist items: 1. Its value is a significant reminder... 2. Its location is the site of a significant local... 3. It is identified with a person or persons who significantly contributed... 4. It is identified as the work of a master builder... 5. Its value as a building is recognized for the quality of its architecture... 6. It has distinguishing characteristics of an architectural style... 7. Its character is a geographically definable area... 8. Its character is an established and geographically definable neighborhood... 9. It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.

Areas of Significance

(see Attachment B for detailed list of categories)

Architecture
EXPLORATION Settlement
Religion

Period of Significance

Architecture, Exploration, Religion

Significant Dates (date constructed & altered)

1928 Please see Pages 9-12

Significant Person(s)

Cultural Affiliation/Historic Period

Please see Page 9

Builder

M.D. Welch
Please see Page 9

Architect

undetermined see Page 9

Narrative Statement of Significance

(Explain the significance of the property as it relates to the above criterial and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known.)

Please see Page 9 & 13

10. MAJOR BIBLIOGRAPHICAL REFERENCES

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Please see Page 14

St. Petersburg Local Landmark Designation Application

Name of property American Baptist Church of the Beatitudes

Continuation Section

Page _____

See Attached Narrative

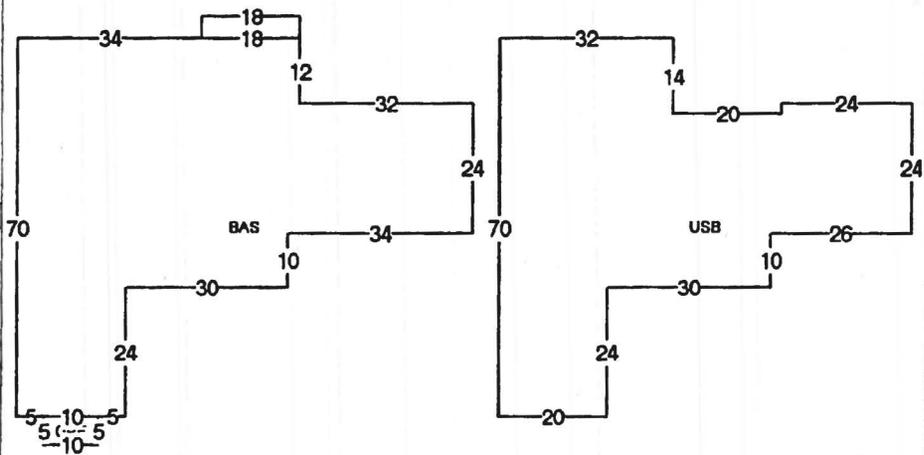
CITY OF ST. PETERSBURG
FEB 16 2018
PLANNING & ECONOMIC DEVELOPMENT



801 28TH AVE N, ST PETERSBURG 33704-

Map Id: 5400.0 1.00 1.00 1.00 AREA = 54; NEB = 0

| BUILDING CHARACTERISTICS | | | | 7153 Church, Church School, Church Owned | | ** VALUE SUBJECT TO CHANGE ** | | Pinellas County Property Appraiser Office | | | | | | | | | | | |
|--------------------------|-------------|---------------|-----------|--|-----|-------------------------------|------------|---|-----------|---------|---------|------------|----------|-------|-------------|-------|----------|-------|-----------|
| QUALITY | Average | | | | | | | VALUE SUMMARY | | | | | | | | | | | |
| CATEGORY | TYPE | % | PTS | | | | | PRIOR JUST MARKET VALUE | 1,088,207 | | | | | | | | | | |
| FOUNDATIO | 2CONTINUOUS | 100 | 3.00 | | | | | CURRENT JUST MARKET VALUE | 1,063,686 | | | | | | | | | | |
| FLOOR | 1SLAB ON | 100 | 5.00 | | | | | ASSESSED VALUE | 1,063,686 | | | | | | | | | | |
| EXTERIOR | 9CONCRETE | 100 | 19.0 | | | | | HX/NHX CAP BASE YEAR | 0 | | | | | | | | | | |
| STRUCTURA | 2MASONRY | 100 | 4.00 | | | | | TAXABLE VALUE | 0 | | | | | | | | | | |
| ROOFING | 0FLAT | 100 | 6.00 | | | | | HX | No | | | | | | | | | | |
| ROOF | 10BUILT | 100 | 3.00 | | | | | % HX | 0.00 | | | | | | | | | | |
| CAB & | 3AVERAGE | 100 | 3.00 | | | | | TOT EXEMPTIONS VALUE | 1,063,686 | | | | | | | | | | |
| FLOOR | 11CARPET | 100 | 6.00 | | | | | PERMIT | TP | ST. | EST VAL | ISSUE DATE | | | | | | | |
| INTERIOR | 8PLASTER ED | 100 | 32.0 | | | | | 16-11000951 | 28 | C | 2,000 | 11/17/16 | | | | | | | |
| PAINT & | 3AVERAGE | 100 | 3.00 | | | | | 11-06000185 | 96 | C | 11,000 | 06/06/11 | | | | | | | |
| HTG & | 8HEAT & | 100 | 10.0 | | | | | 10-07000209 | 61 | C | 46,575 | 07/27/10 | | | | | | | |
| BATH TILE | 4FLOOR & | 100 | 1.00 | | | | | 04-11001048 | 96 | C | 17,466 | 01/04/05 | | | | | | | |
| ELECTRICA | 3AVERAGE | 100 | 8.00 | | | | | BUILDING NOTES | | | | | | | | | | | |
| CATEGORY | UNITS | | | | | | | | | | | | | | | | | | |
| Wall Height | 0.00 | | | | | | | | | | | | | | | | | | |
| PARTY WALL | 0.00 | | | | | | | | | | | | | | | | | | |
| FIXTURES | 10.00 | | | | | | | | | | | | | | | | | | |
| STORIES | 2.00 | | | | | | | | | | | | | | | | | | |
| LIVING UNITS | 0.00 | | | | | | | | | | | | | | | | | | |
| TOTAL LIVING UNITS | 0 | | | | | | | | | | | | | | | | | | |
| DEPRECIATION ADJ | ADJ | | | | | | | | | | | | | | | | | | |
| EXTERNAL OBSOLESCENCE | 0.0000 | | | | | | | | | | | | | | | | | | |
| EXTERNAL OBSOLESCENCE | 0.0000 | | | | | | | | | | | | | | | | | | |
| OTHER | 0.0000 | | | | | | | | | | | | | | | | | | |
| TYPE | QU | HX/NHX | | | | | | | | | | | | | | | | | |
| 30 | 02 | 0.00% | | | | | | | | | | | | | | | | | |
| RCND | YB | EA | | | | | | | | | | | | | | | | | |
| 427491 | 1948 | 34 | | | | | | | | | | | | | | | | | |
| SAR | AREA | % B | EFF. AREA | | | | | | | | | | | | | | | | |
| BAS | 3,620 | 100 | 3,620 | | | | | | | | | | | | | | | | |
| OPF | 50 | 30 | 15 | | | | | | | | | | | | | | | | |
| OPF | 72 | 30 | 22 | | | | | | | | | | | | | | | | |
| USB | 3,148 | 90 | 2,833 | | | | | | | | | | | | | | | | |
| | | 6,890 | 6,490 | | | | | | | | | | | | | | | | |
| TAXING DISTRICT | SP | JUST VALUE/SF | | | | | | | | | | | | | | | | | |
| | | 106.33 | | | | | | | | | | | | | | | | | |
| L | EXTRA | HX/NHX | | | | | | | | | | | | | | | | | |
| N | FEATURE | DESCRIPTION | BD | LEN | WID | UNITS | UNIT VALUE | ADJ UNIT VALUE | BLT YEAR | EFF AGE | BLT | % GOOD | XF VALUE | NOTES | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| L | L | USE | LAND USE | HX/ | R | FRONT | DEPTH | FF | FRNT FT | UNITS | UT | D | DEPTH | SIZE | INFLUENCE | UNIT | ADJ UNIT | LAND | OTHER ADJ |
| T | N | CODE | DSCR | NHX | D | | | T | FACTOR | | TP | T | FACT | FACT | DESCRIPTION | VALUE | VALUE | VALUE | AND NOTES |
| | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | | |
| APPRaisal DATES | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 1/9/2017 | | | | | | | | | | | | | | | | | | | |
| FIELD NUMBER 131 | | | | | | | | | | | | | | | | | | | |
| REVIEW TYPE Permit | | | | | | | | | | | | | | | | | | | |



53

FLORIDA HEIGHTS
LOTS 60, 61, 86 & 87

AMERICAN BAPT CHURCH OF THE
2812 8TH ST N
ST PETERSBURG, FL 33704-2007

2017 07-31-17-28332-000-0600

PRINTED 8/10/2017
BY jarmstrong

801 28TH AVE N, ST PETERSBURG 33704-

Map Id: 5400.0 1.00 1.00 1.00 AREA = 54; NEB = 0

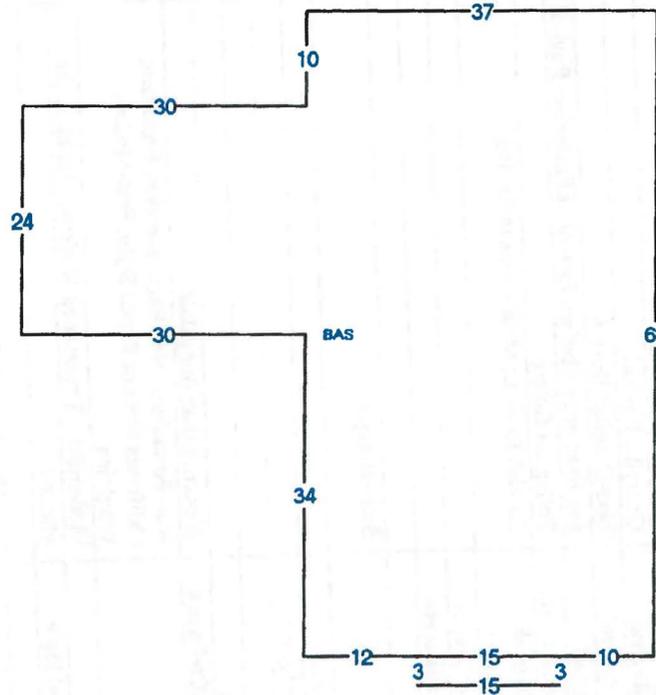
| BUILDING CHARACTERISTICS | | | |
|--------------------------|-------------|-----|------|
| QUALITY | Average | | |
| CATEGORY | TYPE | % | PTS |
| BATH TILE | 2HALF WALL | 100 | 1.00 |
| FOUNDATIO | 2CONTINUOUS | 100 | 3.00 |
| FLOOR | 3WOOD W/O | 100 | 3.00 |
| EXTERIOR | 9CONCRETE | 100 | 19.0 |
| ROOFING | 2GABLE OR | 100 | 7.00 |
| ROOF | 8CLAY TILE | 100 | 10.0 |
| CAB & | 3AVERAGE | 100 | 3.00 |
| FLOOR | 11CARPET | 100 | 6.00 |
| STRUCTURA | 2MASONRY | 100 | 4.00 |
| INTERIOR | 6MASONRY | 100 | 10.0 |
| PAINT & | 3AVERAGE | 100 | 3.00 |
| HTG & | 8HEAT & | 100 | 10.0 |
| ELECTRICA | 3AVERAGE | 100 | 8.00 |

