



### LOCAL REGISTER OF HISTORIC RESOURCES NOMINATION

Please note: Property owner should complete form with assistance from Historic & Architectural Preservation Board members and/or Manager of Historical Resources

Date application submitted to Historical Resources Manager: 1-11-23

#### Section I – Application Information

- 1. Proposed Resource Name: Historic Cabin 2
- 2. Resource Address: 715 Eagle Point Drive
- 3. Subdivision: 2519 Eagle Point Club Block: \_\_\_\_\_ Lot: 14
- 4. Legal Description: Attached

Obtain legal description of property from Sarasota County Appraiser's Office.

Click on link to obtain information: <http://www.sc-pa.com/propertysearch>

5. Type of Resource to Be Nominated (circle one):

Building                      Site                      Object

6. Owner(s) information:

Name(s): MAH LAND LLC

Address(es): 2695 Curry Ln Nokomis, FL. 34275

Telephone Number(s): 941-716-4244

E-mail: mhazeltine@hazeltinenurseries.com

Michele H. Hines  
(signature of owner) IN PEN

\_\_\_\_\_  
(signature of owner) IN PEN

Applicant's information (if different than owner):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

Relationship to owner: \_\_\_\_\_

\_\_\_\_\_  
(signature of applicant) **IN PEN**

## Section II – Nominating Criteria

*Check nomination criteria with Manager of Historical Resources against Venice Code of Ordinances Chapter 87, Section 7.7 C*

The HAPB shall review and make recommendations to City Council for Local Register designations that meet one or more of the following:

1. Are significant in the City's history and culture and possess an integrity of location, design, setting, materials, workmanship, or association;
2. Are associated with distinctive elements of cultural, social, political, economic, scientific, religious, prehistoric, paleontological, and architectural history that have contributed to the pattern of history in the community, the city, the county, the state, the region, or the nation;
3. Are associated with the lives of persons significant in past history;
4. Embody the distinctive characteristics of a type, period, style or method of construction or work of a master; or possess high artistic value; or represent a distinguishable entity whose components may lack individual distinction;
5. Are a traditional cultural property associated with the cultural practices, traditions, beliefs, ways of life, arts, crafts, or social institutions of a living community;
6. Have yielded or are likely to yield information in history, ancient history, or prehistory;
7. Are listed individually in the National Register of Historic Places;
8. Are a contributing structure to a National Historic District; or
9. Are characterized as a geographically definable area possessing a significant concentration, linkage, or continuity of historically, architecturally, or culturally significant sites, buildings, objects, or structures united by past events or aesthetically by plan or physical development

Supporting documentation:

You can research your property and search for appropriate supporting documentation by making an appointment at the Julia Cousins Laning and Dale Laning Archives & Research Center -phone them at (941) 882-7229 or email at [archives@venicefl.gov](mailto:archives@venicefl.gov). Also obtain assistance from the Historical Resources Manager or Historic & Architectural Preservation Board members as needed.

Attach as many pages as necessary to discuss significant aspects of the criteria selected above. The information presented should make a convincing argument for listing the resource on the local register. To obtain supporting information begin with the paperwork provided by the bank, mortgage company, title company and previous owner from the most recent sale of the resource. Researching the chain of title through county transfer documents can provide a list of previous owners. If available, blueprints can provide information about the architect and building. Identify major sources and references on a separate sheet of paper.

If the structure is listed individually on National Register of Historic Places, a copy of the nomination form substitutes for above requirements.

