STAFF REPORT

COMMUNITY PLANNING AND PRESERVATION COMMISSION
REQUEST FOR LISTING IN THE ST. PETERSBURG REGISTER OF HISTORIC PLACES

For public hearing and recommendation to City Council on October 9, 2018
beginning at 2:00 PM, Council Chambers, City Hall, 175 Fifth Street North, St. Petersburg, Florida.

According to Planning and Development Services Department records, no member of the Community Planning and Preservation Commission resides or has a place of business within 2,000 feet of the proposed district. All possible conflicts should be declared upon the announcement of the item.

Case No. HPC 17-90300006 – Driftwood Local Historic District
## CASE NUMBER:
HPC 17-90300006

### PROPERTIES, SITES, AND OBJECTS INCLUDED IN PROPOSED DISTRICT:

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<th>Objects &amp; Sites</th>
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**LEGAL DESCRIPTION:**
- Driftwood Subdivision Block B; Lots 2-4, 6, 7, and 10-22;
- Driftwood 1st Addition Lots 1A and 8-16;
- Driftwood 2nd Addition Lots 1-13;
- Driftwood Replat Lots 1-7; and
- Powers Bayview Estates Lot 1

**LANDMARK NAME:** Driftwood Local Historic District

**NOMINATION PREPARED BY:**
- Howard Ferebee Hansen
- Emily Elwyn
- Laurie Macdonald

**APPLICANT LIST:**
- Laurie Macdonald
- Peter and Jeanne Meinke
- Belinda Sheffield
- Mary P. and Terence Moore
- Lynne [Parish] McDonald
- Bonita and Richard Agan
- Bruce E. Ahern and Carolyn Bradfield
- Orion T. Ayer
- Gail Halsey Collins
- Miriam and Ronald Gregg
- Shepherd R. and Jennifer Lee Grimes
- Robert E. and Kathryn Krzystan
- Pamela and David McMullen
- Siddie and Winton Morrison
- Tira and Donald C. Myers
- Robert J. Pastore and Rebekeh Pulley
- Emmanuel Roux and Jennifer Hardin
- Ann Sackett
- Martha Sammy
- Marilyn and F. Thomas Shay
- Aurthur Skinner and Katrina Van Tassel-Skinner
- Natalia Spytek
- James Studdiford
- Jeffrey Thompson
- Mordecai Walker

**REQUEST:** Designation of the properties noted above as a local historic district to be added to the St. Petersburg Register of Historic Places
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Appendix A: Sample of Ballot Distributed February 16, 2018
Appendix B: Sample of Ballot Distributed June 27, 2018
Appendix C: Local Landmark Designation Application Submitted March 6, 2018 and Additional Backup Material from Applicants
Appendix D: Property Information
Appendix E: Additional Staff Photographs of Proposed District
Appendix F: Map of Proposed District
Appendix G: Public Input
APPLICATION BACKGROUND
The Driftwood neighborhood, located in the southeastern section of St. Petersburg, has long been considered unique and important within the city for its distinctive architecture and landscape. Conversations surrounding the potential designation being considered herein began in February of 2017, when Laurie Macdonald, an owner of the individually-designated Dodd House (HPC 07-01), a property within the proposed district, met with staff to discuss the neighborhood’s eligibility and district designation process.

City staff attended meetings organized by Ms. Macdonald and other applicants noted above on May 30, 2017 and November 13, 2017 to provide further information on the process and implications of designation to potentially-affected property owners.

A “Public Information Session,” arranged by City staff and directly noticed by mail to the owners of all property within the proposed district, was held at Friends Meeting House on January 17, 2018. In attendance were the owner or owners of 13 properties within the proposed district’s boundaries.

In addition to meetings with staff, the applicants conducted an organized and thorough effort to educate property owners within the proposed district on the process and effects of seeking local district designation. Staff remained available to individually answer any specific questions that owners had about designation, process, the resulting Certificate of Appropriateness (COA) requirements, and other implications of historic district creation.

As prescribed by St. Petersburg’s Historic and Archaeological Preservation Overlay (City Code Section 16.30.070.2), an application for local historic district designation must include the support of the owners of 50 percent plus one (1) parcels within the proposed boundaries, as demonstrated by the remittance of ballots issued by, and returned to, the Urban Planning and Historic Preservation Division. Individual ballots were mailed by City staff on February 18, 2018 to each owner of parcels within the boundary proposed at that time, as shown on the sample ballot included in Appendix A. Although a successful degree of support was shown by the ballots returned, an application narrative subsequently submitted to City staff on March 5, 2018 suggested a boundary with dissimilarities from that described in the initial ballot. For that reason, it was determined by City staff that a second balloting process must be carried out in order to determine support for a district with the proposed boundary which would be reviewed during the course of public hearings to follow. Ballots depicting the appropriate boundaries (Appendix B) were mailed to each owner of property therein by City staff on June 27, 2018. The necessary threshold of supportive ballots was passed on August 12, 2018. Having already received all requisite application narratives and fees, staff marked the application complete and began the process of reviewing the application and scheduling public hearings on that date.

The Local Historic Landmark Designation Application narratives and photographic documentation provide a thorough evaluation of the properties within the proposed district and justification for their listing in the St. Petersburg Register of Historic Preservation (Appendix C). Staff analysis of the application’s merit follows.
STAFF FINDINGS

Summary

Staff recommends approval of the listing of the Driftwood Local Historic District in the St. Petersburg Register of Historic Places. This finding has been reached following a review of the application attached in Appendix C, through the lens of an evaluation of age, historic significance, and integrity as defined by St. Petersburg’s Historic and Archaeological Preservation Overlay (Section 16.30.070.2.5). The district was found to satisfy seven (7) of the eight (8) criteria for significance defined by City Code, and to have acquired said significance more than the minimum 50 years prior to the application for designation. Only one criterion must be met in order for a property to be designated as a local landmark. A historic resource must additionally retain at least one (1) of seven (7) factors of integrity to be considered landmark designation. The proposed Driftwood Local Historic District has been found to retain six (6) of these seven (7).

Narrative Description and Historic Context

Historic Context

As established by the attached application, the sparse population that dotted the Pinellas Peninsula prior to the Civil War included a farm and grove established by Abel Miranda within the area now known as Driftwood. The short-lived Miranda homestead was established in 1857 but destroyed in 1862 in present-day Pinellas County’s only known armed conflict of the Civil War (Figure 1). John A. Bethell and family also settled in the vicinity in the late 1850s. Both families fled the area following the 1862 raid, as did most of the peninsula’s small population during the Civil War. Following the War, Abel Miranda, John Bethell, and their families returned to the shore of Big Bayou in the vicinity of what now is Driftwood, establishing a hamlet, complete with post office, called Pinellas Village. Though it was later assimilated into St. Petersburg, the establishment of Pinellas Village in 1876 predated the incorporation of the modern city by over a decade.

Figure 1: Marker commemorating site of Miranda Home, near southwestern boundary of present-day 2680 Driftwood Rd. S. Photograph provided by applicant.
The Orange Belt Railroad provided a convenient connection between St. Petersburg and the larger world beginning in 1888, spurring development surrounding the rail terminus in modern-day downtown, several miles north of the proposed district. The Pinellas Village post office was closed in 1906, but development continued to expand outward from downtown St. Petersburg throughout the early 20th century, notably as the local real estate market experienced a major boom between 1919 and 1926. As captured by a 1926 aerial photograph of the vicinity (Figure 2), the area surrounding the proposed district was partially developed by the end of these growth years, primarily with relatively small, single-family houses constructed on narrow and deep lots and lined up along straight roads with rear alley access. This development pattern was predominant throughout the city’s neighborhoods established during the period. The proposed district, however, was almost entirely undeveloped; the majority of the land appears to have remained under ownership by the Bethell family.

As discussed in the attached application, residential construction slowly began again in the mid-1930s following its near-halt during the early years of the Great Depression. Because the speculative sale of vacant, platted lots had reached such a frenzied pace and then dropped off during the boom/bust cycle of the previous decade, there was an ample supply of residential
parcels awaiting development within established neighborhoods throughout the city. The Driftwood Subdivision, therefore, is unique in St. Petersburg for its creation during the 1930s.

American engagement in World War II necessitated a prohibition of private construction between 1941 and 1945. Following the war, however, St. Petersburg’s population once again boomed, creating a surge of housing infill and newly-platted neighborhoods. A number of new homes, many of them custom-built, were constructed in the proposed district between the late 1940s and mid-1960s. Although they tend to demonstrate a modern architectural palette, the precedent set by the Bayview Construction Company’s Minimal Traditional aesthetic was carried into the post-War homes in many ways, most notably in their scale, deep setbacks on their parcels, and low-pitched roofs.

Existing Conditions

Detailed architectural descriptions of each of the 43 primary residential buildings within the proposed district, as well as contributing objects, sites, and landscape features, are included in the Local Landmark Designation Application (Appendix C). In addition to single family residences, the proposed district features a number of detached garages or accessory buildings. Constructing garages as separate buildings was most common in pre-War residences, whereas houses built in the late-1940s and thereafter tend to feature attached garages which are more visible from the public street; this pattern is visible in the proposed district.

The homes within the proposed district feature a unique blend of architectural styles, with the majority of the contributing properties (and many noncontributing houses built in recent years) appearing to interact closely with the community’s street system, which features narrow, often meandering roads. A dense, mature canopy of trees and lack of sidewalks creates a further sense of deviation from the streetscape more typical to St. Petersburg’s early suburbs: a tidy grid of square blocks, broad streets, and sidewalks running parallel. Instead, Driftwood’s enveloping landscape creates an area through which vehicular traffic is naturally calmed and pedestrians feel comfortable walking along the shaded streets. One oak tree even pierces Driftwood Road South itself (Figure 3), allowing traffic to crawl past while reminding drivers that the landscape came first, followed by the roads. The force of early-twentieth century development rigidly shaped most of the urban landscape in southern Pinellas County; the landscape itself, however, shaped the development of Driftwood.
Figure 3: An oak tree grows at the center of narrow Driftwood Road South, naturally creating a traffic calming effect and reinforcing a feeling of safety for pedestrians using the street in lieu of sidewalks. Staff photograph.

The intended appreciation of natural scenery which influenced Driftwood’s 1930s development has been intentionally and carefully restored and maintained by generations of residents, and heightened by their continuing use of native species as understory plantings and groundcover, with the turf grass that dominates surrounding neighborhoods being used only sparsely in the proposed district. The density and variety of vegetation throughout the proposed district blurs the lines between properties, almost making the built resources appear more as a cohesive series of homes set within a singular landscape than a set of individual properties. Front yard fences and site walls are rare, and tend to serve as trellises for vines where they are found. Rear fences tend to be so screened from view by vegetation as to disappear into the background.

Several sites and objects should be noted as significant to the proposed district. The marker indicating the former location of the Miranda House (Figure 1) dates to circa 1950, and not only provides a continued reminder of the events that once transpired in present-day Driftwood, but underscores the fact that the area has been considered significant for its historic association with St. Petersburg’s foundational years for many decades. Additionally, the circa 1938 “Driftwood” arch (Figure 4), which was constructed as part of Bayview development, serves as an entrance to the community and has become an icon of the differentiation of feeling and atmosphere which exist between the proposed district and the surrounding suburban residential developments.
Architecture and landscape have been deeply entwined in the proposed district since Driftwood’s conception in the mid-1930s. The architectural styles found within the proposed district tend to be eclectic and informal, a fact which should not be mistaken for a lack of significance by any means. The opposite is true – the relative stylistic simplicity of many of the homes within Driftwood is the result of a very mindful effort to encourage the built community and the existing coastal hammock to coexist. The naming and categorizing of architectural movements tends to be retroactive, especially in the modern era, and the use of terms such as “Minimal Traditional” and “Masonry Vernacular” sometimes differ from the language used in evaluations of similar designs done in the past (and may well differ from terminology used at later dates). Nonetheless, the contributing properties within the proposed district are significant for their relationship to two closely related stages of the neighborhood’s development: the period of collaboration of Mark Dixon Dodd, Archie Parish, Arthur Modine and Francis Marion Boone between 1937 and 1940, and the period of 1948 through 1967, during which time a small handful of builders and architects brought a more modern interpretation of homebuilding to the neighborhood. As shown in Figure 5, the number of properties that are now being proposed for listing as contributing grew steeply during the late 1930s, followed by a halt in construction during World War II.
War II. The post-War infill, which represented the work of a number of builders and architects, was more steady throughout over the next two decades.