7153 Church, Church School, Church Owned

** VALUE SUBJECT TO CHANGE **

Pinellas County Property Appraiser Office

| VALUE SUMMARY | |
|---------------------------|-----------|
| PRIOR JUST MARKET VALUE | 1,088,207 |
| CURRENT JUST MARKET VALUE | 1,063,686 |
| ASSESSED VALUE | 1,063,686 |
| HX/NHX CAP BASE YEAR | 0 |
| TAXABLE VALUE | 0 |
| HX | No |
| % HX | 0.00 |
| TOT EXEMPTIONS VALUE | 1,063,686 |



| CATEGORY | UNITS |
|-----------------------|--------|
| Wall Height | 0.00 |
| PARTY WALL | 0.00 |
| FIXTURES | 6.00 |
| STORIES | 1.00 |
| LIVING UNITS | 0.00 |
| TOTAL LIVING UNITS | 0 |
| DEPRECIATION ADJ | ADJ |
| EXTERNAL OBSOLESCENCE | 0.0000 |
| EXTERNAL OBSOLESCENCE | 0.0000 |
| OTHER | 0.0000 |

| TYPE | QU | HX/NHX |
|--------|------|--------|
| 39 | 02 | 0.00% |
| RCND | YB | EA |
| 176641 | 1948 | 34 |

| SAR | AREA | % B | EFF. AREA |
|-----|-------|-----|-----------|
| BAS | 3,236 | 100 | 3,236 |
| OPF | 45 | 30 | 14 |
| | 3,281 | | 3,250 |

BUILDING: 1

| L | OFFICIAL | OFFICIAL | DATE OF | INSTR | Q | V | REASON | SALES | M | SELLER | BUYER | SALES |
|---|----------|----------|-----------|-------|---|---|--------|-------|---|------------------|------------------|-------|
| N | BOOK | PAGE | SALE | | U | I | | PRICE | | | | NOTE |
| 1 | 04520 | 1098 | 3/11/1977 | | | | | | N | AMERICAN BAPTIST | AMERICAN BAPTIST | |

TAXING DISTRICT EP JUST VALUE/SF 106.33

| L | EXTRA | DESCRIPTION | HX/ | LEN | WID | UNITS | UNIT | ADJ UNIT | BLT | EFF | % | XF | NOTES |
|---|---------|-------------|-----|-----|-----|----------|-------|----------|------|-----|------|--------|-------|
| N | FEATURE | | NHX | | | | VALUE | VALUE | YEAR | AGE | GOOD | VALUE | |
| 1 | 2301 | ASPHALT | 0.0 | 0 | 0 | 5,750.00 | 1.75 | 1.75 | 9 | 9 | 100 | 10,063 | 23SP |
| 2 | 2801 | FENCE | 0.0 | 0 | 0 | 300.00 | 12.00 | 12.00 | 2016 | 1 | 2017 | 3,600 | |

| L | USE | LAND USE | HX/ | R | FRONT | DEPTH | FF | FRNT FT | UNITS | UT | D | DEPTH | SIZE | INFLUENCE | UNIT | ADJ UNIT | LAND | OTHER ADJ |
|---|-----|----------|----------|-----|--------|-------|----|---------|--------|----|-----|-------|------|-------------|----------|----------|---------|-----------|
| T | N | CODE | DSCR | D | | | T | FACTOR | | TP | T | FACT | FACT | DESCRIPTION | VALUE | VALUE | VALUE | AND NOTES |
| C | 1 | 71 | CHURCHES | 0.0 | 100.00 | 127.0 | | 100.00 | 100.00 | FF | 130 | 0.99 | 1.00 | | 3,200.00 | 3,168.00 | 316,800 | 16 UT LV |
| C | 2 | 71 | CHURCHES | 0.0 | 100.00 | 127.0 | | 100.00 | 100.00 | FF | 130 | 0.99 | 1.00 | | 3,200.00 | 3,168.00 | 316,800 | 16 UT LV |

NOTES

APPRAISAL DATES

| | |
|--------------|----------|
| REVIEW DATE | 1/9/2017 |
| FIELD NUMBER | 131 |
| REVIEW TYPE | Permit |

2

American Baptist Church
of the Beatitudes



2812-8th Street North

GENERAL GEOGRAPHIC INFORMATION

2812-8th Street North
ADDRESS

HISTORIC ADDRESS: 801- 28th Avenue North

HOUSE NAME: Grace Evangelical Lutheran Church

YEAR AND COUNTY BUILT: 1928, Pinellas County.

ARCHITECT: No architect has been found.

LEGAL DESCRIPTION (SHORT): unknown

NEIGHBORHOOD: Crescent Heights

in St-Petersburg

THINGS TO DO - SHOPS TO KNOW



GRACE EVANGELICAL LUTHERAN CHURCH — Grace Evangelical Lutheran church, 801 Twenty-eighth avenue north, will observe its eighth anniversary Sunday. It is one of the prettiest churches in St. Petersburg, with its Spanish mission type architectural design and pleasing colors. The Rev. R. C. Steinbach is pastor.

Grace Lutheran Dedicated Eight Years Ago This Month

By LILLIAN BLACKSTONE
Observance of the eighth anniversary of Grace Evangelical Lutheran church Sunday recalls a day early in September, 1927, when a group of Lutherans met in the old Presidents' union room in the city hall to lay foundations for what today is a thriving church.

At that time the Rev. R. C. Steinbach, present pastor of the church, was making a survey to see if a mission of the Florida synod could not be established here. Early services were held at the Masonic temple and visitors became so interested they organized a tourist society and presented playlets and other entertainments in order to build up sufficient funds for a church.

The mission group became known as the English Lutheran church but when the church was incorporated May 15, 1928, members changed the name to Grace Lutheran church. The name "Grace" was selected in order to emphasize the doctrinal basis of salvation obtained by grace through faith in Christ, and to distinguish it from the trend of unionism, modernism and general denial of the basic doctrines of the church.

With enthusiasm everything is possible, so within a short time the group of worshippers purchased two lots, raised sufficient funds to build, and broke ground in July, 1928. The following December the cornerstone was laid, and in February, 1929, just eight years ago, the church was dedicated.

Grace Lutheran church, 801 Twenty-eighth avenue north, is considered one of the most attractive edifices in St. Petersburg. It is of Spanish mission type architecture and was con-

with exterior of buff-colored stucco. Inside, the woodwork and exposed rafters are of antique gray, and the walls of white cement. There is a balcony overlooking the auditorium, and the windows are of amber-colored glass. The altar, pulpit, benches and pews were made in St. Petersburg, and there are accommodations for more than 200 worshippers.

The church auditorium is separated from the Sunday school wing by doors which may be opened wide, thus converting almost the entire church into one huge room. There is a pastor's study, parlors and kitchen, thus making a very complete church for both pastor and workers.

The Rev. R. C. Steinbach has been pastor of the church since the beginning and in that time has had the gratification of seeing the membership increase and

the church indebtedness reduced to \$2,500.

Within the church membership is an active Ladies' Aid society, a Sunday School Teachers' association, and Junior Walthor league. A men's choir has been organized, and Mrs. Steinbach, wife of the pastor, is organist.

The church is the only Lutheran group in the city identified with the Missouri synod. The pastor is a graduate of Concordia Institute, Bronxville, N. Y., and Concordia Theological seminary, Springfield, Ill. Prior to coming here he was supply pastor in Lakeland and secretary of the Florida conference of the Missouri synod. He and his family live at 718 Twenty-eighth avenue north.

GRACE LUTHERAN
The eighth anniversary of Grace Lutheran church, 801 Twenty-eighth avenue north, will be celebrated Sunday with the pastor, the Rev. R. C. Steinbach, preaching in the morning at 10:30 o'clock on "Our Eighth Anniversary." Special music will be furnished by Miss Benrice Dyke, soprano, who will sing Little's "How Beautiful Are Thy Dwellings." The entire Sunday school will sing the anthem, "Come Join in Our Festival Song."

In the evening at 7:45 o'clock the pastor will preach on "Living for Him Who Died Freely for Me." Tuesday evening a birthday party will be held at the church at 8 o'clock to celebrate the anniversary in a social way.

UNITY
"How to Know and Know That You Know" will be the sermon topic of Dr. J. W. Young Sunday morning at 11 o'clock at the Unity church, 846 Fifth avenue south. Music is in charge of Mrs. Eugenia Cintura and the soloist will be Mrs. Elwood Grosbeck.

KODAK
HEADQUARTERS
Films Developing Projection Room

ROBISON'S CAMERA SHOP
410 Central Phell Hotel Bldg.

PURE FLORIDA HONEY, 5-lb. Can 50c
This ad worth 5c on above. We also have Sage, Clover, Orange Blossom, Tangelo, Falmilla, Hardwood and Clover Comb Honey.
THE HONEY HUT
3140 CENTRAL AVENUE

COCONUT LAMPS \$1.98
ORIENTAL ARTS CO.
21 THIRD ST. NO. 60c
Gambise Alligator Belts

MUNICIPAL SPA POOL AND SOLARIUM
OPEN DAILY
2nd Ave. No. at the Bay

ST. PETERSBURG

Children's...
Saturday...
U. S. N. Y. W. I. C. L. P. Center...
p. m.

TOURIST
Open Air Forum...
Williams park.

ST. PETERSBURG EPISCOPAL
Services Sunday...
omew's Episcopal...
view (Twenty...
south at Nineteenth...
be as follows: Holy...
8 a. m.; church...
Holy Communion...
"The Thirsty Man"...
a. m. On Ash Wed...
will be Holy Comm...
a. m. The Rev. W. C...
ble is priest in charge.

CHURCH OF THE NAZARENE
The Rev. Martha...
evangelist from Low...
will be guest speaker...
ning at 7:30 o'clock at...
of the Nazarene, 921 N...
north. There will be...
ion service at 10:30...
charge of the Rev. W...
pastor. A prayer meet...
held Wednesday even...
o'clock.