### Section III – Historical and Architectural Information

*This information is important to qualify a structure as representing characteristics of a particular architectural style or period. Attach additional sheets if necessary.*

1. Architect (if known): \_\_\_\_\_
2. Builder (if known): \_\_\_\_\_
3. Construction date: 1920
4. Restoration date(s): 2006, 2009, 2022
5. Overall style of the structure: Frame Vernacular
6. Structural system: Wood Frame
7. Roof (type and surfacing): Gable Metal
8. Exterior material: Existing Wood Siding
9. Foundation (type and material): Brick Piers
10. Window type(s): Jeldwin - to match existing style  
(double or single hung, casement, awning, jalousie, fixed, etc.) Aluminum
11. Modification date(s): 2006, 2009, 2022
  - a. If altered, briefly describe the type and degree of major alterations (new doors, modern windows, aluminum siding, etc.). Please be as specific and objective as possible. Attach additional sheets if necessary.  
Replaced windows  
Install A/C

b. Move date: \_\_\_\_\_

c. Original use: Residence

12. Current use: Residence

13. Condition (circle one):

**Very Good** (no deterioration; well-maintained)

**Good** (minor deterioration; attractive, desirable, and usable)

**Fair** (marked deterioration; renovation/repair required)

**Poor** (unsound; unfit for use in any practical sense)

#### Section IV – Submission Requirements

1. Return the completed form to the City's Manager of Historical Resources.
2. With the form, include a set of at least 6 images of the outside of the resource, as well as any interior or exterior detail shots that demonstrate the significance of the resource.
3. Also include any line drawings, floor plans, or blueprints of the resource that are available (these will be returned).
4. If the structure is individually listed in the National Register, a copy of that nomination form substitutes for items 2 and 3 of this list.

### For Official Use Only

Date of Contact: \_\_\_\_\_

Additional Information:

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Cabin #2, c1990

**General Description:**

District: Eagle Point  
 Site Name: Cabin #2  
 Address: 715 Eagle Point Drive  
 Location: Subdivision: The Village at Eagle Point; Lot 14

**Type of Property:**

(Original): Resort  
 (Current): Residential

**Owner (Previous):**

F. Kingsbury Curtis  
 Cornelia McLanahan Curtis  
 Cornelia Lombard & Helen Curtis  
 Children of Above

**Owner (Present):**

Eagle Point, Inc.

Construction Date: 1923

**Building Design:**

Style and/or Period	Frame Vernacular
Exterior Fabric(s)	Drop siding
Porches:	1 screened
Roof Surfacing:	5V crimp galvalume
Ornament Exterior:	None
Plan Type:	1-story square with porch addition
Structural System(s):	Wood frame
Foundation:	Brick piers
Window Type:	Wood 1-over-1 double hung
Chimney:	1 interior brick
Outbuildings:	None

**SIGNIFICANCE:**

This structure was the smallest cabin constructed at Eagle Point, a hunting and fishing resort for an exclusive northern clientele. It was built for Mrs. Helen McLanahan, F. Kingsbury Curtis's mother-in-law. It is significant architecturally as a representation of the "close-to-nature" resort buildings constructed in the early 20<sup>th</sup> century. It is also significant for its historic association with nationally prominent entrepreneur, F. Kingsbury Curtis.

Listed on the National Register of Historic Places on October 3, 1991.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

**NRIS Reference Number:** 91001448

**Date Listed:** 10/3/91

Eagle Point Historic District  
Property Name

Sarasota  
County

FLORIDA  
State

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*Janet E. Townsend*  
Signature of the Keeper

10-3-91  
Date of Action

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**Amended Items in Nomination:**

Section No. 10

This nomination was amended to show the scale for the Site Plan (with name key) as

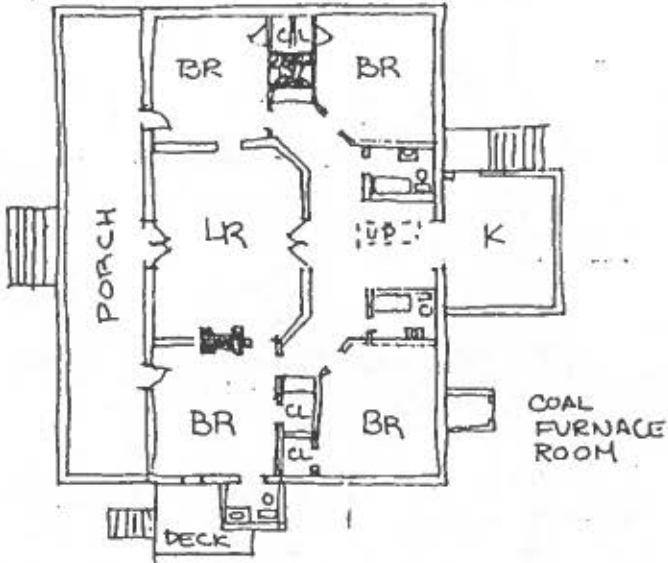
1" = 350' (approximately).