![Construction progression of contributing resources, 1935 through 1965.](image)

The predominant architectural style during the Bayview period of construction can be classified as Minimal Traditional, often with influences including Mediterranean Revival, Colonial, and, perhaps most notably, Storybook. Minimal Traditional designs were largely fueled by a need to construct relatively low-cost homes during the Great Depression. Typically one-story cottages, though sometimes featuring a half-story above, the style of these homes was dictated by restrained references to traditional styles. Dodd incorporated a number of eclectic references, most commonly the Storybook or English Cottage Vernacular style. Incorporating whimsical “Storybook” elements into residential architecture experienced some degree of popularity during the eclectic period of the 1920s. The style’s use in homes set amidst dense and mature vegetation enhances a sense of enchantment.

Many of the homes constructed following the end of World War II were custom-built, and, therefore, uniquely represent the changing lifestyles and technology of the era. Although stylistically they aim to focus on the clean horizontality that dominated that period’s architecture, their overall scale is consistent with earlier contributing houses in Driftwood.

Of the 32 contributing primary residences within the proposed district, 11 are one (1) story and 21 have a partial or full second story. Although the sizes of both homes and parcels vary, setbacks are fairly consistent throughout the proposed district. Front setbacks are at least 30 feet but average over 55 feet, and side setbacks average approximately 20 feet per side, according to the applicant’s calculations. Information submitted with the application features setback measurements; Appendix D features additional information on the existing conditions of the proposed district. Appendix E contains additional photographs taken by staff.
Boundary Justification

Initial Boundaries

The boundaries described in the application submitted on March 6, 2018, following the initial balloting process, included the area platted by the Bayview Construction Company in 1937 as the original Driftwood Subdivision, the First and Second Additions to Driftwood Subdivision (both platted in 1940) and the four (4) parcels at the western edge of the subdivision along Driftwood Road South which faced the Second Addition. These four parcels contain three (3) homes constructed in the early post-War years, as well as a home dating to circa 1910. The 1910 “Mullet Farm” or “Gandy House” (2700 Driftwood Road South/FMSF 8Pi00824) had been listed for over a decade on the City’s list of “Potentially Eligible” properties and was the only remaining building relating to the area’s “pre-boom” development as a relatively distinct village rather than the suburban neighborhood of St. Petersburg, which Driftwood would be shaped into by the Bayview Construction Company. The inclusion of these parcels was justified due to their orientation toward other contributing resources in the district, as well as the very high degree of historic significance exhibited by the house at 2700 Driftwood Road South. This boundary is shown on the sample ballot enclosed as Appendix A.

Amended Boundaries

During the early stages of this application, and prior to its designation as officially “active,” the house at 2700 Driftwood Road South was demolished and a decision was made by the applicants to redraw the boundary line to follow the platted boundaries of the Driftwood Subdivision and its two (2) additions. Although including properties along both sides of minor or residential streets within historic districts is generally encouraged by staff in order to create an immersive district and ensure that properties facing one another evolve under the guidance of the same policies, following historic plat lines is another recommended approach to the delineation of historic district edges. For this reason, staff supported the request to amend the proposed boundaries but reissued ballots to all property owners within the new boundaries to ensure a complete understanding of the effect of this proposed designation. Appendix E contains maps of the proposed district’s boundaries as considered herein; Appendix F contains historic plats.

Contributing and Noncontributing Properties

In historic preservation parlance, the terms “contributing” and “noncontributing” are used to discuss the relationship that an individual building, object, site, or structure exhibits with relationship to the historic significance of its encompassing district or resource as a whole. The National Park Service defines these terms within the National Historic Landmark program as follows:

Contributing resources are the buildings, objects, sites, and structures that played a role or, more simply, existed at the time the event(s) associated with the proposed National Historic Landmark occurred...Noncontributing resources are the buildings, objects, sites, and structures that did not exist at the time the
event(s) associated with the proposed National Historic Landmark occurred or have lost integrity from that period.¹

Within the proposed district, therefore, resources constructed after 1967 or those which have been altered to such a degree that overall integrity has been lost, are recommended for listing as noncontributing, whereas those constructed within the period of significance and demonstrating retained integrity are recommended to be listed as contributing resources within the Driftwood Local Historic District. Detailed architectural descriptions have been provided as part of the application; staff’s recommendations for contributing and non-contributing resources within the proposed district follow.

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<td>Path &amp; Dock</td>
</tr>
<tr>
<td>231 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1952</td>
<td>Rose, O.W.</td>
<td>Minimal Traditional/ Tropical Modern</td>
</tr>
</tbody>
</table>

## Contributing Primary Residences and Noteworthy Sites and Objects

<table>
<thead>
<tr>
<th>Address</th>
<th>Resource Type</th>
<th>Year Built</th>
<th>Architect / Builder</th>
<th>Dominant Architectural Style(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>234 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1950</td>
<td>Parish, Archie for owner William Moore</td>
<td>Minimal Traditional/ Minimal Colonial</td>
</tr>
<tr>
<td>241 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1950</td>
<td>Rose, O.W.</td>
<td>Minimal Traditional/ Tropical Modern</td>
</tr>
<tr>
<td>250 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1964</td>
<td>Vandervort, Claude for owner M.W. McDonald</td>
<td>Mid-Century/ Ranch</td>
</tr>
<tr>
<td>251 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1950</td>
<td>Rose, O.W.</td>
<td>Minimal Traditional/ Tropical Modern</td>
</tr>
<tr>
<td>262 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1949</td>
<td>Wallace, W.T. for Norman C. Halsey</td>
<td>Mid-Century/ Masonry Vernacular</td>
</tr>
<tr>
<td>277 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1964</td>
<td>Sennholtz, K.P. for owner Eva Carr</td>
<td>Minimal Traditional</td>
</tr>
<tr>
<td>2420 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1939</td>
<td>Bayview Construction Co.</td>
<td>Monterey/ Mediterranean Revival</td>
</tr>
<tr>
<td>2500 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1950</td>
<td>Gorman &amp; Bonesy for owner John Rowell</td>
<td>Minimal Traditional</td>
</tr>
<tr>
<td>2505 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1937</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional/ Storybook</td>
</tr>
<tr>
<td>2510 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1940</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional/ Mediterranean Revival</td>
</tr>
<tr>
<td>2515 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1938</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional</td>
</tr>
<tr>
<td>2519 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1939</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional/ Storybook</td>
</tr>
<tr>
<td>2521 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1937</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional/ Storybook</td>
</tr>
<tr>
<td>n/a</td>
<td>Object</td>
<td>c. 1950</td>
<td>Miranda Home marker</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### Florida Ave. S.

<table>
<thead>
<tr>
<th>Address</th>
<th>Resource Type</th>
<th>Year Built</th>
<th>Architect / Builder</th>
<th>Dominant Architectural Style(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2500 Florida Ave. S.</td>
<td>Single Family Residence</td>
<td>1952</td>
<td>Hendry Bldg Co. for owner Dr. Franklin Plumley</td>
<td>Mid-Century/ Masonry Vernacular</td>
</tr>
<tr>
<td>2600 Florida Ave. S.</td>
<td>Single Family Residence</td>
<td>1951</td>
<td>Rose, O.W.</td>
<td>Mid-Century/ Masonry Vernacular</td>
</tr>
<tr>
<td>2621 Florida Ave. S.</td>
<td>Single Family Residence</td>
<td>1940</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional</td>
</tr>
</tbody>
</table>

### Wildwood Ln. S.E.
### Contributing Primary Residences and Noteworthy Sites and Objects

<table>
<thead>
<tr>
<th>Address</th>
<th>Resource Type</th>
<th>Year Built</th>
<th>Architect / Builder</th>
<th>Dominant Architectural Style(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>103 Wildwood Ln. S.E.</td>
<td>Single Family Residence</td>
<td>1938</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional/Storybook</td>
</tr>
<tr>
<td>(Local Historic Landmark HPC 07-01)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>111 Wildwood Ln. S.E.</td>
<td>Single Family Residence</td>
<td>1937</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional/Storybook</td>
</tr>
<tr>
<td>123 Wildwood Ln. S.E.</td>
<td>Single Family Residence</td>
<td>1938</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional</td>
</tr>
<tr>
<td>127 Wildwood Ln. S.E.</td>
<td>Single Family Residence</td>
<td>1938</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional/Storybook</td>
</tr>
<tr>
<td>135 Wildwood Ln. S.E.</td>
<td>Single Family Residence</td>
<td>1937</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional/Storybook</td>
</tr>
<tr>
<td>145 Wildwood Ln. S.E.</td>
<td>Single Family Residence</td>
<td>1939</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional/Storybook</td>
</tr>
<tr>
<td>147 Wildwood Ln. S.E.</td>
<td>Single Family Residence</td>
<td>1937</td>
<td>Bayview Construction Co.</td>
<td>Minimal Traditional/Storybook</td>
</tr>
<tr>
<td>Wildwood Park</td>
<td>Park (historically site of Sales Office)</td>
<td>n/a</td>
<td>Bayview Construction Co.</td>
<td>Demolished – now community greenspace</td>
</tr>
</tbody>
</table>

### Contributing Accessory Buildings

<table>
<thead>
<tr>
<th>Address</th>
<th>Resource Type</th>
<th>Year Built</th>
</tr>
</thead>
<tbody>
<tr>
<td>2605 Driftwood Rd. S.</td>
<td>Detached Garage</td>
<td>1940</td>
</tr>
<tr>
<td>250 Driftwood Rd. S.E.</td>
<td>Detached Garage</td>
<td>1964</td>
</tr>
<tr>
<td>103 Wildwood Ln. S.E.</td>
<td>Detached Garage</td>
<td>1938</td>
</tr>
<tr>
<td>125.5 Wildwood Ln. S.E.</td>
<td>Accessory Dwelling Unit</td>
<td>1948</td>
</tr>
<tr>
<td>147 Wildwood Ln. S.E.</td>
<td>Detached Garage</td>
<td>c. 1937</td>
</tr>
</tbody>
</table>

### Noncontributing Resources

<table>
<thead>
<tr>
<th>Address</th>
<th>Resource Type</th>
<th>Year Built</th>
<th>Reason for Noncontributing Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 1st St. S.</td>
<td>Vacant</td>
<td>Vacant</td>
<td>Vacant parcel</td>
</tr>
<tr>
<td>2660 Driftwood Rd. S.</td>
<td>Single Family Residence</td>
<td>1954</td>
<td>Diminished Integrity</td>
</tr>
</tbody>
</table>
**Noncontributing Resources**

<table>
<thead>
<tr>
<th>Address</th>
<th>Resource Type</th>
<th>Year Built</th>
<th>Reason for Noncontributing Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>2675 Driftwood Rd. S.</td>
<td>Single Family Residence and Detached Garage</td>
<td>2011</td>
<td>Construction Date</td>
</tr>
<tr>
<td>2680 Driftwood Rd. S.</td>
<td>Single Family Residence</td>
<td>1968</td>
<td>Construction Date</td>
</tr>
<tr>
<td>200 Driftwood Rd. S.E.</td>
<td>Vacant</td>
<td>Vacant</td>
<td>Demolition of Residence</td>
</tr>
<tr>
<td>207 Driftwood Rd. S.E.</td>
<td>Single Family Residence and Ancillary Buildings</td>
<td>1948</td>
<td>Diminished Integrity</td>
</tr>
<tr>
<td>220 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1968</td>
<td>Construction Date</td>
</tr>
<tr>
<td>227 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1973</td>
<td>Construction Date</td>
</tr>
<tr>
<td>230 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1949</td>
<td>Diminished Integrity</td>
</tr>
<tr>
<td>240 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1950</td>
<td>Diminished Integrity</td>
</tr>
<tr>
<td>287 Driftwood Rd. S.E.</td>
<td>Single Family Residence</td>
<td>1996</td>
<td>Construction Date</td>
</tr>
<tr>
<td>2500 Florida Ave. S.</td>
<td>Detached Garage</td>
<td>1980</td>
<td>Construction Date</td>
</tr>
<tr>
<td>2635 Florida Ave. S.</td>
<td>Single Family Residence</td>
<td>1952</td>
<td>Diminished Integrity</td>
</tr>
<tr>
<td>111 Wildwood Ln. S.E.</td>
<td>Detached Garage</td>
<td>1974</td>
<td>Construction Date</td>
</tr>
</tbody>
</table>

**Historic Significance and Satisfaction of Eligibility Criteria**

**Period of Significance**

The designation application (Appendix C) proposes a Period of Significance which includes Pre-Anglo-European settlement and the years spanning 1857 to 1967, with noted significant dates of 1857, 1862, 1937, and 1940.