HEALTH
Natural Food...
alkaline...
(1) Disinfect...
(2) Disinfect...
(3) Disinfect...
Send for FREE...
the Cause of...
"Disinfection...
BRINKLER INST
453 Ocean Dr. Dept. 6, Miami

See the PEACOCK At Sevilla
Follow the Yellow &

Safety Harbor
SAFETY...
Overlooking...
most popular food and...
menus at moderate...
A. L. MANNING, M...
A UNIT OF FLORIDA'S F...

PRINCESS MA
Dining Room—Boys...
Cocktail Lounge...
most popular food and...
menus at moderate...
A. L. MANNING, M...

seen...
general...
access...
is...
resorth...
and...
Mc...
the...
A...
by...
sec...
one...
rida...
lies...
the...
on...
and...
Mc...
urch...
oyd...
n...
a...
ck...
le's...
n...
pa...
on...
5:30...
cup...
ck...
l...
be...
under...
oyd...
oys...
e...
11...
of...
ort...
sent...
tion...
at...
391...
lod...
with...
ling...
me...
ool...
lod...
as...
the...
r...
of...
ry...
t...
of...
ch...
and...
ing...
the...
ool...
lod...
as...
the...
r...
of...
ry...
t...
of...
ch...
and...
ing...
the...
ool...
lod...
as...
the...
r...

American Baptist Church of the Beatitudes

Where the location of the American Baptist Church of the Beatitudes is now located actually began as a church with a different name. In 1928 the Grace Evangelist Lutheran Church is built on two lots and opens during 1929 for services. Its location is listed as "the NW corner of 28th Ave and 8th Street North" within the subdivision of Florida Heights. The newspaper article on the preceding page describes its origin and founders, as well as its architecture and deems it "one of St. Petersburg's most attractive edifices"

| | | | | |
|-------------------------------|---------------------------|---------------------------------|----------------------------|-----------|
| DATE 7/26/28 | ELECTRICAL PER. No. 12451 | DATE 9/25/28 | PLUMBING PER. No. 1139 | DATE 7/28 |
| OWNER Grace Lutheran Church | CONTRACTOR Brown | OWNER | CONTRACTOR Jamis & Jenkins | |
| OPENINGS- 41 | 3- W.S. | FIXTURES- 2-closets 1-sink | 3- lav. | |
| B & P #3097 | 12/4/28 | | | |
| #12431-9/26/28-Grace Ev L Ch | | | | |
| Brown-1br; 17aw; 3 br; 2p-2ws | | | | |
| OK 1/21/29-3908-EP 26028. | | O. K. DATE 10/5/28 | | |
| FIXTURE PER. No. 3348 | DATE | #6184 - 12/27/48 - Grace Church | | |
| OWNER | | C.M.Hancock - 2-closets 1-sink | | |
| CONTRACTOR Bigby | | 2-lavatories. | | |
| CERTIFICATE No. 890-B | DATE 1/21/29 | #14274 - 11/13/50 - Grace | | |
| ISSUED TO- Power Co. | | Church - C.M.Hancock - 2-clo- | | |
| | | sets 2-lavatories 1-drinking | | |
| | | fountain | | |
| | | #38683 - 8/3/54 - E.W.Leake | | |
| | | Ray Plbg. -1-drinking fountai | | |
| | | 1-lavatory | | |
| GAS PERMIT No. 5712 | DATE 1/28 | SEWER PER. No. 1141 | DATE 1/28 | |
| OWNER | | OWNER | | |
| CONTRACTOR Jamis & Jenkins | | CONTRACTOR Jamis & Jenkins | | |
| FIXTURES 1- range | | O. K. DATE 11/25/28 | | |
| 3-heaters | | #1517 - 12/27/48 - Grace Chur | | |
| #2137 - 2/1/49 - Grace Church | | ch - C.M.Hancock | | |
| C.M.Hancock - 5-sp.heaters | | | | |
| move meter | | SEPTIC TANK PER. No. | DATE | |
| | | OWNER | | |
| CERTIFICATE No. 2611 | DATE 10/6/28 | CONTRACTOR | | |
| ISSUED TO- Rev. Steinbach | | O. K. DATE | | |
| 3527 - 8/3/54 - Leake - | | | | |
| Ray - move meter | | | | |

During 1933 its address is listed as 801-28 Ave. North. In 1954 a nursery is added and in 1957 various improvements are made, although in 1960 the Grace Evangelist Church closes.

52' (Type C) L. J. Geer, Contractor - meter
 #7565A-D - 7/26/54 - \$3250 #716C - 11/22/50 - L. J. Geer
 Owner Grace Lutheran Church - Mitchell - 14c Saw 10p 2b
 Nursery addition to church #1770E - 8-16-54 - E. W. Leake
 (24' x 24') (Type V) E. W. Leake (Grace Church) - Conover-Hobbs
 Leake, Contractor 5c 6w 12p

GAS
 #548 B - 7/12/56 - Lutheran Church
 Cent. Hickson - correct violation.

INSTALLATION
 #5942A-12/4/58-Grace Lutheran Ch.
 St. Pate Htg. & A/C - 50,000 BTU.
 Coleman in assembly room - 55 gal.
 drum on stand - Thilman

| Card # | FLORIDA HEIGHTS | 86 & 87 | BOOK 53716 |
|---|--|--|------------|
| BUILDING 2812 - 2 St No. F-16 Location 2812 20th Avenue North #33157A-D - 8/22/57 - \$400 Owner Grace Lutheran Church - Roof over patio (10' x 20') (Type V) #85197A-B2 - 4/24/63 - \$1100 Owner Grace Lutheran Church - Remove old roof and reroof existing building Class A (Type V) Hite Way Roofing, Contractor #B-2582-R3 - 6/26/67 - \$850 Owner American Baptist Church - Erect Baptistry addition to exist- ing Church (Type V) By Owner B/A - 8/18/72 - Granted - to operate a Nursery School for 2 years. (#5) Special Exception. B/A - 6/21/74 - Granted - continua- tion of Day Care Center for 2 year (#3) (OVER OVER) | ELECTRICAL Beatitudes #1739E-10-24-58-Grace Lutheran Ch. Wallis Elec. - 1c 3p #9989H - 2/3/66 - American B.Ch. Brinson Elec. - 2sw 2p 1-bulletin board 1-flood light #E8414 - 4/4/68 - Am. B.C. F & M Elec. - 260amp 1-meter (2) 10-HP motors (1) 1 1/2-HP (1) 2-HP (4) 3/4-HP (OVER OVER) | PLUMBING #P1337 - 6/29/67 - Am. Baptist Ch. Pasadena Plbg. - piping for baptistry #P1887E- 3/9/84- Irving Roussell Pasadena Plumbing Inc- 3-lab-1- ueinal- relocate 2-w/c - 1-new w/c 1-dlb check vacuum breaker (GL/tmm) | |
| | INSTALLATION #M3128 - 3/27/68 - Am. Baptist Ch. R.V. Money - Ducts (Chilled water) M6-06111-7-1-86-Sganley A. Marton Marton Sheet Metal, Inc - instal 1 kitchen hood - YIW M606313, 7/10/86, Amer. Baptist Reliable Fire Equipmnt., in- stall. fire propection in - hood., 15# pyro chem. dry chem. Sea/ | GAS #G597A - 1/22/73 - American Baptis Church - Jerry's Gas Appliances- Replace 1-wall heater Nat Gas G6-06574-7-22-86-American Baptist Church - Batton Plbg - misc auto shut off for fire system - YIW | |
| | SEWER #P1887E- 3/9/84- Irving Roussell Pasadena Plumbing Inc- sewer conn fee \$225.00 (1-wv)(GL/tmm)paid | SEPTIC TANK | |

On Sunday February 26th 1961 the American Baptist Church of the Beatitudes opened. "Beatitudes" meaning blessings of God. Additional various improvements are made over the next several years.

| BUILDING | ELECTRICAL |
|--|---|
| #40466-R3 - 5/14/76 - \$2400 Owner. Church of the Beatitudes -Re- place 14 st casement windows with s.h. aluminum- replace two split 5' concrete lintols with poured in place with six #5 (Type V) David M Slater Const., Contr (2812 - 8 St No) | #E2501J- 4/27/84- American Baptist Church of Beatitudes- Ed's Elec- gan light recept 3-cir- 2-bath fans- total 3-cir (2812- 8 St No) |
| #68740-RS75- 12/26/79- \$5800 Owner American Baptist Church (Murphy)) Reroof church- remove gravel roof and install new 5 ply gravel roof with new fla metal (Type V) Alfa Roof Repairs, Contr (2812- 8 St No) | #E3463J-7/31/84- American Baptist Church of the Beatitudes- C L Day Elect Contr- Add 5 exist lights connect all exit lites to disconnect ahead of main bldg disconnect(2812- 8 St No) (gl/tmm) |
| #1142-RS-75-3/5/84- \$36,000.00 Owner American Baptist Ch.- new lobby w/decorative masonry wall 19'8"x30'4" (relocate 2 w. c., 1 new w.c.)(Type V) Krebs Constr. Co..Contr. (JK/mb) Check List #184 | |

#1142- C.O. APPROVED 7/17/84

In 1978 the address is changed and recorded as 2812-8th Street North.



The church embraces a Multi-Cultural inclusion. The congregation's ethnic diversity includes Euro-Americans, Hispanics, Afro-Americans, Indonesians and Native American. The Church of the Beatitudes continues to develop worship experiences to meet the varied needs of the congregation. Our Sunday worship experience offers two services in English and one in Spanish.

The family outreach and commitment is to serve grandparents, parents, singles, youth and children. The church's beginnings were rooted in a strong relationship with The Palms Retirement Community. That commitment to the senior community continues today throughout the neighborhood. Involvement with the neighborhood includes providing the local voting poll location, Crescent Heights Neighborhood Association meetings, various food drives and clean up projects are assisted with. At the same time, the church has purchased a new playground and has built Skate ramps for the children and youth. Our Christian education program involves all generations at the same time.

Philip Miller-Evans, Pastor

City Directory, 1927-2000

http://www.churchofbeatitudes.org/index_files/page0001.htm

St. Petersburg City Library archived microfilm, St. Petersburg Times Saturday February 6th, 1937

18.50
812.00
830.50
Corporate Warranty Deed

This Indenture, made, April 12, 2012 A.D.

Between
American Baptist Church of the Beatitudes, whose post office address is: 2812
8th St. N. St. Petersburg, FL 33704, a corporation existing under the laws of the
State of Florida, Grantor and Charles C. Sims and Annette Sims, husband and
wife, whose post office address is:
P.O. Box 7220, St. Petersburg, FL 33734, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand
paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the
following described land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

Lot 88, FLORIDA HEIGHTS, a subdivision according to the plat thereof recorded at Plat Book 4, Page 51,
in the Public Records of Pinellas County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 07-31-17-28332-000-0000

And the said Grantor does 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 Grantor has caused this instrument to be executed in its name by its duly authorized officer
and caused its corporate seal to be affixed the day and year first above written.