The amendment was confirmed by phone with the Florida SHPO (10/3/91).

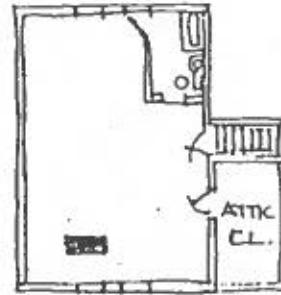
**DISTRIBUTION:**

- National Register property file
- Nominating Authority (without nomination attachment)

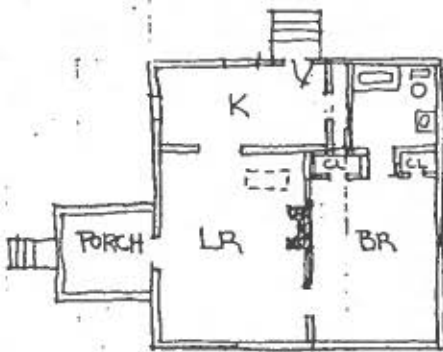
Eagle Point Historic District  
 Sarasota County, Florida  
 Interior Plans



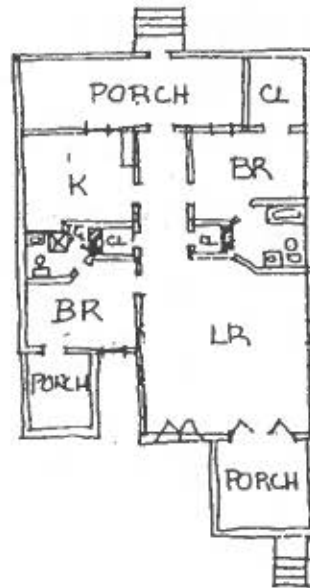
CABIN #1 FIRST FLOOR 




ATTIC ROOM



CABIN #2 



CABIN #3 

EAGLE POINT  
VENICE, FLORIDA (vicinity)  
 1" = APPROX. 20'

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 4 Eagle Point

The first floor plan consists of a five-bay screened porch, a large central living room, four bedrooms, a kitchen, and a C-shaped hallway. Pull-down attic stairs, located in the ceiling of the original foyer, lead to a full-height attic room which has been partially finished.

Continuing eastward toward the clubhouse is **Cabin #2**, also built during the 1920s. The smallest cabin in the compound, it is set about 18 inches above grade on brick piers. It is a square wood frame building and has a gable-on-hip roof. (Photo 7) Two small windows are set into each gable end. An attached screened porch is located off center on the northwest side. A single interior brick chimney projects through the roof near the ridge. Facing northeast, the principal facade consists of a central door with a small 1/1 DHS on the left and a larger 1/1 DHS on the right. A shed extension from the hip roof, supported by wood brackets, shelters the entrance stoop. A second set of steps leads to the screened porch. Additional windows on the other facades are regularly placed, 1/1 DHS.

The interior consists of a kitchen, a living room, a bedroom, and a bathroom. There is a storage attic accessed by a pull-down attic stair in the living room. The bricks in the living room fireplace on the southeast wall appear to be of a later date than the brick used for the fireplaces found in the earlier cabins. The screened porch appears to have been constructed at the same time as the cabin or soon after since the materials used are identical. Severe weather damage to some of the brick piers under the southwest side of the house are evident today. This was discovered to be a result of storm wind and water blowing down a path which once led directly to the bay from this cabin. This is the only cabin with this type of damage.