Although archaeological explorations conducted in the 1970s (Florida Master Site File No. 8PI00022) did not reveal artifacts, historical accounts of middens at the site are numerous, and the possibility of the site yielding future information should not be discounted. This possibility necessitates the inclusion of the pre-Columbian era in the period of significance.

The latter span of years, 1857 to 1967, includes the period during which the proposed district reached historic significance under the criteria discussed below. 1857 is the year of Abel Miranda’s settlement of the area; land in the proposed district was under ownership of the family of fellow early settler until 1940, by which point Modine and Dodd had begun developing the land as the Driftwood community. Although construction lagged somewhat during World War II, post-War infill began shortly thereafter, with homes tending to be custom-built and responsive to their sites and the overall character of the area.
Because of the lack of “land boom” development that occurred during the early 20th century, as other residential suburbs in St. Petersburg were being platted and built up rapidly, staff recommends that the period of significance be modified to exclude the time between the closure of the Pinellas Village post office (1906) and the beginning of the Bayshore Investment Company’s developmental activity (1935). A period of significance typically may extend no less than 50 years prior to designation. Because the conversations surrounding this application, and outreach to property owners, began in 2017, the year 1967 is recommended as an end-date for the historic period.

The recommended period of significance for the Driftwood Local Historic District, therefore, is Pre-Anglo-European Settlement; 1857-1906; 1935-1967. These years include the periods during which the land within the proposed district was being actively settled or developed, resulting in the establishment of historic significance with relation to the area’s historical context.

Criteria for Significance

Evaluation of potential local historic landmarks considers 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 placement 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 the proposed Driftwood Local Historic District, the application proposes that the resource satisfies the St. Petersburg Register criteria as follows:

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>A</td>
<td>Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.</td>
</tr>
<tr>
<td>Yes</td>
<td>B</td>
<td>Its location is the site of a significant local, state, or national event.</td>
</tr>
<tr>
<td>Yes</td>
<td>C</td>
<td>It is identified with a person or persons who significantly contributed to the development of the city, state, or nation.</td>
</tr>
<tr>
<td>Yes</td>
<td>D</td>
<td>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.</td>
</tr>
<tr>
<td>No</td>
<td>E</td>
<td>Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.</td>
</tr>
<tr>
<td>Yes</td>
<td>F</td>
<td>It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.</td>
</tr>
<tr>
<td>Yes</td>
<td>G</td>
<td>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.</td>
</tr>
</tbody>
</table>
A thorough discussion of the proposed district’s satisfaction of these criteria is provided in the application. Following an evaluation of the proposed district’s existing conditions and history within its historic context, staff concurs with the applicant’s assertion that the resource is **eligible for listing in the St. Petersburg Register of Historic Places under Criteria A, B, C, D, F, G, H, and I.**

### Historic Integrity

In addition to assessing historic significance, the evaluation for eligibility for listing in the St. Petersburg Register of Historic Places questions whether at least one (1) of seven (7) factors of historic integrity have been met. In the case of the proposed Driftwood Local Historic District, staff finds six (6) factors to remain intact.

<table>
<thead>
<tr>
<th>Location</th>
<th>Design</th>
<th>Setting</th>
<th>Materials</th>
<th>Workmanship</th>
<th>Feeling*</th>
<th>Association*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
<td>N</td>
</tr>
</tbody>
</table>

*Must be present in addition to at least one other factor.

### Location

All properties within the proposed district remain in their original locations.

### Design

The intended designs of both the district overall and its individual properties have been well-preserved. The individual buildings, sites, and structures within the district have maintained their historic designs to a large degree, with 32 of the proposed district’s 43 primary residences remaining contributing.

### Setting

The proposed district is surrounded by single-family residential development, primarily platted and at least partially developed during the 1920s. In addition, and perhaps more importantly, the setting of the proposed district itself retains an impressive degree of integrity, with the mature vegetation that inspired Dodd’s vision for Driftwood remaining intact and creating a true sense of immersion within the proposed district. The proposed boundaries capture this vision to the greatest extent possible.

### Materials

Some individual contributing properties have seen alterations such as the construction of side and rear additions and the replacement of windows, and certain aspects of the landscape have
been necessarily modernized, perhaps diminishing the intention of a natural setting slightly. The district as a whole, however, maintains sufficient historic materials to allow the viewer to read the district in its entirety as being composed of historic materials.

Workmanship

Workmanship is defined by the National Park Services as “the physical evidence of the crafts of a particular culture or people during any given period of history.” The proposed Driftwood Local Historic District serves as physical documentation of the historic construction techniques that were prevalent during its period of significance. The aesthetic principals that guided the area’s development remain visible in the way that the landscapes and individual resources were constructed, from Driftwood Road’s meandering path parallel to the Big Bayou shoreline to Dodd’s whimsical inclusion of birdhouses at some of his buildings’ facades.

Feeling

Feeling, a resource’s aesthetic or historic sense of a particular period of time, permeates the proposed district through its unique community design, which was, even when established in the 1930s, a reference to an earlier era in many ways.

Character-Defining Features

Shortly before retiring from the role of President of the National Trust for Historic Preservation in 2010, Richard Moe remarked that “there may have been a time when preservation was about saving an old building here and there, but those days are gone. Preservation is in the business of saving communities and the values they embody.” Nearly a decade later, these words ring true when evaluating the aspects of the proposed Driftwood Local Historic District that relate to its historic significance. The proposed district is undeniably among the most unique neighborhoods within contemporary St. Petersburg, due to a rich and distinct architectural palette, a small network of narrow streets which “break the grid” to follow the natural shoreline and topographical features, and dense, perhaps even seemingly untamed, vegetation. Alterations to properties within local historic districts are reviewed for their impacts on the resource as a whole with a priority of preserving and rehabilitating of character-defining features, which relate to the district’s historic significance. Although the appropriateness of future alterations is reviewed on a case-by-case basis with relation to the Secretary of the Interior’s Standards for the Treatment of Historic Properties, staff recommends the following elements of the district be noted as character-defining elements of the proposed district, and, therefore, particularly worthy of preservation.

Architecture: Homes Constructed by the Bayview Construction Company and Mark Dixon Dodd

- Most typically Minimal Traditional in style, often with eclectic and whimsical references including that from the Mediterranean Revival, Colonial, and Storybook styles.

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• Low-pitched, gabled roof, generally featuring at least one cross gable. The predominant form is most commonly the front gable, typically with a vent or other decoration at the gable end.
• Minimal roof overhangs.
• Metal casement windows arranged in pairs or tripartite units, often with shutters.
• Stucco exterior treatment, sometimes incorporating decorative siding or half-timbering at gable ends as a focal point.
• Sheltered stoops rather than full front porches.

Architecture: Mid-Century Infill
• Mid-century or Masonry Vernacular in style, featuring an overall emphasis of horizontality.
• One story or split level.
• Attached garages.
• Metal windows, casement or awning, often arranged in ribbon configurations.
• Stucco exterior.
• Low-pitched hipped or flat roof.

Community Design
• Narrow, meandering roads with low curbs and lacking sidewalks.
• Generous front yard setbacks.

Landscape
The landscape elements that have traditionally been protected by local historic designation within the city have primarily been within public right of way. However, given the particularly distinctive and unique atmosphere created by Driftwood’s heavily-vegetated landscape, the application being discussed herein suggests a degree of protection be extended to the vegetated areas of private properties, most notably to the deep front setbacks which contribute so significantly to the proposed district. Staff suggests that a landscape plan be required as part of the COA process for new construction and alterations or additions significant enough to require a site plan as part of Building and Zoning review, with a focus on the following:
• Mature tree canopy, including, but not limited to, trees in Right of Way.
• Dense native vegetation extending to street edge.
• Limited use of turf grass as ground cover.
• Lack of fences in front yards.
• Side and rear fences set back from façade and well-screened with vegetation.

RESULTS OF DESIGNATION
The creation and preservation of historic districts enhances the city’s historic character, fulfills the City’s goals as a Certified Local Government in Historic Preservation, reinforces a strong sense of place, and plays a role in the local economy. A 2010 study of the *Economic Impacts of Historic Preservation in Florida* concluded that preservation-related activities including historic rehabilitation projects, heritage tourism, Main Street Programs, and history museums created over 110 thousand jobs in Florida and another 20 thousand in other parts of the country during
the period of 2007-2008. During that same time frame, preservation activities added $3.77 billion to in-state wealth.\(^3\)

As a local historic district, certain financial benefits such as the Ad Valorem Tax Exemption for Rehabilitation and relief from some requirements of the Florida Building Code will additionally become available to property owners.

The local historic district listing being sought by this nomination will provide the proposed district and its property owners with a heightened degree of protection through design reviews to be conducted by staff of the Urban Planning and Historic Preservation Division under the guidance of the Community Planning and Preservation Commission. This process, which results in the issuance of Certificates of Appropriateness (COAs), is required in addition to any other building permits required by law. Only exterior modifications are reviewed through the COA process.

These determinations of appropriateness are guided by City Code Section 16.30.070.2.6, Approval of Changes to Local Landmarks, and by St. Petersburg’s Design Guidelines for Historic Properties, both of which are based on principals set forth by the National Park Service through the Secretary of the Interior’s Guidelines for Rehabilitation. The documentation of properties’ history and extant conditions within the proposed district amassed within this nomination, and especially the Character-Defining Features identified above, will further serve as guides for future decisions, as they act to highlight the characteristics of the proposed district that relate directly to its architectural and historic significance.

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

The proposed local historic landmark district 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.

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**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

**Policy CM11.14:** In order to reduce risk resulting from or associated with high-tide events, storm surge, flash floods, stormwater runoff and impacts related to sea-level rise, THE City shall continue to promote the use of the development and redevelopment principles, strategies, and engineering solutions contained in the Florida Building Code and Land Development Regulations.

**Policy CM15.1:** The City will continue to promote the preservation of resources by conducting historic resource surveys and developing ordinances, guidelines, and databases.

**FLOOD PLAIN MANAGEMENT**

The local historic district, as proposed, is located partially within a designated flood zone. Of the 43 primary residences within the proposed boundaries:

- 16 proposed contributing and 9 proposed non-contributing are within or partially within an AE Zone (buildable area), and
- 16 proposed contributing and 2 proposed non-contributing are within X or X-shaded (buildable area).

Historic structures that are repeatedly flooded will eventually deteriorate and require demolition, a negative outcome in direct contrast with the goals, objectives, and policies of the City’s historic preservation program. For this reason, improvements that maintain the integrity of the local historic district while incorporating flood mitigation measures is encouraged and further supported by the National Flood Insurance Program (“NFIP”).

The NFIP gives special consideration to the unique value of historic buildings, landmarks, and sites, in two ways. First, the NFIP floodplain management regulations provide relief to *historic structures*, as defined by CFR 44 Part 59, which includes historic districts. Historic structures do not have to meet the floodplain management requirements of the program if they maintain their historic structure designation meaning they do not have to meet the new construction,
substantial improvement, or substantial damage requirements applied to non-historic structures. This exclusion serves as an incentive for property owners to maintain the historic character of the designated structures and district.

Second, a designated structure can obtain the benefit of subsidized flood insurance through NFIP even if it has been substantially improved or substantially damaged so long as the structure maintains its historic designation. Allowing historic structures to continue to be insured at subsidized rates, even when they are substantially improved or substantially damaged, can represent a significant financial benefit to these building owners.

To qualify for this relief, local municipalities must adopt an ordinance that requires variances for improvements or repairs to historic structures. Pursuant to Ordinance 98-H, adopted on December 5, 2013, the City of St. Petersburg is a qualified municipality. City Code Chapter 16, Section 16.40.050.7.5, states:

“Historic Buildings. A variance is authorized to be issued for the repair, improvement, reconstruction, restoration or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Buildings, upon a determination that the proposed repair, improvement, reconstruction, restoration or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building’s continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, reconstruction, restoration and rehabilitation shall be subject to the requirements of the Florida Building Code. Historic properties may be required to obtain a certificate of appropriateness pursuant to the City Code. No fee shall be required for the variance application and, if the historic structure has a current certificate of appropriateness, no notice of the variance shall be required.”