American Baptist Church of the Beatitudes

Signed and Sealed in Our Presence:

By: Edwin Young
Edwin Young, its Moderator

By: Louise Baxter
Louise Baxter, its Vice Moderator

Jane A. Forbes
Witness Printed Name: JANE A. FORBES

Aimee M. Gordon
Witness Printed Name: Aimee M. Gordon

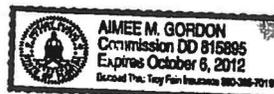
State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this April 12, 2012, by Edwin Young, Moderator and Louise Baxter,
Vice Moderator of American Baptist Church of the Beatitudes, A corporation existing under the laws of the State of Florida.
He/She is personally known to me or has produced a driver's license as identification.

Aimee M. Gordon (Seal)
Notary Public
Notary Printed Name:

My Commission Expires::

Prepared by:
Aimee M. Gordon, an employee of
Sun Title Insurance Agency, Inc.,
3179 4th Street North
St. Petersburg, Florida 33704



File Number: 1211611

AMERICAN BAPTIST CHURCH OF THE BEATITUDES

2912 Eighth Street North
St. Petersburg, Florida 33704-2007
Phone: 727-822-7178
Fax: 727-822-0454
Email: office@churchofbeatitudes.org
www.churchofbeatitudes.org



To Whom It May Concern:

On January 29, 2012, the congregation of the American Baptist Church of the Beatitudes met to consider the possible sale of 819 28th Avenue N, St. Petersburg, Florida. As required by the Bylaws of the Church, notice for the meeting had been given two weeks in advance and a quorum of 25 percent of the membership was present. At the meeting, the following motion was approved:

The congregation of the American Baptist Church of the Beatitudes approves the sale of the property 819 28th Avenue N, known as the Church House.

On February 24, 2012, the Trustees received an offer from Annette and Charles Sims to purchase the Church House. On February 28, 2012, after due deliberation, the Trustees voted to accept the offer from the Sims, as authorized by the congregation. In this vote, Charles Sims, who is treasurer of the Church, abstained. The Trustees also designated Edwin Young, Moderator, and Louise Baxter, Vice Moderator, to sign the purchase contract and to sign for the Church at closing.

Edwin Young 2/28/2012 Louise Baxter 2/28/12
Edwin Young Date Louise Baxter Date
Moderator Vice Moderator

Shannon Sego 2/28/2012 Ian Miller-Evans 2/28/12
Shannon Sego Date Ian Miller-Evans Date
Clerk Financial Secretary

Mildred Sanderson 2-28-12
Mildred Sanderson Date
Associate Treasurer

40 Rec 6.20 1977
41 30
42 56
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60

77037231
FEE SIMPLE DEED

D.R. 4520 PAGE 1098

THIS INDEMTURE made the 9th day of March A.D. 1977 by The American Baptist Home Mission Society, a New York Corporation, hereinafter called the grantor, to AMERICAN BAPTIST CHURCH OF THE BEATITUDES OF ST. PETERSBURG, FLORIDA, INC., whose post office address is 2812 Eighth Street North, St. Petersburg, Florida 33704, hereinafter called the grantee:

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases and transfers unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

Lots 60, 61, 86 and 87, Florida Heights, according to plat thereof recorded in plat book 4, page 52, Public Records of Pinellas County, Florida,

Provided however, and this conveyance is made subject to and upon the express conditions that, First: In case fellowship is withdrawn from the grantee by THE AMERICAN BAPTIST HOME MISSION SOCIETY, or the American Baptist Churches in the USA or the grantee withdraws from fellowship with said Society or the American Baptist Churches in the USA or ceases to contribute to the work of the American Baptist Churches in the USA; or Second: In case the present church building, occupied by the grantee herein, located at St. Petersburg, Florida, shall be used for any other purpose than the grantee's place of public worship in accordance with the principles of the American Baptist Churches in the USA; or Third: In case the grantee shall fail to hold upon such premises such regular weekly religious services for the promulgation of the Baptist faith as are customarily held by Baptist churches, subject, however, to temporary suspensions thereof because of public calamity, fire or any similar emergency; then and in the above events, the title to said properties shall revert to and vest in the said THE AMERICAN BAPTIST HOME MISSION SOCIETY, and its successors assigns.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same is fee simple forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and year above written.

Attest: Richard M. Jones
Secretary
(Corporate Seal)

THE AMERICAN BAPTIST HOME MISSION SOCIETY
By: Thomas S. Gue
Treasurer

Prepared By and Return to: I. W. Williams, Esquire of WILLIAMS & MILTON, P.O. Box 13517, St. Petersburg, Florida 33733

MAR 11 6 55 PM '77
RECORDED
INDEXED
FEB 11 1977

100
00
00
11

17

From Worldwide Faith News <wfn@igc.org>

Date Thu, 17 Apr 2003 13:26:05 -0700

Ministries, Dies

American Baptist News Service (Valley Forge, Pa. 4/17/03)--Matthew Giuffrida, a longtime leader in refugee resettlement and interfaith work for American Baptist National Ministries, died yesterday in St. Petersburg, Fla. He was 77.

Giuffrida, who served as director of National Ministries' Direct Human Services program and was a commissioned American Baptist home missionary, retired in 1993 after 38 years of service.

Beginning in 1959 Giuffrida directed National Ministries' Office of Refugee and Immigration Services. Under his guidance the denomination's refugee program over the years led all Protestant denominations cooperating with Church World Service's refugee resettlement office.

As of December 2002, the number of refugees resettled by American Baptists since the end of World War II was 89,223.

In addition to Giuffrida's work with refugee resettlement, he represented American Baptists in interfaith arenas; worked to establish options for American Baptists seeking alternative military service; coordinated the denomination's home mission volunteer program; and administered American Baptist National Disaster Response funds in the U.S. and Puerto Rico.

At the time of his retirement Giuffrida chaired the Church World Service Immigration and Refugee Program Committee and the Christian-Jewish Relations Committee of the National Council of Churches, as well as the World Council of Churches' U.S. Ecumenical Resource Sharing Committee. He also had served as a member of the Board of Heifer Project International

Following service in the U.S. Combat Engineers in World War II, Giuffrida studied international relations at Clark University in Worcester, Mass. Upon receiving his bachelor of arts degree, he joined the staff of the Woman's American Baptist Home Mission Society (now part of National Ministries) as field representative of the refugee program.

Commenting on Giuffrida's contributions to American Baptist life, National Ministries Executive Director Dr. Aidsand F. Wright-Riggins III said, "Matthew Giuffrida served as an American Baptist home missionary with passion and compassion for those forced to flee home and homeland. The remarkable refugee resettlement ministry of our denomination can be traced directly to his tireless efforts to provide a safe haven and hope for those who had lost all hope. If anyone can be called a "Baptist Saint," it is Matthew Giuffrida. We will honor his life by continuing the legacy he has given us."

A memorial service will be held May 10 at 1 p.m. at The American Baptist Church of the Beatitudes, 2812 8th Street, N., St. Petersburg, Fla.

Narrative

Introduction

The residents of Crescent Heights Neighborhood often gather for various social events. Occasionally, conversation will turn to how fortunate they are to be living in such a great neighborhood and city. The conversation will sometimes reflect back to the initial pioneers and settlers that came after. Their sacrifices and efforts coping with the hardships of weather, health, and no modern conveniences as they forged a community and neighborhood are marveled at. It is with respect to the character, integrity and dreams of the original owners especially and subsequent owners that proceeded that the effort is being made to designate the American Baptist Church of the Beatitudes as a Local Designated Historical Landmark.

Boundary Description

The American Baptist Church of the Beatitudes is located on the NW corner of 28th Avenue and 8th Street North. The property is within the St. Petersburg, Fl. Florida Heights subdivision listing to lots 60, 61, 86, and 87. Parcel # 07/31/17/28322/000/0600. Recorded in the Pinellas County Platt Book 4 page 52. The block and surrounding area is mostly of 1920's-50's intact residential homes consisting of a wide range of architectural styles. Please note that it is only the church sanctuary indicated by lot 86 that is being applied for historical landmark designation. The lot is 50' X 127' (please see the aerial map on the next page).