Cabin #3, constructed between 1916 and 1918, has two brick chimneys and a gable-on-hip roof. (Photo 8) The exterior is covered in drop siding. Fenestration is regular with 1/1 DHS, except for a group of three wood casement windows located at the south end of the east wall. The interior of Cabin #3 consists of one five bay porch, two smaller porches, two bedrooms, a kitchen, and a living room.

Cabin #4 is the only cabin with a simple hip roof. (Photo 9) Set on concrete trapezoidal piers, it has drop siding and a





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

**Property Record Information for 0407040016**

**Ownership:**

MAH LAND LLC  
 2695 CURRY LN, NOKOMIS, FL, 34275

**Situs Address:**

715 EAGLE POINT DR VENICE, FL, 34285

**Land Area:** 14,650 Sq Ft.

**Municipality:** City of Venice

**Subdivision:** 2519 - EAGLE POINT CLUB THE

**Property Use:** 0100 - Single Family Detached

**Status:** OPEN

**Sec/Twp/Rge:** 07-39S-19E

**Census:** 121150023052

**Zoning:** RMF1 - RESIDENTIAL, MULTI FAMILY

**Total Living Units:** 1

**Parcel Description:** LOT 14, LESS PORTION DESC AS BEG AT NW COR OF SAID LOT 14 TH ALONG CURVE TO LEFT 22.03 FT TH S-38-2-52-W 261.65 FT TO WATERS OF ROBERTS BAY TH WLY 21.22 FT M/L TO WLY LINE OF LOT 14 TH N-38-2-52-E ALONG SAID WLY LINE OF LOT 14 A DISTANCE OF 277.78 FT TO POB, ALSO PART OF LOT 15 DESC AS BEG AT NW COR OF LOT 15 TH S-23-32-45-W 74.17 FT TH S-37-41-W 26.64 FT TH S-42-32-33-W 101.4 FT TO WLY LINE OF LOT 15 TH N-34-57-04-E 199.8 FT M/L TO POB ALL IN THE EAGLE POINT CLUB, SUBJ TO 5409 SF CONSERVATION ESMT AS DESC IN OR 2455/1601

**Buildings**

<a href="#">Situs - click address for building details</a>	<b>Bldg #</b>	<b>Beds</b>	<b>Baths</b>	<b>Half Baths</b>	<b>Year Built</b>	<b>Est Yr Built</b>	<b>Gross Area</b>	<b>Living Area</b>	<b>Stories</b>
715 EAGLE POINT DR VENICE, FL, 34285	1	1	1	0	1920	1990	1,300	1,240	1

**Extra Features**

There are no extra features associated with this parcel

**Values**

<b>Year</b>	<b>Land</b>	<b>Building</b>	<b>Extra Feature</b>	<b>Just</b>	<b>Assessed</b>	<b>Exemptions</b>	<b>Taxable</b>	<b>Cap</b>
2022	\$433,600	\$37,700	\$0	\$471,300	\$369,380	\$0	\$369,380	\$101,920
2021	\$303,500	\$32,300	\$0	\$335,800	\$335,800	\$0	\$335,800	\$0
2020	\$282,400	\$28,100	\$0	\$310,500	\$310,500	\$0	\$310,500	\$0
2019	\$282,400	\$27,500	\$0	\$309,900	\$309,900	\$0	\$309,900	\$0
2018	\$282,400	\$12,100	\$0	\$294,500	\$294,500	\$0	\$294,500	\$0
2017	\$249,500	\$13,500	\$0	\$263,000	\$263,000	\$0	\$263,000	\$0
2016	\$239,900	\$12,400	\$0	\$252,300	\$252,300	\$0	\$252,300	\$0
2015	\$242,400	\$6,000	\$0	\$248,400	\$248,400	\$0	\$248,400	\$0
2014	\$237,100	\$6,400	\$0	\$243,500	\$243,500	\$0	\$243,500	\$0
2013	\$221,100	\$5,100	\$0	\$226,200	\$226,200	\$0	\$226,200	\$0