Non-contributing resources and vacant lots in historic districts remain subject to all the floodplain management requirements that apply for new construction and substantial improvements. Any non-contributing resource may be voluntarily improved so that it can become a contributing resource to the historic district; this type of improvement might involve removal of modern additions and other actions to restore the historic nature of the resource. Contributing resources will qualify for relief provided they maintain their historic designation. Both will be reviewed through the Certificate of Appropriateness (“COAs”) process and include variances, where required in accordance with the NFIP.

For more information, please read the Floodplain Management Bulletin: Historic Structures (FEMA P-467-2, May 2008) published through the National Flood Insurance Program (“NFIP”). In addition to describing how the NHIP treats historic structures, this bulletin also includes mitigation measures that can be sensitively implemented to protect historic structures from floods. Flood mitigation measures range from simple, low-cost improvements (such as elevating utilities and mechanical equipment) to structural modifications (such as building elevation and dry-floodproofing).
RECOMMENDATION

Given the proposed Driftwood Local Historic District’s satisfaction of the criteria for designation as a local historic district to be added to the St. Petersburg Register of Historic Places, staff recommends approval of Case No. HPC 17-90300006, thus referring the issue to City Council for public hearing and a final determination.
REFERENCES


APPENDIX A: SAMPLE OF BALLOT DISTRIBUTED FEBRUARY 16, 2018
Instructions for Ballot to Determine Support/Opposition of an Application for the Designation of the Proposed Driftwood Local Historic District

<table>
<thead>
<tr>
<th>File Number:</th>
<th>HPC 17-90300006</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boundaries of Affected Area:</td>
<td>Roughly, 24th Avenue Southeast, the rear parcel lines of properties located on the 2700 block of Driftwood Road South, Beach Drive Southeast, and Tampa Bay, as shown below.</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>Pearson Subdivision, Lots 1 and 2; Driftwood, Lots 1 through 22; Driftwood First Addition, Lots A and 1 through 17; and Driftwood Second Addition, Lots 1 through 14</td>
</tr>
<tr>
<td>Request:</td>
<td>Listing of the Driftwood Local Historic District in the St. Petersburg Register of Historic Places</td>
</tr>
</tbody>
</table>

Dear Property Owner,

Per the St. Petersburg City Code, Historic and Archaeological Preservation Overlay, Section 16.30.070.2.5.2.a, you are receiving this notification and attached ballot because you are the owner of property that is located within a proposed local historic district. A public information session regarding this application, of which your household was directly noticed, was held on January 17, 2018 at the Friends’ Meeting House. If you were unable to attend the meeting or have additional questions about the impacts of this proposal, please contact City staff using the information listed below.

The support of property owners representing more than 50% of the subject tax parcels is required for the application process to proceed. This vote will not finalize the designation of the above-referenced local historic district, rather it is required in order for the application to be considered by the Community Planning and Preservation Commission (CPPC) and the City Council.

Process for Tallying Votes
Each tax parcel is counted as one vote, regardless of the number of owners registered to that property. However, in the case of properties with multiple owners, each registered owner will receive a ballot and have the opportunity to vote. If ballots representing conflicting votes among multiple owners of a single tax parcel are received, the vote for that parcel will be counted as a vote of non-support. If there are multiple owners of a property and only one ballot has been received by Monday, April 16, 2018, then the vote indicated on the returned ballot will be counted for the entire parcel. Properties from which no ballot has been returned by Monday, April 16, 2018 will be considered to express nonsupport/opposition.
There are fifty-one (51) parcels within the proposed district. If support from the owners of twenty-seven (27) properties and all other materials required for the submission of a designation application, including an application fee, have been provided to the City, then the district application will be certified complete and proceed to quasi-judicial hearing and review by the CPPC. Once a district application has been certified complete, no permits shall be issued for any exterior alterations, demolitions, or new construction, except in cases of ordinary repair and maintenance, until the City Council has rendered a final decision on the designation request.

Next Steps in the Designation Process
Both you, as a property owner, and the owners of properties within 200 feet of the proposed boundary, will be notified a minimum of ten days prior to the CPPC quasi-judicial hearing. This hearing will include a presentation by City staff of an analysis of the potential district’s historic significance and integrity. This will be followed by a presentation from the applicant and an opportunity for public input. After hearing from staff, the applicant, and any interested parties, the CPPC will vote for or against recommendation of designation of the proposed district. Within 60 days following the CPPC meeting, the City Council will evaluate the proposed district designation at a quasi-judicial hearing. Property owners and owners of properties within 200 feet of the proposed boundary will again be notified a minimum of ten days prior to the quasi-judicial hearing of its time and location. The hearing will be conducted in the same manner as the CPPC hearing and followed by a discussion and final decision of the City Council.

Effects Should the Proposed District Application Be Approved
If the application is approved by the City Council, your property will be recorded as either a contributing or non-contributing property within the local district. As such, a Certificate of Appropriateness (COA) will be required for future exterior alteration, new construction, demolition, or relocation. The COA process is essentially a design review that is generally conducted concurrently with the issuance of other necessary building or demolition permits. The process, which has recently been streamlined, is not designed to hinder owners’ ability to update and maintain their properties, but aims to ensure the sensitivity of exterior alterations and additions to the historic nature of a designated district or individual local landmark.

Ballot Remittance and Status Updates
Contact Laura Duvekot, Historic Preservationist, at 727.892.5451/laura.duvekot@stpete.org or visit www.stpete.org/history for further information on the City’s historic preservation program and this application.

Please consider your choice of support or opposition/nonsupport and return the attached ballot to:
Official Ballot, Driftwood LHD
c/o Laura Duvekot
Urban Planning & Historic Preservation Division
PO Box 2842
St. Petersburg, FL 33731-2842

Signed ballots must be postmarked on or before Monday, April 16, 2018 or delivered in person by 4pm on that date to the Urban Planning & Historic Preservation Division, 8th Floor, Municipal Services Center, One Fourth Street North, St. Petersburg. Please note that the results of this vote are not exempt from relevant public records laws.

Respectfully,

Derek Kilborn, Manager
Urban Planning & Historic Preservation Division
Planning and Economic Development Department

cc: Dave Goodwin, Director, Planning & Economic Development Department
   Michael Dema, Assistant City Attorney, City Attorney’s Office
I, _______________________________, owner of the property located at _______________________________, St. Petersburg, Florida 33705, hereby vote:

☐ SUPPORT

☐ DO NOT SUPPORT

the initiation of an application for designation of the Driftwood Local Historic District in the St. Petersburg Register of Historic Places. The proposed district boundary includes the fifty-two (52) properties roughly bounded by 24th Avenue Southeast, Tampa Bay, the rear parcel line of properties along the 2700 block of Driftwood Road South, and Beach Drive Southeast.

A forged signature is an illegal signature that may be prosecuted accordingly; the City of St. Petersburg reserves the right to verify signature authenticity with the ballot recipient.

______________________________  ______________________________
(Signature)                     (Date)

Ballot Instructions:

Please sign and return this ballot on or before Monday, April 16, 2018. The ballot may be:

- Delivered in person to the Urban Planning and Historic Preservation Division, 8th Floor of the Municipal Services Center, One Fourth Street North, St. Petersburg, FL 33701;
- Mailed to Official Ballot, Driftwood LHD c/o Laura Duvekot, Urban Planning & Historic Preservation Division, PO Box 2842, St. Petersburg, FL 33731-2842.

A demonstration of support from 50% + one (1) of the tax parcels located within the proposed boundary is required for this application to proceed to the Community Planning & Preservation Commission (CPPC) and City Council. The final decision regarding this application will be determined by City Council action, not by the outcome of this vote. The application will be deemed complete immediately upon receipt of: “support” votes representing at least twenty-seven (27) of the fifty-one (51) tax parcels within the proposed district a complete application for the designation of the proposed area as a local historic district, and a processing fee from the applicant.

The response for each tax parcel will be counted as one (1) vote; in the case of conflicting votes among multiple owners of a single tax parcel, the vote will be counted as nonsupport. If there are multiple owners of a property and only one ballot has been received by April 16, 2018, then the vote indicated on the returned ballot will be counted for the entire parcel. Following return of the ballot, your position may not be changed.

Ballots not received or postmarked on or before April 16, 2018 will be recorded as a nonresponse and counted as a “do not support” vote, except among multiple owners of a single tax parcel where one or more ballots have been remitted. These will be recorded as described above.

This vote is to initiate the application process only; it does not finalize the decision of whether a historic district will be officially created. If sufficient support is demonstrated and the application forwarded to the CPPC and City Council, you will be given a minimum of 10 days’ notice of the public hearings at which you may provide input regarding the potential district designation.
APPENDIX B: SAMPLE OF BALLOT DISTRIBUTED JUNE 27, 2018
IMPORTANT UPDATE
NEW BALLOT RESPONSE REQUIRED
Driftwood Local Historic District

File Number: HPC 17-90300006
Boundaries of Affected Area: Roughly, 24th Avenue Southeast (north), Driftwood Road South, where it bends northwest (west), Beach Drive Southeast (east), and Tampa Bay (south), as shown below.
Legal Description: See enclosed map.
Contacts: City Contact:
Laura Duvekot, Historic Preservationist
Urban Planning and Historic Preservation
Laura.Duvekot@stpete.org
(727) 892-5451
Request: Listing Driftwood Local Historic District in the St. Petersburg Register of Historic Places

BACKGROUND/NEW BALLOT EXPLANATION

On February 16, 2018, the City mailed ballots to fifty-one (51) tax parcels in accord with City ordinance to determine if there is sufficient neighborhood support for submission of an application to designate the Driftwood neighborhood a local historic district. The number of ballots of support returned exceeded the minimum requirement, and an application was subsequently filed on March 5, 2018. The district boundary depicted in the submitted application did not include four parcels (2700, 2720, 2736 and 2772 Driftwood Road South) that had been shown on the proposed district map sent out with the ballots.

The City’s Historic and Archaeological Preservation Overlay Ordinance does not specify whether the area sought for designation within the application and the area receiving ballots be the same. Accordingly, the City advised the applicants that it would be permissible to submit an application without including the four Driftwood Road (Ward Avenue South) properties. After making this determination, staff received an inquiry questioning the legality of the ballot process. In an effort to resolve this procedural question and guarantee a fair and transparent process for all property owners within the proposed district, the City’s Urban Planning and Historic Preservation Division (“Division”) has requested a new ballot process.

Enclosed with this letter is a new ballot and map. Your previous vote from the original ballot process is void. The Division appreciates your understanding and invites you to remit your ballots accordingly. Additional instructions are included in the following section. The new ballot map does not include 2700, 2720, 2736 & 2772 Driftwood Road (Ward Avenue South). To assist with your understanding of the above, please find below three maps showing the portion of the neighborhood along Driftwood Road South (Ward Avenue South) directly affected. The first map is a section of the original ballot map; the second of the application map and the third of the 1940 Driftwood subdivision map.
BALLOT INSTRUCTIONS

Per the *St. Petersburg City Code, Historic and Archaeological Preservation Overlay, Section 16.30.070.2.5.2.a*, you are receiving this notification and attached ballot because you are the owner of property that is located within a proposed local historic district. A public information session regarding this application, of which your household was directly noticed, was held on January 17, 2018 at the Friends’ Meeting House. If you were unable to attend the meeting or have additional questions about the impacts of this proposal, please contact City staff using the information listed below.

The support of property owners representing more than 50% of the subject tax parcels is required for the application process to proceed. City owned property, such as the Driftwood/Wildwood park, is not included in the ballot process. This vote will not finalize the designation of the above-referenced local historic district, rather it is required in order for the application to be considered by the Community Planning and Preservation Commission (“CPPC”) and the City Council.

**Process for Tallying Votes**

Each tax parcel, exclusive of City owned parcels, is counted as one vote, regardless of the number of owners registered to that parcel. However, in the case of parcels with multiple owners, each registered owner will receive a ballot and have the opportunity to vote. If one of the multiple owners returns a ballot of non-support then the vote for that parcel will be counted as a vote of non-support. If there are multiple owners of a parcel and only one ballot has been received by Monday, August 27, 2018, then the vote indicated on the returned ballot will be counted for the entire parcel. Parcels from which no ballot has been returned by Monday, August 27, 2018, regardless of the number of owners, will be counted as a vote of non-support/opposition.