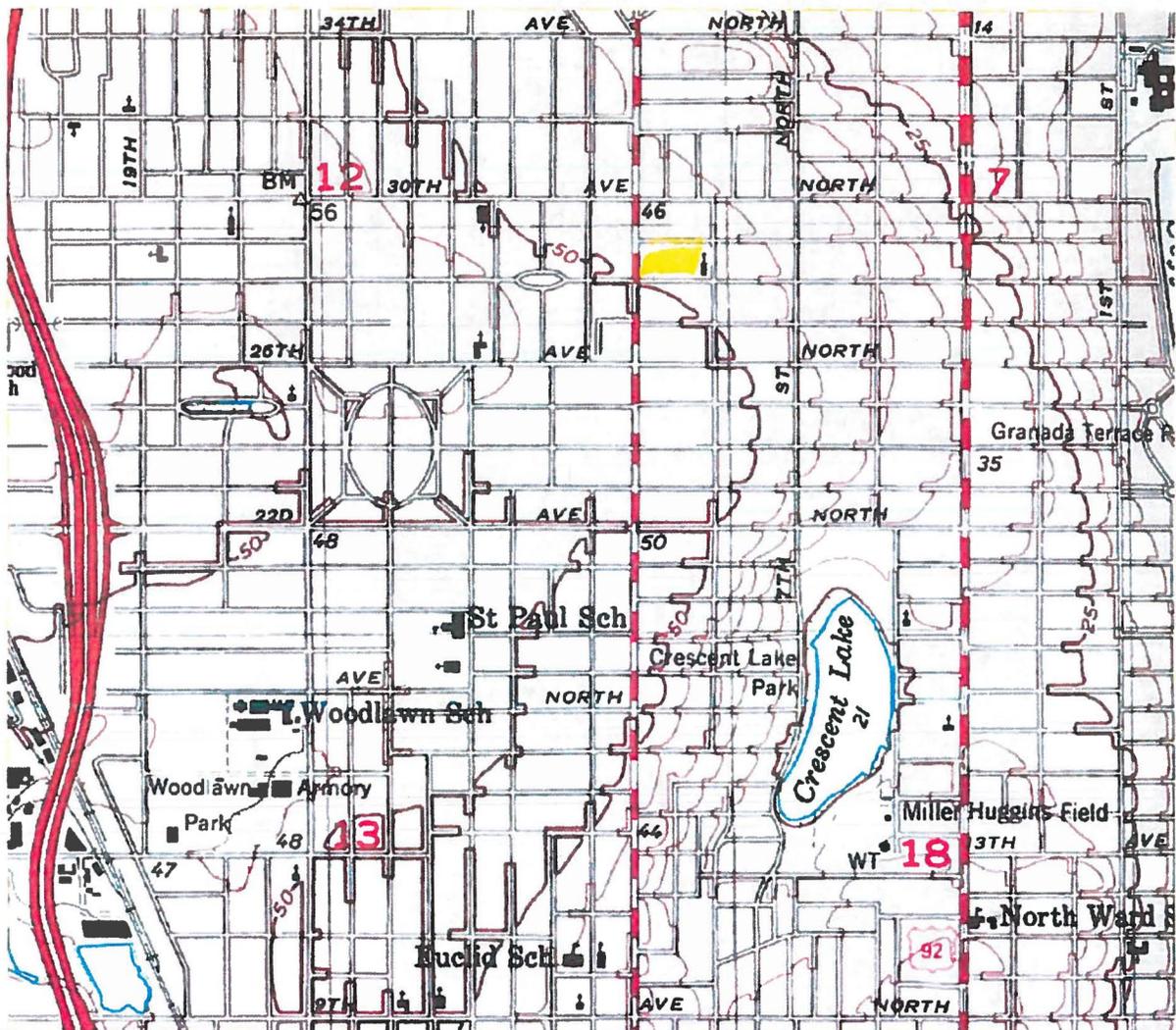
Physical Description

The Florida Heights subdivision is one of the higher elevations in Pinellas county at approximately 48' above sea level (please see the topographic map on the following page). It is mostly a sandy soil that drains well to the east towards Coffee Pot Bayou. Typical surveyed lots are of 50' X 127'. Streets and alleys were granted for public use, with a 3' easement on each side of an alley for utilities. There is a mix of Hexagonal block and formed continuous concrete sidewalks. The streets and alleyways are brick, and granite curbing was included which was typical of the subdivisions in which is now known as the Crescent Heights Neighborhood area and throughout the city at that time. The avenues are of Augusta brick with the alley ways being asphalt paving. Mostly oak, sweet gum, maple, and magnolia trees with some tropical palms are prominent throughout the neighborhood.

The line drawn around the church structure is what is intended for local historic designation.



The area highlighted designates the American Baptist Church of the Beatitudes
2812- 8th Street North.



Property Description

2812-8th Street North

The Grace Evangelic Lutheran Church broke ground during July 1928. The property card indicates that M.B. Welsh, Inc. was the contractor. The structure is an example of Spanish Mission style type of architecture. It is a 2-story structure consisting of hollow tile cement with the exterior being a buff-colored rough texture stucco. There are stained leaded glass windows at the front, east and west sides. The interior is of a high vaulted ceiling with exposed wooden beam rafters. The interior walls are white concrete. There is a balcony that overlooks the auditorium. The alter, pulpit, benches, and pews were made in St. Petersburg. The St. Petersburg Times newspaper on Saturday February 6, 1937 includes an article describing the church as being considered as one of the most attractive edifices in St. Petersburg. During 1933 the address is listed as 801- 28th Avenue North. During 1954 a nursery is added.

Statement of Significance

History

In 1842 the Governor of Florida with the congress declared it open to homesteaders with the "Armed Occupation Act". By 1860-1880 many speculators and land developers began to acquire large holdings throughout Florida. Notably on the lower peninsula of then, Hillsborough county, was Abel Miranda, John C. Williams, Disston Land Co., William H. Wright, Catherine E. Perry, Charles T. Russell, David Griner, Orange Belt Investment Co. and the Lake Butler Villa Co. (which was a subsidiary of the Disston Land Co.) to name just a few of those that are recorded. Please refer to the map of landowners during 1849-1892 seen on page 2, section 18. Note that during the period of 1878 Charles W. Meeker is the landowner of what is now platted as Florida Heights in Pinellas County, St. Petersburg, Fl. These early pioneers bought, sold, and traded land tracts often due to various events. The Civil War, hurricanes and speculation as to if and where the Orange Belt railroad was to be built contributed to these events. Many tracts were inherited by their descendents and often sub divided and sold during several land booms. About 1905 and through to about 1925 two such land booms had taken place. Although, at the time, the area around what is now known as the Crescent Heights Neighborhood was primarily used for citrus groves and some cattle ranching.

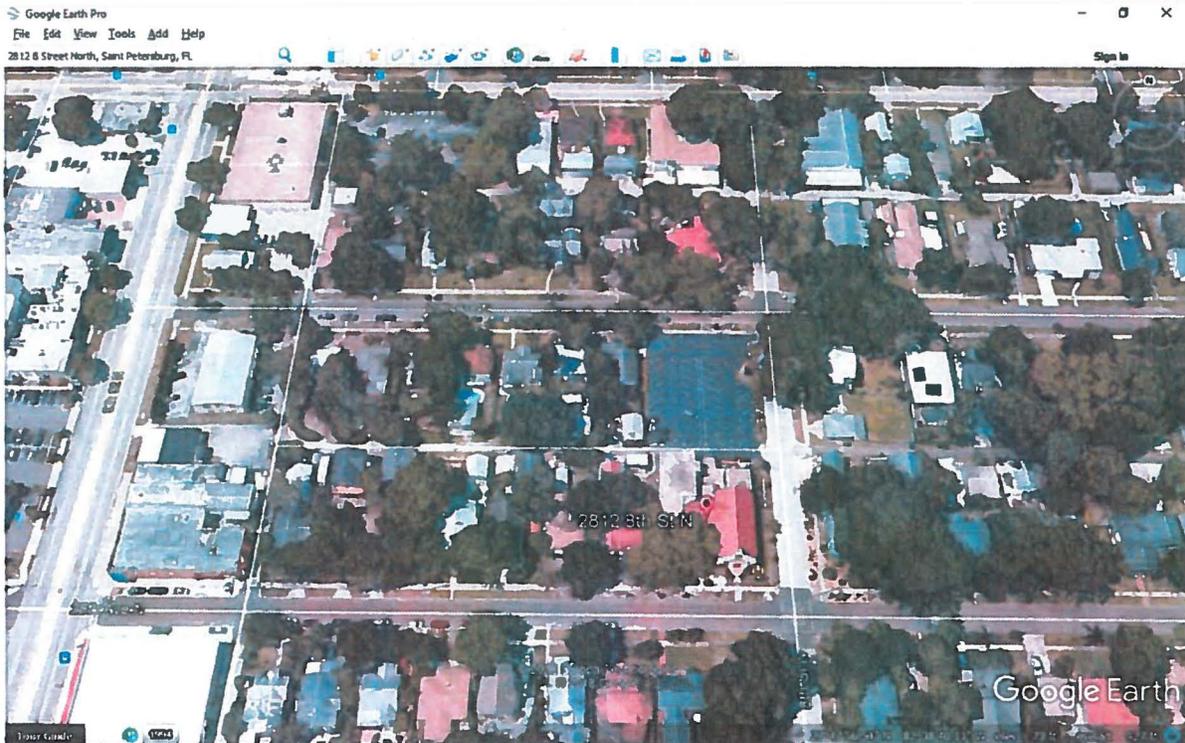
The platted area of Florida Heights was designated in 1917 and was bordered by John's Pass Road to the north (now named as 30th Avenue North), Sewanee avenue to the south (now named as 28th Avenue North), 7th Street North to the east, and Euclid Blvd. to the west (now named Martin Luther King Blvd). Please see the original Florida Heights platted map on the following page.

American Baptist Church of the Beatitudes

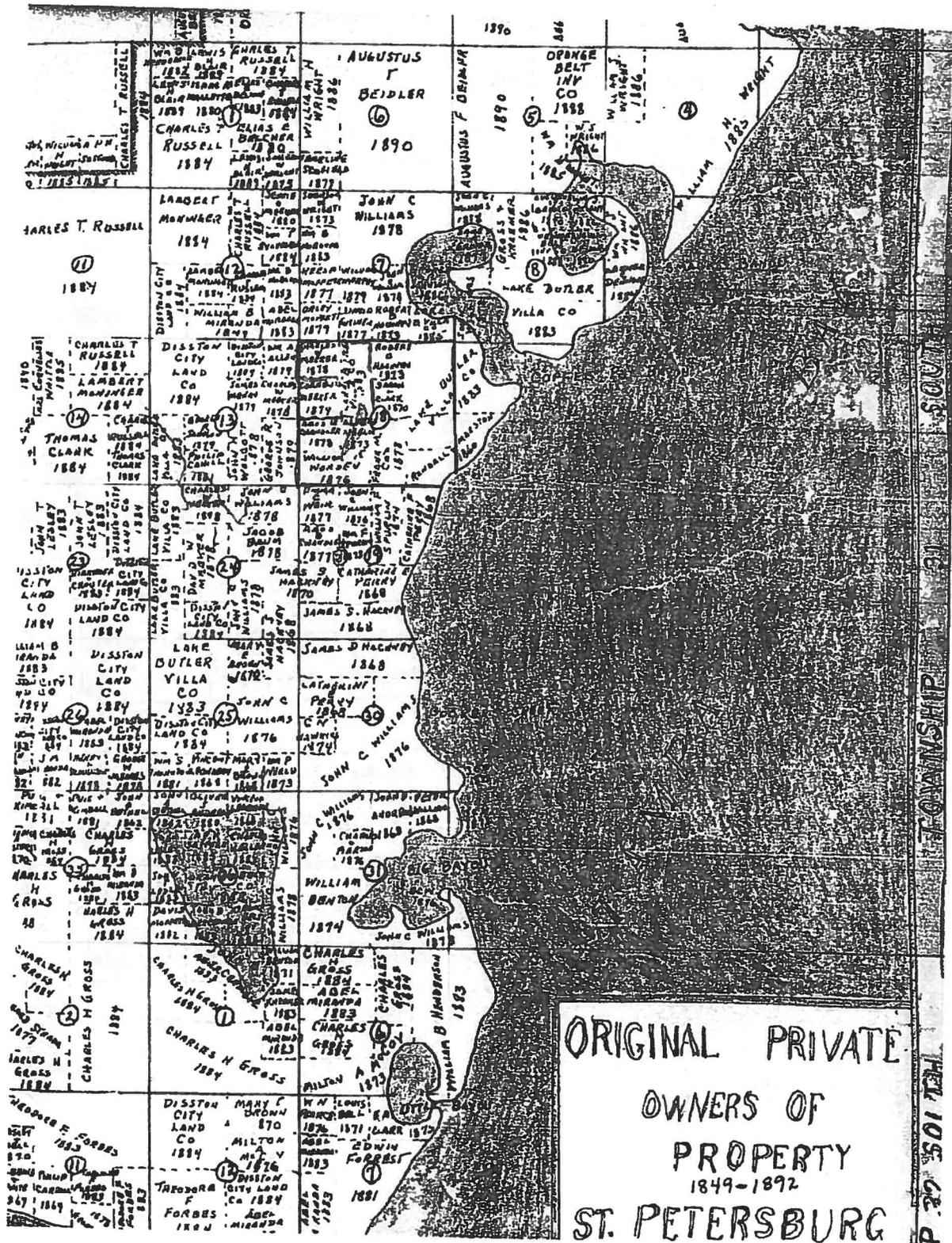
2812-8th Street North St. Petersburg, Fl. 33704

Located on the NW corner of 28th Avenue and 8th Street North in the subdivision of Florida Heights and consist of Lots 60, 61,86 & 87.