**Current Exemptions**

There are no exemptions associated with this parcel. File for Homestead Exemption

**Sales & Transfers**

<b>Transfer Date</b>	<b>Recorded Consideration</b>	<b>Instrument Number</b>	<b>Qualification Code</b>	<b>Grantor/Seller</b>	<b>Instrument Type</b>
7/22/2022	\$490,600	2022123542	30	HAZELTINE STEPHEN	WD
9/7/2017	\$218,000	2017114166	30	HAZELTINE MICHAEL W	WD
12/29/2014	\$255,100	2015000647	30	CASA DEL LAS PALMAS LTD CO	WD
11/7/2003	\$400,000	2003236783	01	EAGLE POINT INC,	WD

**Associated Tangible Accounts**

There are no associated tangible accounts for this parcel



Property record information last updated on: 1/1/2023

**FEMA Flood Zone (Data provided by Sarasota County Government as of 12/19/2022)**

Different portions of a property can be in different flood zones. Please click on MAP link below to see the flood zones.

<u>FIRM Panel</u>	<u>Floodway</u>	<u>SFHA ***</u>	<u>Flood Zone **</u>	<u>Community</u>	<u>Base Flood Elevation (ft)</u>	<u>CFHA *</u>
0327F	OUT	IN	AE	125154	10	OUT

\* If your property is in a SFHA or CFHA, use the map to determine if the building footprint is within the flood area.

\*\* For more information on flood and flood related issues specific to this property, call (941) 882-7412

\*\*\* Federal law requires flood insurance for all properties in SFHAs with federally backed mortgages.

For general questions regarding the flood map, call (941) 861-5000.





**Bill Furst**  
**SARASOTA COUNTY**  
**PROPERTY APPRAISER**

[Go Back to Parcel Detail](#)

**Account Number:** 0407040016  
**Situs:** 715 EAGLE POINT DR VENICE, FL, 34285  
**Building Type:** Single Family Detached  
**Finished Area S.F:** 1240  
**Total Building Area S.F:** 1300  
**Year Built:** 1920  
**Effective Year Built:** 1990  
**Bathrooms:** 1  
**Bedrooms:** 1  
**Exterior Walls:** Wood Sidng  
**Fireplace:** 1  
**Frame:** Wood and/or steel studs in bearing walls  
**Half Baths:** 0  
**Living Units:** 1  
**Number of Stories:** 1  
**Roof Material:** Sheet Mtl corrugated  
**Roof Structure:** Gable  
**Rooms:** 3



**SubAreas**

<u>line #</u>	<u>Description</u>	<u>Gross Area</u>
1	Main Living Area Res/Condo	1,240
2	Screened porch, Average	60

**Extra Features**

There are no extra features associated with this building

Property record information last updated on: 1/1/2023

Disclaimer: This information is believed to be correct but is subject to change and is not warranted.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
MAH LAND, LLC

### Filing Information

<b>Document Number</b>	L11000105663
<b>FEI/EIN Number</b>	26-1878446
<b>Date Filed</b>	09/15/2011
<b>Effective Date</b>	09/15/2011
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

2695 CURRY LANE  
NOKOMIS, FL 34275

### Mailing Address

2695 CURRY LANE  
NOKOMIS, FL 34275

### Registered Agent Name & Address

HAZELTINE, MICHELLE A  
2401 N. RIVER ROAD  
VENICE, FL 34292

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

HAZELTINE, MICHELLE A  
2695 CURRY LANE  
NOKOMIS, FL 34275

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2020	05/13/2020
2021	04/14/2021
2022	04/26/2022

### Document Images













LUU'S  
GIVE  
Caring for the  
Phone: 941-923-6487  
www.luu.com















LABILE  
CIVIC  
Please, No Alcohol