Once a ballot has been submitted, the choice of support or non-support/opposition reflected on the ballot may not be changed. An owner may voice support or opposition/non-support at any public hearing regardless of the position reflected on a ballot. There are forty-seven (47) parcels within the proposed district. If support from the owners of twenty-five (25) properties and all other materials required for the submission of a designation application, including an application fee, have been provided to the City, then the district application will be certified complete and proceed to quasi-judicial hearing and review by the CPPC. Once a district application has
been certified complete, a permit may only be issued for exterior alterations, demolitions, or new construction if processed in accord with the Certificate of Appropriateness process (further explained below), except in cases of ordinary repair and maintenance, until the City Council has rendered a final decision on the designation request.

**Next Steps in the Designation Process**

Both you, as a property owner, and the owners of properties within 200 feet of the proposed boundary, will be notified a minimum of ten days prior to the CPPC quasi-judicial hearing. This hearing will include a presentation by City staff of an analysis of the potential district’s historic significance and integrity, a presentation from the applicant and an opportunity for public input. After hearing from staff, the applicant, and any interested parties, the CPPC will vote to recommend approve, approve with modifications, or to deny designation of the proposed district.

Within 60 days following the CPPC meeting, the City Council will evaluate the proposed district designation at a quasi-judicial hearing. Property owners and owners of properties within 200 feet of the proposed boundary will again be notified a minimum of ten days prior to the quasi-judicial hearing of its time and location. The hearing will be conducted in the same manner as the CPPC hearing and followed by a discussion and final decision of the City Council to approve, approve with modifications, or to deny the application.

**Effects Should the Proposed District Application Be Approved**

If the application is approved by the City Council, your property will be recorded as either a contributing or non-contributing property within the local district. As such, a Certificate of Appropriateness (COA) will be required for future exterior alteration, new construction, demolition, or relocation, except for ordinary repairs or maintenance. The COA process is essentially a design review that is generally conducted concurrently with the issuance of other necessary building or demolition permits. The process, which has recently been streamlined, is not designed to hinder owners’ ability to update and maintain their properties, but aims to ensure the sensitivity of exterior alterations and additions to the historic nature of a designated district or individual local landmark.

**Ballot Remittance and Status Updates**

Contact Laura Duvekot, Historic Preservationist, at 727.892.5451, Laura.Duvekot@stpete.org or visit www.stpete.org/history for further information on the City’s historic preservation program and this application.

**Please consider your choice of support or opposition/non-support and return the attached ballot to:**

Official Ballot, Driftwood LHD  
c/o Laura Duvekot  
Urban Planning & Historic Preservation Division  
PO Box 2842  
St. Petersburg, FL 33731-2842

Signed ballots must be postmarked on or before Monday, August 27, 2018 or delivered in person by 4:00 p.m. on that date to the Urban Planning & Historic Preservation Division, 8th Floor, Municipal Services Center, One Fourth Street North, St. Petersburg. Please note that the results of this vote are not exempt from relevant public records laws.
Proposed District Boundary:
I, ____________________________, owner of the property located at ____________________________, St. Petersburg, Florida 33705, do not support the initiation of an application for designation of the Driftwood Local Historic District in the St. Petersburg Register of Historic Places. The proposed district boundary includes the forty-seven (47) parcels roughly bounded by 24th Avenue Southeast, Tampa Bay, the rear parcel line of properties along the 2700 block of Driftwood Road South (Ward Avenue South), and Beach Drive Southeast.

A forged signature is an illegal signature that may be prosecuted accordingly; the City of St. Petersburg reserves the right to verify signature authenticity with the ballot recipient.

__________________________________  ______________________________
(Signature)  (Date)

Ballot Instructions:

Please sign and return this ballot on or before Monday, August 27, 2018. The ballot may be:

• Delivered in person to the Urban Planning and Historic Preservation Division, 8th Floor of the Municipal Services Center, One Fourth Street North, St. Petersburg, FL 33701;

• Mailed to Official Ballot, Driftwood LHD c/o Laura Duvekot, Urban Planning & Historic Preservation Division, PO Box 2842, St. Petersburg, FL 33731-2842.

A demonstration of support from 50% + one (1) of the tax parcels located within the proposed boundary is required for this application to proceed to the Community Planning & Preservation Commission (CPPC) and City Council. The final decision regarding this application will be determined by City Council action, not by the outcome of this vote. The application will be deemed complete immediately upon receipt of: "support" votes representing at least twenty-five (25) of the forty-seven (47) tax parcels within the proposed district, a complete application for the designation of the proposed area as a local historic district, and a processing fee from the applicant.

The response for each tax parcel will be counted as one (1) vote; in the case of conflicting votes among multiple owners of a single tax parcel, the vote will be counted as nonsupport. If there are multiple owners of a tax parcel and only one ballot has been received by August 27, 2018, then the vote indicated on the returned ballot will be counted for the entire parcel. Following return of the ballot, your position may not be changed.

Ballots not received or postmarked on or before August 27, 2018 will be recorded as a nonresponse and counted as a "do not support" vote, except among multiple owners of a single tax parcel where one or more ballots have been remitted. These will be recorded as described above.

This vote is to initiate the application process only; it does not finalize the decision of whether a historic district will be officially created. If sufficient support is demonstrated and the application forwarded to the CPPC and City Council, you will be given a minimum of 10 days’ notice of the public hearings at which you may provide input regarding the potential district designation.
Summary of “Round Two” Ballot Returns

City File 17-90300006/Driftwood Local Historic District

June 27, 2018  70 ballots mailed by city staff to owners of 47 parcels w/in subject district
August 13, 2018  Ballot indicating support from 26th parcel logged and application marked as “Active.”
August 27, 2018  Deadline for ballots to be returned or postmarked.

As of 11:30am, August 28, 2018:

- 42 ballots of support have been received representing 29 parcels;
- 9 ballots of non-support have been received representing 8 parcels.

- 7 ballots representing 4 parcels have been noted as having been sent to individuals that no longer own the parcels in question;
- 5 ballots have been issued to the new owners of those 4 parcels, per updated PCPAO information;
- 3 ballots representing 3 of those parcels [all indicating support] have been received by city staff.
APPENDIX C: LOCAL LANDMARK DESIGNATION APPLICATION SUBMITTED MARCH 6, 2018 AND ADDITIONAL BACKUP MATERIAL FROM APPLICANTS
Local Landmark
Designation Application

1. NAME AND LOCATION OF PROPERTY

<table>
<thead>
<tr>
<th>historic name</th>
<th>Driftwood Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>other names/site number</td>
<td>______________________</td>
</tr>
<tr>
<td>address</td>
<td>District list</td>
</tr>
<tr>
<td>historic address</td>
<td>______________________</td>
</tr>
</tbody>
</table>

2. PROPERTY OWNER(S) NAME AND ADDRESS

**Applicant List:** Laurie Macdonald, Peter and Jeanne Meinke, Belinda Sheffield, Mary P and Terence Moore, Lynne [Parish] McDonald, Bonita and Richard Agan, Bruce E Ahern and Carolyn Bradfield, Orion T Ayer, Gail Halsey Collins, Miriam and Ronald Gregg, Shepherd R and Jennifer Lee Grimes, Robert E and Kathryn Krzystan, Pamela and David McMullen, Siddie and Winton Morrison, Tira and Donald C Myers, Robert J Pastore and Rebekeh Pulley, Emmanuel Roux and Jennifer Hardin, Ann Sackett, Martha Sammy, Marilyn and F Thomas Shay, Arthur Skinner and Katrina Van Tassel-Skinner, Natalia Spytek, James Studdiford, Jeffrey Thompson, Mordecai Walker

| name | ______________________ |
| street and number | ______________________ |
| city or town | St Petersburg |
| state | Florida |
| zip code | 33705 |
| phone number (h) | 727-580-9585 |
| (w) | same |
| e-mail | lauriewildwood@gmail.com |

3. NOMINATION PREPARED BY

| name/title | Howard Ferebee Hansen, Laurie Macdonald, Emily Elwyn |
| organization | ______________________ |
| street and number | Howard Ferebee Hansen - 3810 20th Ave. N |
| city or town | St Petersburg |
| state | Florida |
| zip code | 33713 |
| phone number (h) | 727-323-1351 |
| (w) | 727-270-1274 |
| e-mail | fenford1@gmail.com |

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)
Bounds of the district - The Driftwood Historic District is bounded by the shoreline of Big Bayou to its south and this riparian “bulkhead line” runs east along the shore to the western r.o.w. line of Beach Drive SE, thence north along the west line of said drive to the southern line of the vacated parcel of 24th Avenue SE continuing westerly along this line to the southern r.o.w. line of 24th Avenue SE thence west to the eastern r.o.w. line of 1st Street SE, thence south along this line to the southern r.o.w. line of 25th Avenue S, thence west to the southeastern r.o.w. line of Florida Avenue S, thence southeast to the southeastern r.o.w. line of Bethel Avenue S, thence southwest to the SE r.o.w. of Ward Avenue (Driftwood Road S), thence southeast along said line continuing along to the shore of Big Bayou, the point of beginning.

Boundary Justification - This boundary encompasses all of the lots and blocks of the Driftwood Subdivision, Driftwood Subdivision First Addition, and the Driftwood Subdivision Second Addition which are the historic boundaries of this subdivision.

5. GEOGRAPHICAL DATA

acreage of property, more than 1 acre
property identification number

7. DESCRIPTION

Architectural Classification
(See Appendix A for list)

Minimal Traditional, Mid-Century Ranch,
Eclectic Historicism, Mediterranean
Revival, English Vernacular
Revival

Influences of Storybook, Tudor,
Monterey, Tropical Modern, Colonial
Revival

Materials

concrete block, stucco, wood,

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;

NARRATIVE DESCRIPTION OF THE DISTRICT
The Driftwood Historic District is situated on the north shore of Big Bayou an arm of Tampa Bay. The shoreline is still a natural sandy beach with swaths of mangrove. The soil is sand or sandy loam with an elevation of 2’ to 5’ that rises gently from the shore. The interior of the district reaches an elevation of 15’-16’ at its highest point. The district is located within a semi-tropical coastal hammock comprised of mature native oak species, red cedars, pines, and sabal palms that form a nearly continuous tree canopy throughout the district. Exotic semi-tropical and tropical-temperate tree and plant species have been introduced by homeowners since the 1930s.

The subdivision’s streets are narrow and the principal street, Driftwood Road, winds following the shoreline and was unpaved until 1970, but now has asphalt pavement and roll gutter concrete curbs. One section of the road is bisected by an oak tree which was left undisturbed during development. The south side of Big Bayou was drastically altered during the 1920s dredge and fill of the Lewis Island (Coquina Key) subdivision. The land adjacent to the east of the district (east of Beach Drive SE) was dredged and filled in the early 1950s to create the Tropical Shores subdivision. The orientation of the streets and lot shapes and sizes are varied and irregular, do not conform with the earlier surrounding subdivision plats nor St Petersburg’s typical grid pattern. The one street that aligns with the subdivision to the west is the 2700 block of Ward Ave ( currently called Driftwood Road So.) This street was the first one built at the district in the 1870s connecting a wooden pier at its foot to connecting inland roads.

A metal 1950s era Florida state historical marker is located on the east side of this street near the bayou approximately on the site of the 1875 post office building and is listed as a contributing object to the district.

The focal point of the district is an irregular oblong park approximately 265’ in length X 80’ which has a dense planting of oaks and an understory of ornamental tropical native and non-native plants and low groundcover. The park includes a small circular pond with a statue of a child and a sitting bench. In recent years neighbors have placed bricks bearing past and current residents’ names around the north edge of the pond. The eastern end of Driftwood also has a median park enhancing the foliage filled character of the district.

Another important defining feature of the district is the large 15’ high metal archway of forged soft steel inscribed with “DRIFTWOOD” which spans First Street So at 25th Ave So. The archway is topped by a weathervane with bird in flight, fish in talons. The weathervane has been changed over the years as repairs were called for. This was the original gateway to the subdivision, erected in circa 1938 and is listed as a contributing object to the district.

There is a private easement for neighborhood access to Big Bayou about 288’ long X 6’ wide that is owned by Driftwood Addition Lot 2 and Lot 3. Solely Driftwood Subdivision homeowner deeds include use of this easement.