Parcel # 07/31/17/28332/000/0600.



CITY OF ST. PETERSBURG
FEB 16 2018
PLANNING & ECONOMIC DEVELOPMENT



ORIGINAL PRIVATE
 OWNERS OF
 PROPERTY
 1849-1892
 ST. PETERSBURG

SECTION 11
 SECTION 12
 SECTION 13
 SECTION 14
 SECTION 15
 SECTION 16
 SECTION 17
 SECTION 18
 SECTION 19
 SECTION 20
 SECTION 21
 SECTION 22
 SECTION 23
 SECTION 24
 SECTION 25
 SECTION 26
 SECTION 27
 SECTION 28
 SECTION 29
 SECTION 30
 SECTION 31
 SECTION 32

57

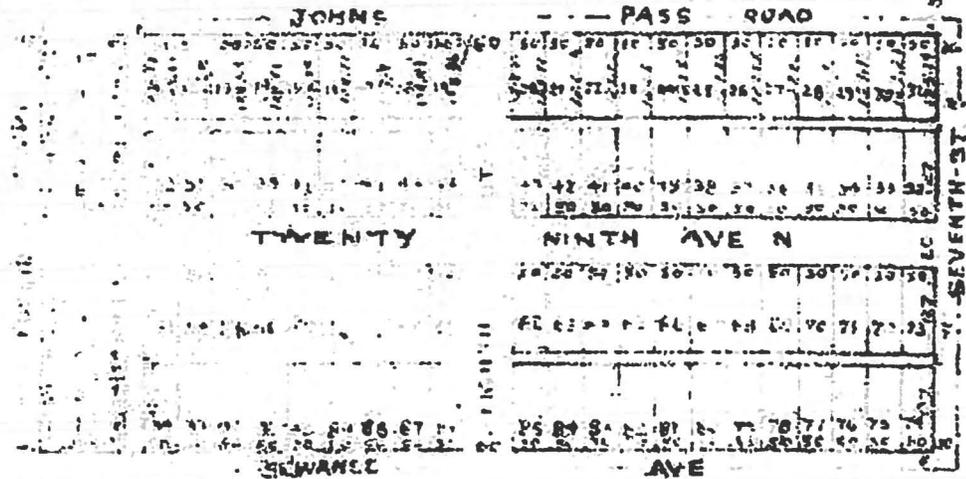
Final Plat 150(317)

FLORIDA HEIGHTS

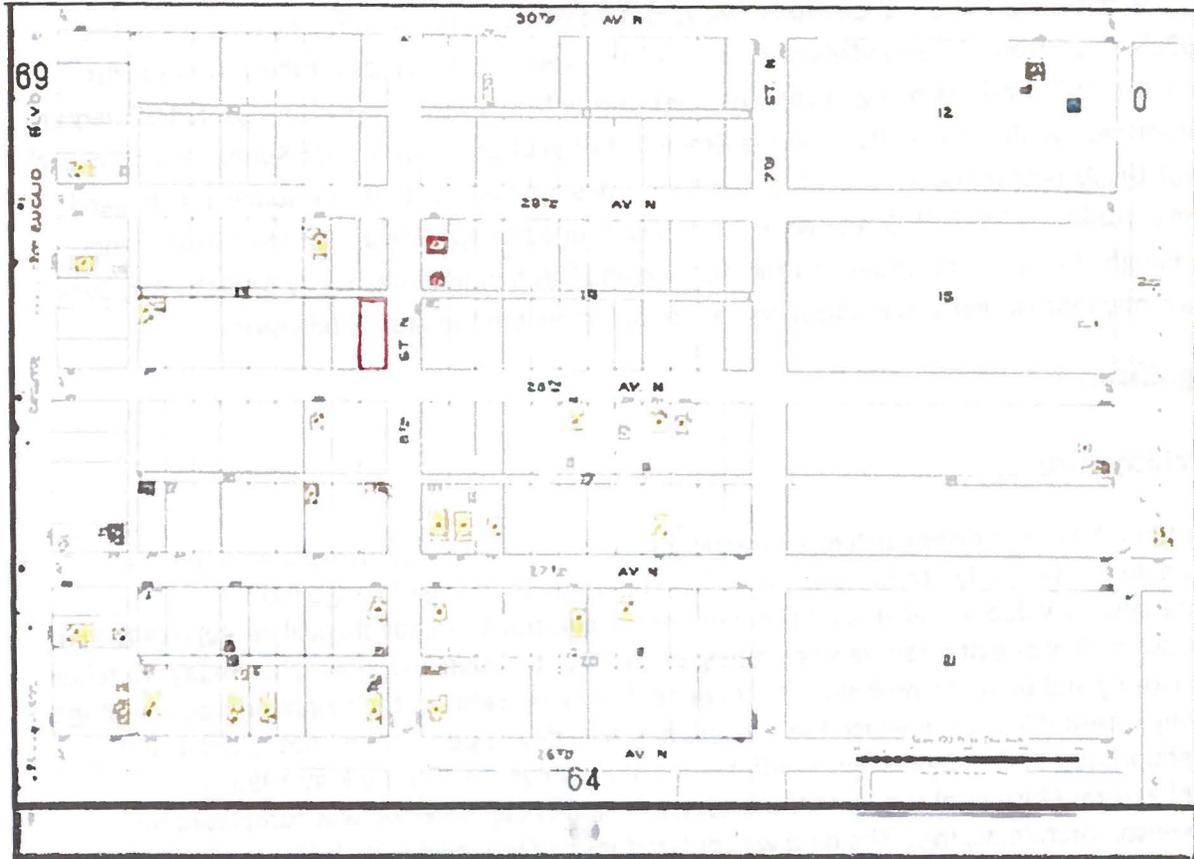
Pinellas Co. Fla.

Being a Subdivision of the N¹/₂ of the NW¹/₄ of the SW¹/₄ of Sec 7 Twp 31 S R 17 E

Junior Surv.



Sanborn Map 1923



As seen in the Sanborn map the Florida Heights subdivision had only a few homes in 1923. The surveyed lots measured mostly 50 x 127. Streets and alleys were granted for public use, with a 3' easement on each side of an alley for utilities. Hexagonal blocks formed the sidewalks, the streets and alleyways were brick, and granite curbing was included which was typical of the subdivisions in which is now known as the Crescent Heights Neighborhood area and throughout the city at that time.

By 1927 a group of Lutherans met in the old presidents union room in city hall to make plans for the building of a church. Temporarily, services were conducted at the Masonic Temple by the Reverend R.C. Steinbach. On May the 28th the group became incorporated and was named as the Grace Lutheran Church. Two lots were purchased in the Florida Heights subdivision at the NW corner of 8th Street and 28th Avenue North and broke ground for construction on July

28th, 1928. In February of 1929 the church was dedicated as The Grace Evangelic Lutheran Church. It's address being 801- 28th Avenue North.

Over the next few decades there were two more land booms resulting with more homes being built in the surrounding subdivisions. Most of the homes in the surrounding area are of the 1920's- 1950's era. The subdivisions built primarily residential homes for the winter tourist with the earlier homes being of various styles. Some have garage apts. Some were built larger for retired, wealthy folks. By 1960 the Grace Lutheran Church closed. On Sunday February 26th 1961 the American Baptist Church of the Beatitudes opened. In 1978 the address is changed and recorded as 2812-8th Street North. It has continued to operate up until to current times. Although, it is currently under contract for sale and is scheduled to close by April the 1st, 2018. Currently more larger and modern homes are being built in the area subdivisions.

Significance

Architecture

The church has the distinguishing characteristics of an Spanish Mission architectural style valuable for the study of a period, method or construction of use of indigenous materials. Its value is a significant reminder of the cultural or archaeological heritage of the city and state. It is one of a very few remaining church's of this style in a time when many churches are closing and being demolished. Its character is an icon defining the neighborhood's heritage during a period in time in which the surrounding area developed into the now established neighborhood of Crescent Heights with homes of a similar era. During May 1996 an architectural / historical survey of the Crescent Heights neighborhood was completed by Stevenson Architects, INC. The data was entered into a Florida Site File (FSF). In their opinion many structures, including the church were potential for inclusion into the National Register of Historic Places.

References:

- 1) Arsenault, Ray, "*St.Petersburg and The Florida Dream*" page 31
- 2) Fuller, Walter, "*St.Petersburg and It's People*" page 84
- 3) Fuller, Walter, "*St.Petersburg and It's People*" page 84
- 4) Arsenault, Ray, "*St.Petersburg and The Florida Dream*" page 137

- 5) **Arsenault, Ray, "St. Petersburg and The Florida Dream" page 137**
- 6) **Grismers, Karl, "The Story of St.Petersburg" page 225**
- 7) **St.Petersburg's Municipal Services Building 7th floor, Engineering**
- 8) **St. Petersburg Times Newspaper article February 6th 1937**
- 9) **Pinellas County Property Appraiser**
- 10) **Stevenson Architects, Inc. Architectural / Historic Survey May 1996**

M. D. Welch, Contractor, Has Built 63 Houses in City in Past Six Months



Where on October 6, only the empty stretch of Palmetto and pine land reached from First Street to Bay Street on Nineteenth Avenue, today there are ten splendid frame and stucco houses of six rooms and bath, each with a double garage which stands as a monument to M. D. Welch, well-known local contractor.

These houses were designed by C. S. Moas and were built for the Ray-Johnson Co.

Mr. Welch came to St. Petersburg two years ago from Rockville, Ind., where he had been associated with his father in the contracting business for a number of years. He had heard much of the land of sunshine and flowers and of the wonderful growth of St. Petersburg and the West Coast and decided that this was the place he wanted to make his future home and where he wanted to become the integral part of the up-building of this vast community. For a short time after coming here, he was associated with C. C. Clarkson, who taught him much about the construction of houses for this climate; how to get the proper ventilation and the proper mix for stucco and plaster in order that they would not crack.

Mr. Welch is not yet 30 years of age but he has made building a life time study. When in

Grammar school, all problems to him meant only figuring roofing and flooring, and other like construction problems. Later he studied geometry and higher mathematics, with the thought always in mind that it would be a great help in figuring plans, when he should go into the building business for himself.