Lots vary in size within the district from small ones inland that are 50’ to 70’ wide and 125’ to 180’ in depth. Waterfront lots are larger in size ranging from 85’ to 90’+ wide and 175’ to 200’+. House setbacks on lots are a minimum of 30’ and greater on water lots, there are minimal approximately 10’ side setbacks, and both inland lots and water lots generally have large rear yards. House square footage varies widely from the small inland cottages designed by Dodd in the 1930s to the grander waterfront houses. Fencing of any type was not used in the pre WWII period and was still uncommon to pre -1968 homes because hedges and dense floral screens were considered more appropriate to the picturesque landscape aesthetic of the subdivision’s original design. However, modern fences have begun to mar the streetscapes, although fences and gates are generally of an open design that afford connectivity and flow of plantings and view.
The vast majority of the houses are of masonry construction, concrete block with concrete stucco veneer, on running wall raised foundations supported by concrete spread footings, or the newer houses with concrete slab slightly above grade foundations. The majority of the historic houses’ roof type is wood truss gable, cross gable, or gable on hip. The majority of the district’s houses have fireplaces that often serve as an important design feature. The 1930s to early 1950s houses generally have steel casement or wood sash windows, houses from the mid 1950s to 1968 normally have aluminum awning windows. The majority of the outbuildings in the district are detached garages although post-WWII houses have attached garages.

Post 1968 alterations within the district are minimal and have not adversely impacted the historic appearance of the landscape nor its houses. The most common alterations found on the houses are roof and window replacements with materials differing from the original fabric. Some of the houses have been enlarged with newer additions generally to the rear of the buildings.

8. NUMBER OF RESOURCES WITHIN PROPERTY

<table>
<thead>
<tr>
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<th>Noncontributing</th>
<th>Resource Type</th>
<th>Contributing resources previously listed on the National Register or Local Register</th>
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<tr>
<td></td>
<td></td>
<td>(43 houses)</td>
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</tr>
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<td></td>
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<tr>
<td></td>
<td></td>
<td>Total</td>
<td></td>
</tr>
</tbody>
</table>
The Driftwood Historic District is locally significant for its potential to contain archaeological features related to the 1800s pioneer homesteads of Miranda and Bethell, the 1862 Civil War military engagement at this site, and the remnants of the late 1800s village of Pinellas.

The Driftwood Historic District is the site of the February 1862 Civil War engagement between the U.S. Navy and the settlement of alleged blockade-runners. This was the only military action during this war which occurred in Pinellas County.

The Driftwood Historic District is locally significant as the site of the homesteads of the first permanent European settlers in lower Pinellas County, Abel Miranda and John Bethell.

The Driftwood Historic District is locally significant because it is associated with Mark Dixon Dodd, a nationally known artist who was the designer of the 1930s to 1940s subdivision and 19 of the houses within the district and with Archie Parish an important local architect who partnered with Dodd.

The Driftwood Historic District is locally significant because it contains a collection of single family residences that represent the local taste in suburban housing of the period from 1937 to 1967.

[Under Criteria 5 - N/A Applies to individual structure applications]
Under Criteria 7 - “Its character is a geographically definable area possessing a significant concentration, or continuity or sites, buildings, objects or structures united in past events or aesthetically by plan or physical development.” The Driftwood Historic District is locally significant because it was a planned subdivision within a coastal sub-tropical hammock which was preserved by its designer, this original concept visually unites all of its houses which date to a thirty year period and are all of relatively similar materials.

Under Criteria 8 - “Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.” The Driftwood Historic District is locally significant as a small neighborhood that has cohesive and instantly recognizeable character thanks to its plan and dense tree canopy with an understory of lush jungle-like garden landscape.

Under Criteria 9 - “It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.” The Driftwood Historic District is locally significant for its potential to contain archaeological features related to the 1800s pioneer homesteads of Miranda and Bethell, the 1862 Civil War military engagement at this site, and the remnants of the late 1800s village of Pinellas. It also has the potential to contain prehistoric features and artifacts from the native settlement nearby whose large shell mounds (located approximately 500’ to the west) were destroyed in the early 20th century. The district also lies within the level 1 high probability zone as demarcated by the predictive models used in the 1987 Archaeological Survey of St Petersburg.
Areas of Significance
(see Attachment B for detailed list of categories)

Period of Significance
Pre Anglo-European settlement, 1857 to 1967

Significant Dates (date constructed & altered)
1857, 1862, 1937, 1940,

Significant Person(s)

John A. Bethel - see narrative
Abel Miranda - see narrative
Mark Dixon Dodd - see narrative
Archie Parish AIA - see narrative
Arthur Modine - see narrative
Francis Marion Boone - see narrative

George Shepard "Gidge" Gandy (October 20, 1851 – November 25, 1946) was an American business executive and developer, best known for constructing the original Gandy Bridge, the first bridge to span the Tampa Bay and connecting St Petersburg and Tampa. He is also known for developing numerous buildings and transportation lines in St Petersburg and Philadelphia. Opened on November 20, 1924 it was at one time the longest auto toll bridge in the world. He married Henry Disston’s daughter, Mary, who died at the age of 26. “The Mullet Farm” at 2700 Driftwood Rd S where the Gandy’s lived was built in 1910 by shipbuilder Barney Williams, son of John Constantine Williams, co-founder of St. Petersburg.
George S. Gandy, Jr. Gandy Sr.'s legacy was continued by his son, George S. Gandy, Jr., who founded the famous St. Petersburg-Habana Sailboat Race,[13] which was discontinued in 1959 upon the rise of Cuban dictator Fidel Castro. The race was revived in 2017.

Charles J Schuh, Jr. (d. 1950) Florida State Representative Rep. Charles J. Schuh Jr., was an esteemed lawyer, legislator, family man and war hero.
http://www.sptimes.com/News/112900/SouthPinellas/Gunman_ended_young_la.shtml

Charles Edward Schuh (d.2009), Mayor of St Petersburg 1975-1977. Lived at 230 Driftwood Rd SE.

Peter Meinke, Florida Poet Laureate, St Petersburg Poet Laureate: Named Florida's Poet Laureate by Governor Rick Scott in June 2015, Peter Meinke's work has appeared in the Atlantic, The New Yorker, The Nation and dozens of other journals. He has received many major awards, including a Fulbright, two NEA Fellowships, and three prizes from the Poetry Society of America. Peter and his wife, artist Jeanne Meinke, collaborate on the bi-weekly column “The Poet’s Notebook” for the newspaper Creative Loafing. Peter and Jeanne live at 147 Wildwood Lane SE.

Jeanne Meinke, whose artwork depicting scenes and homes in Driftwood is included as a part of this application, has had her pen and ink drawings included in The New Yorker (over a hundred times), Gourmet, Bon Appetit, Yankee, Early American Life and other magazines. Jeanne and her husband
Peter Meinke have collaborated on many projects including children’s books, poetry chapbooks, and the prize-winning *Campocorto*. A collection of her drawings *Lines from Wildwood Lane* (Driftwood) was published by the University of Tampa Press (2010.)

**Charles Morgan**, Yacht Designer. Used some of Dodd’s interior designs as inspiration in his work. Lived at 103 Wildwood Lane SE. Currently resides in St Petersburg.

**Robert James**, builder-contractor. In the 1970s he renovated property at 2440 Driftwood Rd SE, the childhood home of his son Tom James who went on to build the publicly traded company known as Raymond James Financial. Unoccupied home demolished c. 2003.

Cultural Affiliation/Historic Period

Builder

_ Modine and Boone

Designer

_ Mark Dixon Dodd (19 houses) and others

Architect

_ Archie Parish (19 houses) and others

**NARRATIVE STATEMENT OF SIGNIFICANCE**

(Explain the significance of the property as it relates to the above criteria and information on one or more continuation sheets. Include biographical data on significant person(s), builder and architect, if known. Please use parenthetical notations, footnotes or endnotes for citations of work
SUMMARY STATEMENT OF SIGNIFICANCE

See Attachment A, “DRIFTWOOD,” by Randell Dixon Dodd, Son of The Driftwood Designer, Revised March 1999. The Driftwood Historic District on Big Bayou is significant to St. Petersburg’s history as one of the earliest areas to be settled and the site of a military engagement during the Civil War - the only such event related to the war that occurred in Pinellas County. A pioneer 1857 homestead on adjacent Ward Avenue (currently called Driftwood Road S) was destroyed in that event and rebuilt after 1867 by John Bethell is a significant historic archaeological site.

There is the potential of prehistoric archaeological features within the district. The remains of fortification, along with arrowheads and other artifacts, were discovered by pioneer settlers and by the builders of the current community.

The district is also significant for the architecture and urban planning of the 1937 Driftwood Subdivision as a picturesque romantic style suburban neighborhood of single family homes set in a lush semi-tropical coastal hammock. Custom built homes representative of popular local styles continued to be built in this subdivision after WWII through the 1960s creating an ensemble of high quality 20th century suburban residential architecture.

The landscape setting of Driftwood is the most character defining element of the district and the one that is most striking to a first time visitor. “Driftwood was carved out of the woods on the north shore of Big Bayou and became one of the most charming residential areas of St. Petersburg.” (Dodd Residence Designation Report, 2008)

HISTORIC CONTEXT

The Pinellas peninsula was uninhabited after the 1704 to 1706 military raids of Governor James Moore (d. 1706) of South Carolina who slew or captured the sparse native population he called “Spanish Indians” and sold them into slavery. In 1824 the U.S. Army established Fort Brooke as a military base to monitor the Seminole population who were encroaching from northern Florida and it served as the “seat of war” during the Second Seminole War of 1835 -1842 which was the largest campaign by the federal government against a native population during the 19th century. The fort also served as the base of operations for the Third Seminole War of 1855-8. For this reason Seminoles did not occupy Hillsborough County and its Pinellas peninsula.

A civilian population grew up around the fort which became the village of Tampa. The Pinellas peninsula was initially surveyed in 1845 and 1848, the first tracts of land in present-day St. Petersburg were purchased from the State of Florida in 1860 (State of Florida, Plat Map 1845, 1848 and Tract Book Entries 59, 60). The Pinellas peninsula had a handful of permanent settlers by the mid 1840s these pioneers, Maximo Hernandez, John Leveque, Joe Silva, and William Bunce were fishermen who sold smoke dried mullet to markets in Cuba. The mega hurricane of 1848 destroyed their “fish ranchos” and most left the area.

During the 1850s two very different groups of pioneers came to the peninsula, Anglo-American farmers and cattlemen from the South known as Crackers and the Conchs who were Bahamian or
Cuban immigrants from Key West. Few of these people purchased their homestead lands from the state and were squatters, however the 1860 U.S. Census for the 1st Precinct of Hillsborough County (all of present-day Pinellas County) lists 54 households with five of them living in today’s St. Petersburg city limits; inland were the Hay family of farmers from Georgia (near Gulfport), the Griner family of farmers from Georgia, the Girards (inland), the Miranda and Bethell families of Conchs were clustered along Big Bayou and Little Bayou. (1860 Federal Census, Hillsborough Co. FL. pp. 694-5).

In 1856 stockmen from Tampa who were grazing herds of free range cattle in lower Pinellas cleared a “cart road” that ran from Taylor’s homestead near Largo south along the Disston ridge (49th St.) to the Hays farm, he being the stockmen’s overseer. The northern end of this road connected with the Old Tampa Road which runs from Clearwater via Bayview and Oldsmar to Tampa. Hay and Miranda in 1857 extended this road east along today’s 22nd Ave. S. to Big Bayou (Bethell (1912/1962:88).

Abel Miranda established a farm and grove on the site of the Driftwood Subdivision in 1857, but it was destroyed by the U.S. Navy in 1862. The Conchs and Cracker pioneers were pro-Confederate so at the outbreak of war Miranda and Mulrenan organized local militias for coastal defense in early 1861 which had a camp on Maximo Point to guard the mouth of the bay, but in by early1862 most of their soldiers joined state regiments. The U.S. Navy held control of Key West and Fort Brooke during the war and it was focused on maintaining a naval blockade of the Gulfcoast. In July 1861 the navy stationed seamen on Egmont Key an ancillary part of Fort Brooke and used it as a base for reconnaissance of the Central Florida coast. During the war Egmont’s population was about 200 people comprised of seamen, refugee pro-Union homesteaders (Griner, Hay, Girard, etc.), and runaway slaves. After the raid on Miranda’s farm in 1862 all settlers in lower Pinellas fled to Tampa for the duration of the war except for William Coons who bought the Hay farm in 1860 (Thompson, Don & Carol, _Egmont Key, A History (2013) passim).

The Abel Miranda and John Bethell families returned to Pinellas after the war along with new homesteaders and they established a small community named Pinellas Village, or Bethell’s Landing. The first post office on the lower Pinellas peninsula was established here adjacent to the north of present-day Driftwood in 1876 and remained in operation for thirty years till 1906. The earliest plat including the Driftwood area was Sterling’s Addition to Pinellas, filed in 1885, and amended in 1886 (Dodd 1999; Hillsborough County Plat Book, pp. 2-3). However, this small settlement was later consumed by the growing community of St. Petersburg by 1900. This town’s development began with the arrival of Detroit native John C. Williams in 1875 who purchased a large tract of land located in present-day downtown St. Petersburg and persuaded the Orange Belt Railroad to locate its terminus there in 1888. These two events were the major impetus for the formation and rapid growth of St. Petersburg.

The Driftwood Subdivision project which began in 1937 on Bethell’s old homestead is an example of the renewal of residential construction in St. Petersburg as a result of the improving national economy eight years after the start of the Great Depression. This recovery was slow and modest, but the continuing popularity of the city as a tourist destination did create a market for winter residences and retirement homes. The majority of the houses built during the era from 1935 to 1941 were within existing subdivisions located in proximity to downtown, the large inventory of vacant lots in these neighborhoods were ample to satisfy new housing demand. For
this reason Driftwood is a very unusual example of the creation of a new subdivision in the city during the 1930s.

**NARRATIVE STATEMENT OF SIGNIFICANCE**

The waterfront site chosen by Abel Miranda and his family for settlement in 1857 contains vestiges of earlier human occupation. John Bethell describes “three large shell mounds several hundred yards west” of Miranda’s home and that one was tall enough to serve as a lookout post during the Civil War (Bethell 1912/1962: 16). Bethell also describes “an old fortification made entirely of oyster and conch shells, evidently built by the discoverers of Tampa Bay” (likely in vicinity of the south side of the east end of Driftwood Road). It was located at the mouth of Big Bayou onto Tampa Bay, square in plan covering about an acre of ground, and consisted of mounded shell “walls” three feet high on three sides except for the side adjacent the shoreline. When Bethell first saw it in 1859 the site was covered with mature pines, sabal palms, and massive oaks (Bethell 1912/1962: 61). A 1916 archaeological report states that the mound located on Bay Side Blvd (6th St. S.) at Big Bayou was originally about 30’ high, 105’ in length, and 80’ wide; all has now been carried away except for a 20’ section at SW corner, here was found two skeletons with shell, bone, and pottery grave goods (Wainwright, Cap’t. R. D. ‘Two Month’s Research in the Sand and Shell Mounds of Florida’ “The Archaeological Journal” vol. 7 #6 (Nov. 1916) pp. 141-4).

The father of the clan who moved to Big Bayou was William C. Bethell born ca. 1803 at Nassau, Bahamas and died at St. Petersburg in 1893. He married about 1830 to Mary Ann Mott who was born July 1808 at Nassau and died 1881 at Pinellas (burial site of William & Mary unknown, either Big Bayou or St. Bartholomew Cemetery [est. 1887]). They immigrated to Key West between 1832 when their daughter Eliza Ann was born in the Bahamas and son John was born at Key West in 1834 (1860, 1870, 1880 U.S. Census). William came to Key West with his brother Joseph Bethell (1810-1859) who married on 31 Dec. 1831 to Nicolasa Juana Fecunda. The elder Joseph died at sea in June 1859 when the ship he was piloting capsized off the coast of Louisiana. Joseph and William were descendants of John Bethell one of the English Puritan colonists who settled at Eleuthera in 1648, a century later a branch of this family moved to Nassau on New Providence Island (Bethell, Talbot, _The Early Settlers of the Bahamas… (1930) p. 88). On 25 May 1839 Congressman Mr. Wise of Florida presented a petition of William C. Bethell of Key Vacas in Florida; praying permission to form a settlement on the Florida Reef at Indian Key ( _U.S. Congressional Serial Set, issue 362 (1839) p. 1004). On 28 April 1840 Mr. Tappan presented the memorial of William C. Bethell to be allowed to establish a permanent settlement of the island of Mattacumba in the Territory of Florida; which was presented to the Committee on Public Lands (_Journal of the Senate of the U.S.A… 1840 (1841) p. 345). The 1840 U.S. Census for Dade Co. Fl. (p. 173) conducted in July lists the homestead of William C. Bethell on Indian Key with 1 male <5, 1 male <10, 1 male 30-40, 1 female <5, and 1 female 20-30. In the early morning of 7 August 1840 a large party of Seminoles sneaked onto the key and attacked the settlers and set their houses on fire. Most of the 70 some residents escaped, but 13 were killed. On 31 Dec. 1840 “Mr. Downing presented a paper relating to the claim of William C. Bethell for renumerations for the loss of a schooner by deprivations of the Indians”, also the claim of G. L. Mott for property taken by the Indians, Mott was a close kinsman of Mrs. Bethell (_Journal of the House of Representatives of the U. S. vol. 26, issue 2 (1841) p. 124). The island was abandoned but the U.S. Navy base at nearby Table Key occupied it till 1842. In 1842 the county seat for Dade County was moved from Indian Key to the Miami River settlement. However two families
returned to the key and several U.S. Army soldiers were stationed there to protect them in 1856 during the Third Seminole War. One of these inhabitants was William Bethel, a wrecker, who continued to live on the island until the 1880 census (Buker, George, _Swamp Sailors: Riverine Warfare in the Everglades 1835 -1842 (1975) pp. 106-7). This William Bethell of Indian Key was a close kinsman of William C. Bethell. In 1847 “Eliza Ann Bethell, spinster, father William C. Bethell, married 14 July 1847 to Joseph Pappy. A second marriage license issued to Joseph Pappy at Key West in 1850 indicates that Eliza Ann and Joseph divorced before this date (Monroe Co. FL, Marriage Licenses). Jose Francisco Papi y Peso de Burgos was born at St. Augustine March 1823, moved to Key West in the 1840s, and died there 11 Mar. 1905.

John Bethell served from 1856 to 1857 as a mate on the small U.S. Navy steamer ‘Texas Ranger’ which ran between Ft. Brooke in Tampa and Ft. Myers transporting troops and supplies during the Third Seminole War. The steamer also transported the captured Seminoles to Egmont Key where they were imprisoned until deportation to Oklahoma. Abel Miranda was an army ranger who captured Seminoles in the Everglades during the war. Bethell and Miranda met and became friends at Ft. Myers and after the war Miranda visited Bethell at Key West and fell in love with his sister, Eliza (Grismer, Karl, _The Story of St. Petersburg.. (1948) p. 24). The preceeding tale was told to Grismer by two of Bethell’s daughters in the 1930s, however Bethell devotes three pages of his book to his experience on the ‘Texas Ranger’ and never mentions Miranda. The marriage license for Abel Merander (sic) and Eliza Bethell is dated 5 June 1849 at Tampa (Hillsborough Co. FL, Marriage Licenses Book 1). So, how and where Miranda really came to know Eliza and the Bethell family is unknown. William C Bethell does not appear in the 1850 federal census. He last appears in the 1880 census as; William C. Bethell aged 74 and his wife Mary Ann aged 64 (sic) were living in the household of Abel Miranda in Pinellas.


In February 1862 the Union Navy attacked the Miranda homestead. The commandant of the blockading fleet at Egmont Key manned a captured Key West fishing smack with men from the fleet and the smack’s crew and went to Big Bayou to capture Abel Miranda and destroy his home. The smack was furnished with a cannon and plenty of ammunition including shot and shell. They anchored off the bayou before sunrise and about 7 a.m. opened fire, but they were shooting too high so they quit till about 8 a.m. when they opened fire with shells. When the shelling began Miranda, Bethell, their families, and hired help all fled. John Bethell and Abel Miranda climbed one of the high Indian mounds west of the homestead and observed the action for several hours. The Union force looted the home, captured all of the livestock and chickens they could and shot at the ones that tried to escape. The homesteaders’ boats were stolen or wrecked and the home...
and outbuildings burned. That night the Bethell family fled to Tampa where they remained for the duration of the war. Mrs. Miranda and her children took refuge with the Coons family, and Abel Miranda vanished (Bethell 1912/1962: pp. 15 -21).

John Bethell returned to Tampa after his service as a Confederate soldier in 1865. In 1866 he married Sarah Clifton Hager (b. 16 May 1847 Tampa), daughter of Charles Hager born in Germany and his wife Florence Leonardi born in St. Augustine. Sarah died 15 Nov. 1921 and is buried at Greenwood Cemetery (FL Death Certificate). The newlyweds returned to Big Bayou in 1867 and settled on the site of Abel Miranda’s burned homestead. He acquired a homestead patent for 44 acres of this land and bought 68a. adjacent on the bayou from William Wall of Tampa, he also bought the Coons property which he sold to Charley Reed. Alex Leonardy lived with John Bethell until 1868 when his father, Vincent bought land on Lakeview Avenue and developed it into fruit groves, farm fields, and cattle pastures (Bethell 1912/1962: 23-5). Vicente Andres Leonardy (b. 21 Jan. 1823) was the son of Bartolome Leonardy (1782 -1844) of St. Augustine and the brother of Florencia Josefa Leonardy (1820 -1911 Tampa) the mother of Mrs. Bethell. A list dated 23 Mar. 1865 of blockade runners, in prison at Ft. Warren, turned over for exchange, names Vincent Leonardy captured by the U.S. Navy on 17 Oct. 1863 with C. J. Mobley crew members of the steamer “Scottish Chief” owned by James McKay of Tampa after a “vessel affair wth the “U.S.S. Adele” off Tampa Bay which killed two navy seamen and wounded four (_War of the Rebellion… (vol. 47 (1903) p. 577). The 1870 federal census shows two households living at Big Bayou: #550- William C. Bethell/ aged 66/ sailor/ and wife Mary A./aged 60/ keeping house, William Roberts/ aged 13/ sailor/ born FL/, Walter Roberts/ aged 9/ sailor/ born FL/. On 1 Apr. 1857 Caroline Bethell daughter of William C. Bethell married William B. Roberts (23 Apr. 1833 -27 Jun. 1901 Key West) at Key West (Monroe Co. FL, Marriage License Book). #551 John A. Bethell/ aged 36/ sailor/ born FL/ value real estate $0/ personal worth $200/, wife Sarah C. Bethell/ aged 23/ keeping house/ born FL/, son Charles Bethell/ aged 1/ at home/ born FL/, Ella Sheffield/ aged 16/ no occupation/ born FL.

During the late 1860s and early 1870s the lower part of the Pinellas peninsula saw an influx of new settlers including John Bethell’s younger brother, Joseph Bethell in 1870. He was a sailor and Confederate veteran who never married; he built a cottage adjacent to John (Bethell 1912/1962 : 25- 32, 1870 Census, Hills. Co. Pet.1). At this time the Bethells began a ship building business at Big Bayou, the first sailing craft built on the West Coast after the war was a sloop of 9 tons built for a lumber company to haul cedar logs from Cedar Key to their pencil factory. They also built a 5 ton sloop for freight that carried the mail from Cedar Key to Tampa in the mid 1870s. The first steamboat built on the West Coast of Florida, the “Iola” 59’ long, 13’ beam was built for Thomas Sterling and Charles Rouff and launched at Big Bayou in 1885. It was built for trade between Big Bayou and Tampa (Bethell 1912/1962: 58-9).

The settlers became numerous enough to obtain a U. S. Post Office on 8 June 1876 and it was named Pinellas. The first postmaster was William Benton who resigned 6 months later in favor of John Bethell. Members of the Bethell family were postmasters till its closing on 29 Sep. 1906 (Bethell 1912/1962: 89). At the same time as the settlement was growing the Bethell family did too. The 1880 federal census lists; John A. Bethell/ aged 46/ ship carpenter/, wife Sarah Bethell/ aged 33/ keeping house/, son Charles M. Bethell/ aged 11/, daughter Cora G. Bethell/ aged 9/, daughter Mary E. Bethell/ aged 7/, son Clifford O. Bethell/ aged 4/, and daughter Cleopatra F. (Florence) Bethell/ aged 1. Other children soon followed; Alma in 1881 (died young), John A. Bethell Jr. and William C. Bethell. This growing village provided a consumer market and
William Neeld opened a grocery in the late 1870s; Vincent Leonardy, E. R. Ward, and E. P. Grubb opened stores by the mid 1880s (Bethell 1912/1962: 89.) The settlers got their first church when St. Batholomew’s Episcopal was built on Lakeview Ave. and 18th St. S. in 1887.