In the last year, the business of this well known contractor has increased approximately 100 per cent and some idea of the work he is doing is carried in the statement that since September 1924 he has completed 63 houses for St. Petersburg. Some of these have been of Spanish design, some Colonial and still others of the bungalow type. He built one Spanish house and one five-room bungalow in Diakon Hill's subdivision for L. L. McMasters; also one Spanish house and one Colonial house in Baybridge Heights for Elton Brown and 17 bungalows for A. R. Ray, located between 25th and 26th streets, and Fifth and Sixth avenues south.

Mr. Welch now has under construction a large stucco apartment house for W. Walker, at the corner of 13th avenue and Oak street north. He has one of the largest and best equipped organizations of its kind in St. Petersburg and is prepared to handle any and all kinds of work.







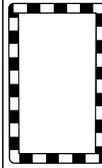
Appendix B
Maps of Subject Property

29TH AVE N

28TH AVE N

8TH ST N

27TH AVE N



Community Planning and Preservation Commission

Grace Evangelical Lutheran Church – 2812 8th Street N

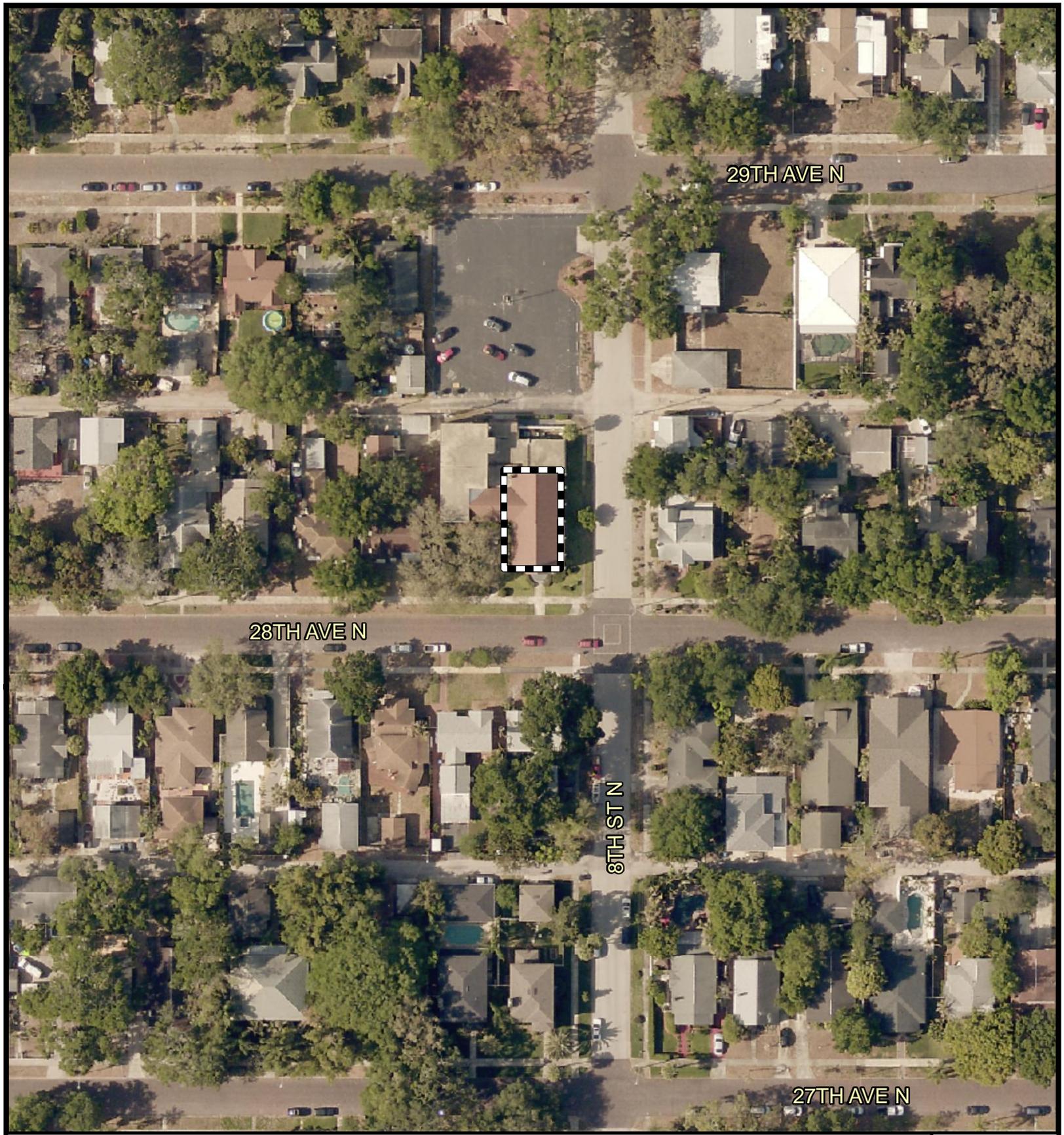
AREA TO BE APPROVED,

SHOWN IN

CASE NUMBER

19-90300007

N
SCALE:
1" = 90'



29TH AVE N

28TH AVE N

8TH ST N

27TH AVE N



Community Planning and Preservation Commission

Grace Evangelical Lutheran Church – 2812 8th Street N

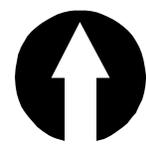
AREA TO BE APPROVED,

SHOWN IN



CASE NUMBER

19-90300007

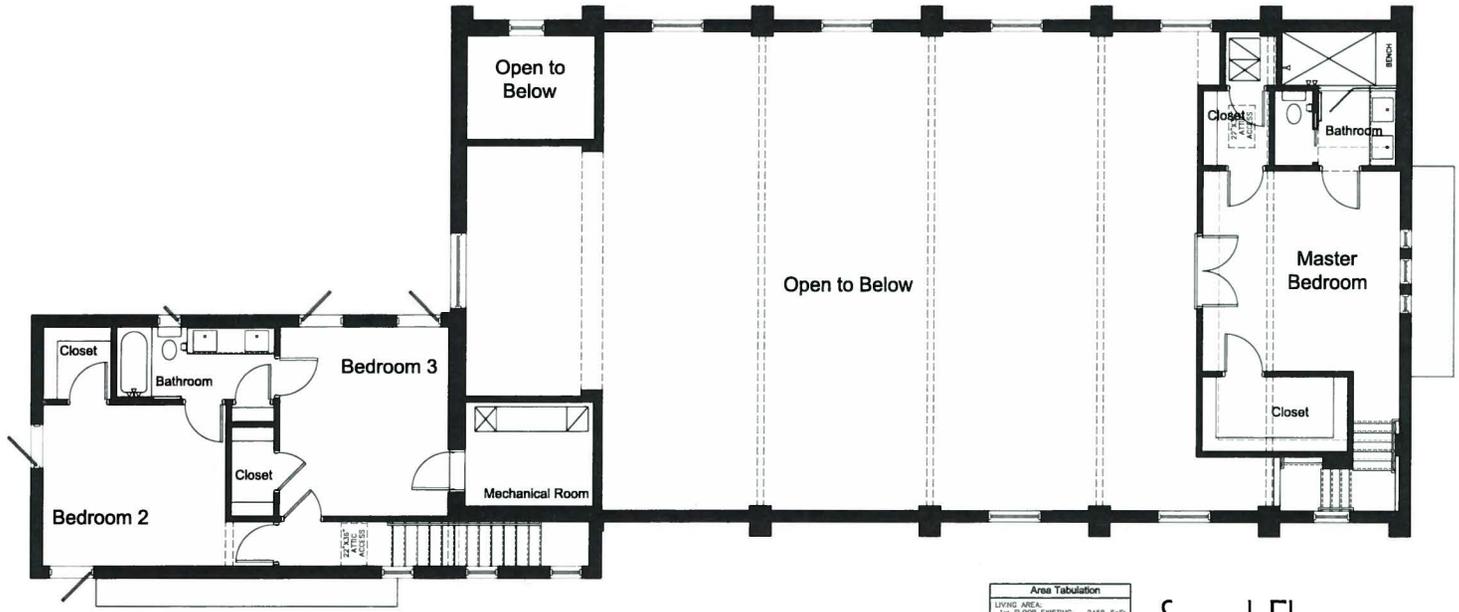


N
SCALE:
1" = 90'

Appendix C

Plans for Church Rehabilitation and Residential Reuse

Note: The attached plans were submitted to the City's Development Services Department and are in the process of being reviewed. A Certificate of Appropriateness (COA) review will be required of any exterior alterations or repairs made to the subject property following designation as a local historic landmark.

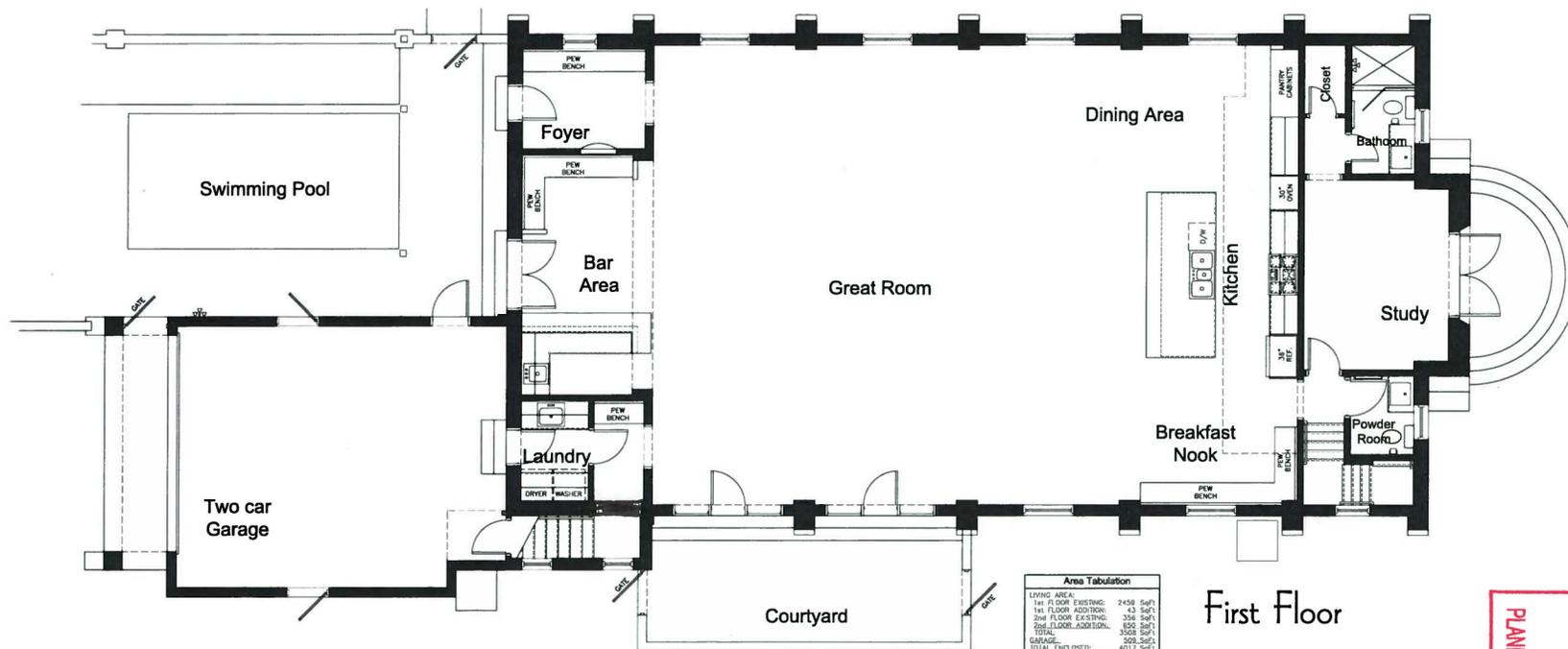


Area Tabulation

| | |
|---------------------|-----------|
| LIVING AREA: | |
| 1st FLOOR EXISTING: | 2458 SqFt |
| 1st FLOOR ADDITION: | 43 SqFt |
| 2nd FLOOR EXISTING: | 358 SqFt |
| 2nd FLOOR ADDITION: | 836 SqFt |
| TOTAL: | 3705 SqFt |
| GARAGE: | 209 SqFt |
| TOTAL ENCLOSED: | 4017 SqFt |

Second Floor

CITY OF ST. PETERSBURG
 JUN 17 2019
 PLANNING & DEVELOPMENT SERVICES



Area Tabulation

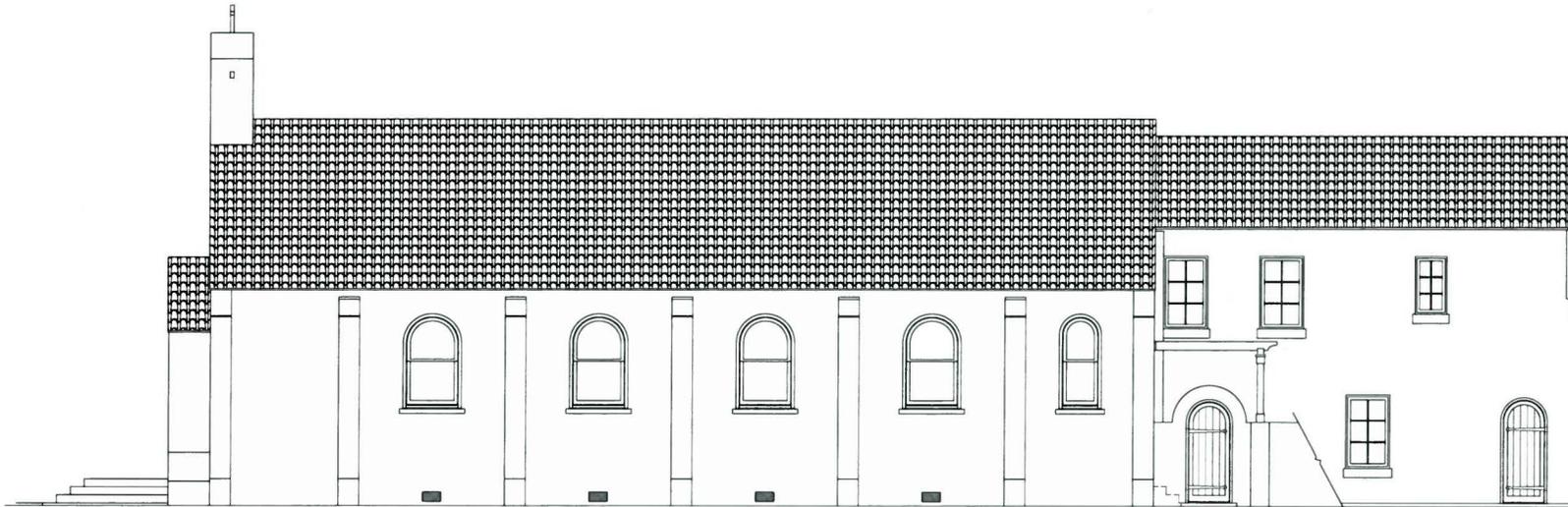
| | |
|---------------------|-----------|
| LIVING AREA: | |
| 1st FLOOR EXISTING: | 2458 SqFt |
| 1st FLOOR ADDITION: | 43 SqFt |
| 2nd FLOOR EXISTING: | 354 SqFt |
| 2nd FLOOR ADDITION: | 650 SqFt |
| TOTAL: | 3505 SqFt |
| GARAGE: | 509 SqFt |
| TOTAL ENCLOSED: | 4017 SqFt |

First Floor

CITY OF ST. PETERSBURG
 JUN 17 2019
 PLANNING & DEVELOPMENT SERVICES



Left Side (Westerly) Elevation



New Right Side (Easterly - 8th Street North) Elevation

CITY OF ST. PETERSBURG
JUN 17 2019
PLANNING & DEVELOPMENT SERVICES



Front (Southerly - 28th Avenue North) Elevation



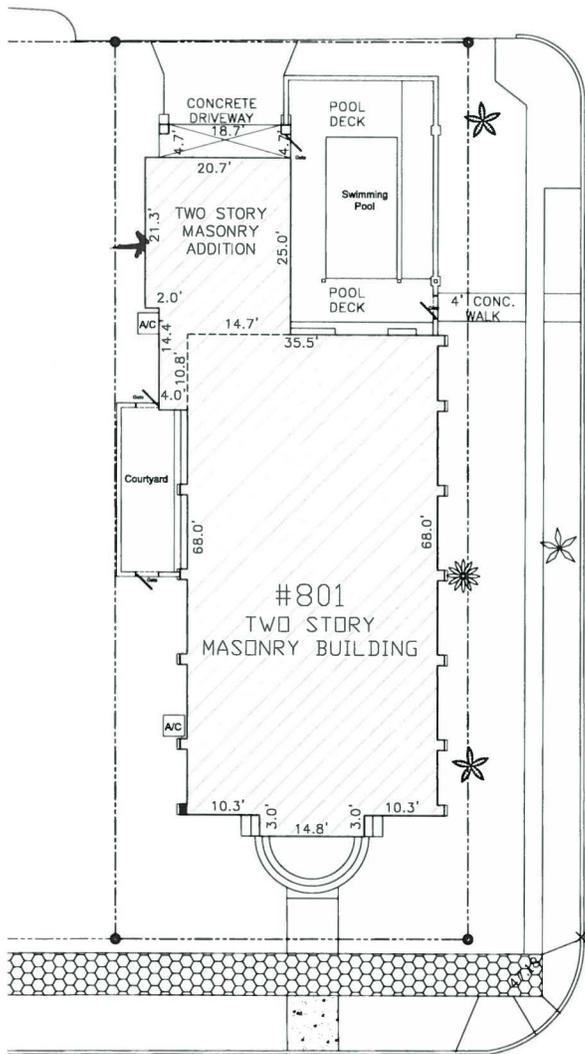
Rear (Northerly - Alley) Elevation

CITY OF ST. PETERSBURG
JUN 17 2019
PLANNING & DEVELOPMENT SERVICES

CITY OF ST. PETERSBURG

JUN 17 2019

PLANNING & DEVELOPMENT SERVICES



8th ST. N.

28th AVE. N.

Laura Duvekot

From: jason sanchez <jmsgroupcontracting@gmail.com>
Sent: Monday, June 17, 2019 3:50 PM
To: Laura Duvekot
Cc: Kelly K. Perkins; Derek Kilborn
Subject: Re: 801 28th - Demo permit
Attachments: 801 28th Ave N - local Landmark designation 6-17-19.pdf; 01 1st Floor Plan.pdf - Church Presentation.pdf; 02 2nd Floor Plan.pdf - church presentation.pdf; 04 Side Elevations.pdf - church presentation.pdf; 03 Front & Rear Elevations.pdf - church presentation.pdf; 05 Site Plan.pdf - church presentation.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Laura,
Please see attached, designation app, demo plans, and proposed architectural plans for a single family residence conversion. I have filled it out best I can, some of the information I did not have or know how to answer, maybe some of it is on the original app submitted by the neighborhood association? Please let me know if you have any questions or need any additional information.

Thanks Laura

Jason Sanchez
Bluewater Builders St Pete LLC

On Thu, Jun 13, 2019 at 4:58 PM jason sanchez <jmsgroupcontracting@gmail.com> wrote:
Awesome, thank you Laura

On Thu, Jun 13, 2019 at 3:54 PM Laura Duvekot <Laura.Duvekot@stpete.org> wrote:

Good afternoon Jason –

The local landmark designation application is attached. If designated, any exterior alterations or repairs would require a Certificate of Appropriateness, which is what that application is for. Let me know if there is anything I can do to help. Many thanks!

Best regards,

Laura Duvekot

Historic Preservationist II

City of St. Petersburg, Florida

727.892.5451

laura.duvekot@stpete.org

From: jason sanchez [mailto:jmsgroupcontracting@gmail.com]
Sent: Thursday, June 13, 2019 10:31 AM
To: Laura Duvekot <Laura.Duvekot@stpete.org>
Subject: Re: 801 28th - Demo permit

Laura, is the app I need to send you for the designation the Certificate of Appropriateness?

On Thu, Jun 13, 2019 at 10:19 AM jason sanchez <jmsgroupcontracting@gmail.com> wrote:

Thanks Laura,

I plan on getting the app to you ASAP for the designation!!

Thanks again

Js

On Thu, Jun 13, 2019 at 10:17 AM Laura Duvekot <Laura.Duvekot@stpete.org> wrote:

Good morning Jason –

The demo permit was routed through historic, I believe because of the application that was submitted and then withdrawn still being noted in the system in relationship to the parcel. Since the building is not a designated local historic landmark and there is no active application to make it one, I noted in the system that no historic review is required and forwarded the permit app along. I'm showing that there are other reviews and comments still pending. Let me know if you have any other trouble with the historic flag. Have a fantastic day!

Best regards,

Laura Duvekot

Historic Preservationist II

City of St. Petersburg, Florida

727.892.5451

laura.duvekot@stpete.org

From: jason sanchez [mailto:jmsgroupcontracting@gmail.com]

Sent: Thursday, June 13, 2019 10:07 AM

To: Laura Duvekot <Laura.Duvekot@stpete.org>

Subject: 801 28th - Demo permit

Laura,

Hope all is well,

The permit for the selective demo is supposedly being held up in your Dept? Have you approved this? If not is there an issue? We are eager to get started as the building permit will be approved this week for the modification of the sanctuary. Can you please let me know at your earliest convenience

Thanks Laura

Jason sanchez

[Your Sunshine City](#)