In 1883 Thomas Sterling from Connecticut arrived at Pinellas village and purchased for $1000 a tract of 60 acres from Bethell lying around his 112a. homestead from Oakdale St. S. to 22nd Ave S and to Beach Drive SE, this was filed as “Sterling’s Addition to Pinellas” sub, this sub was replatted in 1926 by its owner the Central National Bank and Trust Co. as “Power’s Bayview Estates” sub (Pinellas Co. Plat Book 18, p.5). On this tract Sterling built his own home, six more houses, and the Hotel San Jose a small hotel with 12 rooms on the bayfront. The hotel served mainly for Sunday excursions of Tampa residents. However, he became ill and sold his property for $10,000 in 1891 to an order of Jesuits headquartered at Tampa but originally from Spain who planned to establish a school and seminary (Bethell 1912/1962: 44-6, 86). On September 11, 1892, also the feast of the Most Holy Name of the Virgin Mary, the first known and recorded Mass on the lower Pinellas peninsula was celebrated at the Hotel San Jose in the area of Saint Petersburg now known as Driftwood. The area was served by the Jesuits of Sacred Heart, Tampa. 1892-1920 (St. Mary Our Lady of Grace R.C.C. St. Petersburg, website, retrieved Dec. 2017).

An 1885 gazetteer states; “Pinellas is located on the “Great Bayou” 22 miles from Tampa which is reached by steam or sailing vessel in from 2 to 8 hours. It was settled about the year 1860 by Messrs. Miranda, Coons, Hayes, Bethell, etc. At the present writing it has a population of about 325. Principal occupations are gardening and fruit culture.” (Webb, Wanton, _Webb’s Historical, Industrial, and Biographical Florida, vol. 1 (N.Y. 1885) p.58). The completion of the Orange Belt Railroad in 1888 with its terminus at First Ave. S. on the waterfront in downtown St. Petersburg was the begining of the end for Pinellas village. Within a decade the town of St. Petersburg became the commercial and population center for the lower Pinellas peninsula.

The village had residents near the shore of Big Bayou, but the majority were scattered on farmsteads stretching along Lakeview and Tangerine Avenues to its west. In 1910 Bethell sold a parcel of waterfront land adjacent to the west of his homestead to Barney C. Williams (1864 -1930), son of John C. Williams (1817 -1892) co-founder of St. Petersburg. Barney came to Pinellas with his father in 1875 and married here in 1886. He was a boat builder and mechanic. In 1907 he divorced his wife and married Elizabeth Finnegan. In 1910 he built a large two story frame house fronting on Big Bayou which he sold in 1921 to George Gandy.

John Bethell died at the age of 80 on 12 Apr. 1915. In the 1916 city directory his widow Sarah is listed with a home “near Oakdale” with children; Charles, Clifford, Cora, John A., and William C. living with her. Sarah died in 1921 and was buried beside her husband in Greenwood Cemetery. In the 1922 city directory Cora Bethell is living “on S. side of Bethel Ave. 2 houses E. of Oakdale” (the site of the old Bethell homestead house demolished ca. 1937.) Boarding with her are her brothers Clifford, John, and William C. Bethell. In 1927 Cora was living at 2104 Bethell Ave. with her sister Florence and her husband, Herbert A. Loader (Polk, R. L. _St. Petersburg City Directory (1916, 1927).

During the Prohibition era (1920 - 1933) Big Bayou and Driftwood were used by bootlegers to smuugle alcohol into the city and a speakeasy was located on the Bethell property at approximately the site of the present-day house at 2675 Driftwood Road. Kim Marie [Gandy] O’Brien whose grandfather and mother lived nearby at their residence “the Mullet Farm” relates
“... the speakeasy - I was told it was run by the Bethel daughters and was named the Hawaiian Village or Hawaiian Gardens, in reality nothing more than a series of chickee huts. Bootleggers provided the bounty from the end of what was then Ward Ave. The Gandy home was the closest house to the landing site and my grandfather did not object to them using nearby access until one night which my mother clearly remembered. The family heard agonized screams coming from the landing site. Gidge (Mr. Gandy) called the police who came down Ward from 4th Street with their sirens blaring. That alerted the men who took their victim across to Lewis Island (Coquina Key) where the the next day the police found a man who had been bull whipped to death and dumped in the oyster beds.” O’Brien also relates that many of the Bethell sons were mentally challenged and never married, they were cared for by their sisters. This fact helps to explain why the Bethell family sold their homestead. (personal communication: Kim O’Brien to Howard Hansen, Jan. 2018).

THE DRIFTWOOD SUBDIVISION

In 1936 Arthur Modine purchased the Bethell homestead land and formed a real estate development corporation to turn the property into a single family residential neighborhood. Based on the success of several houses that a local artist, Mark Dixon Dodd, designed in St. Petersburg during the 1930s, the Bayview Construction Company commissioned him to design their new residential subdivision named Driftwood. The company’s owner Arthur B. Modine (1885 - 1981) was a wealthy inventor and mechanical engineer from Wisconsin who supplied the capital and Francis Marion Boone, was a retired haberdasher from Kentucky who apparently served as the local project manager since Modine was a winter resident (Hinder 2008). Little can be found about Boone. He first appears in the 1936 city directory with wife Martha; he is listed as a farmer, and was renting an apartment at 725 9th Ave. NE (Polk, St. Petersburg City Directory 1935-6). The 1940 federal census lists Francis M. Boone, aged 59 (b. ca. 1881) born in Mississippi as was his wife Martha. Modine invented the water-cooled fin radiator for gas powered engines. He partnered with Henry Ford from 1925 through the 1940s and supplied all the radiators for the Model T. His Modine Manufacturing Co. founded in 1917 is located at Racine, Wisconsin; it grew into a large international firm still in existence (Modine Manufacturing Co. website, “history section” retrieved Dec. 2017).

Dodd’s first task was to design an attractive neighborhood that would retain and capitalize on its natural features. Between 1936 and 1941, Dodd laid out a plan of winding roads and deep lots that followed the contour of the shoreline, cleared out a minimum of the entangling underbrush and designed and supervised the construction of 19 charming and unique homes. The Driftwood Subdivision plat was filed in May 1937, a First Addition to Driftwood (east of Bay St. SE.) was filed in 1938, and a Second Addition to Driftwood Subdivision was filed in September 1940 (west of 1st St. S.).

Dodd had no architectural degree or license so he turned to local architect, Archie Gale Parish for plan approval. The supervision and construction of homes in Driftwood were a collaborative effort between Dodd and Parish (Hinder 2008.) Parish was born in Minneapolis, Minnesota on January 5, 1898. He had been working with engineering firms in Minneapolis before moving to St. Petersburg in 1924. Because St. Petersburg was in the midst of a building boom, Parish found a demand for architects. Parish designed and supervised construction of many private, commercial, and public buildings on the West Coast of Florida, from Ft. Myers to Homosassa. In St. Petersburg, Parish designed the St. Petersburg YMCA, Christ United Methodist Church, First
Presbyterian Church, the 1940s era additions to the St. Petersburg Shuffleboard Club, and the 1950s additions to Stetson Law School, among others. Recognition of his architectural ability resulted in his being chosen president of the Florida Central Chapter, American Institute of Architects, and president of the Florida State Board of Architecture. Parish served on the “Materials Board” and on the “New Building Code Committee” in St. Petersburg in 1947. He also aided the World War II effort by his assistance in planning and supervising army camps and field installations around the state. In 1940 Parish designed a residence for himself in Driftwood at 145 Wildwood Lane Southeast (Dodd 1999 3), where his son, Richard, continued to live until recent years. The home remains with the family today.

Dodd and his wife Vivien Moran, granddaughter of artists Thomas and Edward Moran, initially lived at 103 Wildwood Lane SE (formerly 101 Wildwood Lane which itself was formerly called Cardinal Lane.), one of the first residences to be completed. A permit was obtained from the City on 9 March 1938 for a one story residence and one car garage to be constructed at a projected cost of $4,000 (City of St. Petersburg, property card.) It was situated across the street from the Field Office, a construction and sales office for the development located at the west end of the park. The Field Office was a small one story Tudor Revival style cottage adorned with paintings of scenes of the neighborhood and its history. The paintings were donated to the city history museum when the Field Office was demolished during the 1950s.

The home at 103 Wildwood Lane, the “Mark Dixon Dodd Home,” was designated a City landmark in 2008 and an extensive description of the exterior and interior of the house is included in the Dodd Residence Designation Report February 7, 2008. The Dodds also lived at the home next door at 2505 Driftwood Road SE once completed. The Dodd family remained in the 2505 Driftwood house until 1941 (Dodd, Randell, “Driftwood” (1999) p. 3). This two story building is a combination of stucco and frame and features magnolia flooring and walls and ceiling beams made of knotty pine (Hinder, Kim, "The Mark Dixon Dodd Residence" local historic landmark application, City of St. Petersburg (2008).

The City directory shows that in 1939 there were nine houses in Driftwood; Modine -2420, vacant- 2499, Dodd- 2505, Boone- 2515, vacant- 2519, Jesse Hubbard- 2521, Robt. W. Lyons- 2600, Harry Hutchinson- 2605, and Susan B. Mills- 2608 Driftwood Road (1940 R. L. Polk, _City Directory St. Petersburg FL, passim).

The developers of the subdivision, Boone and Modine, also commissioned homes for themselves in Driftwood. The Modine residence completed in 1939 was the first waterfront house in the subdivision. It is a two story masonry house of about 4,400 sq. ft. designed in a simplified Mediterranean Revival style that is more typical of the aesthetic of Parish than that of Dodd. Modine had an 87’ yacht so he had a channel dredged in the bayou to his home; however, it was not deep enough to accommodate the “Paladin” so it was moored at the City marina.

The bombing of Pearl Harbor by the Japanese on 7 Dec. 1941 brought building activity in the country to an abrupt halt, federal war restrictions prevented any private construction till 1945. After the war builders faced another crisis building materials were in short supply, of poor quality, and expensive these issues hampered the construction industry till 1947-8.

**NARRATIVE STATEMENT OF SIGNIFICANCE, ARCHITECTURE AND LANDSCAPE ARCHITECTURE**
SIGNIFICANCE, ARCHITECTURE

The Driftwood Subdivision is a rare case where its designers had the opportunity to create all aspects of the neighborhood, the street layout, the houses, and the landscape. This resulted in a unified vision that gives the district its unique character. Although its houses were built over a thirty year period and the subdivision is now over eighty years old, the original design concepts were maintained through the years. This idea of detached single family houses set in a wooded idyllic setting of winding lanes has its origin in 1800s Britain as a Romantic era reaction to the squalor of the harsh urban environment caused by the industrial revolution. Ironically the most important examples of these first “model villages” or “garden towns” were built by wealthy industrialists adjacent to their factories to supply housing for employees. In West Yorkshire textile magnates Titus Salt built Saltaire in 1851, Edward Arkroyd built Akroydon in 1859 a Gothic Revival style model housing scheme designed by noted architect Sir Gilbert Scott. This new type of community planning spread to the U.S. both as industrial workers’ villages or “mill towns”, e.g. Pullman built by George Pullman from 1880 onwards, or as luxury suburban enclaves on the edge of a metropolis. The exclusive gated subdivision of Tuxedo Park just north of New York City founded in 1885 by Pierre Lorillard IV with its winding streets and picturesque Shingle style cottages was the most influential of these early subdivisions. Architects influenced by the City Beautiful movement adopted these models during the 1890s at a time when the discipline of landscape architecture was emerging in the U.K. and the U.S. The streetcar made suburbs accessible to the urban core and many streetcar companies by 1900 became real estate developers constructing new subdivisions for the affluent class near the end of their lines.

St. Petersburg saw several upscale suburban subdivisions built in this style. The first being the Jungle in 1913 centered around a large golf course and country club; during the 1920s land boom similar golf course subdivisions Snell Isle and Pasadena were built. However these developments were based on a speculative land sales scheme whose economic model was to entice winter tourists to purchase vacant lots on margin and trade them as they increased in value, it was the equivalent of stock market futures trading. This resulted in the construction of few houses and the retail investors soon abandoning their highly leveraged lots to local tax foreclosure.

The hard lessons taught by the 1926 collapse of the Florida land boom certainly influenced the mind-set and actions of both the developers and the buyers of Driftwood. By 1935 a fragile recovery of the national economy began, but even the wealthy were by now cautious spenders. The developers, Modine and Boone embarked on a modest scale project and it was evidently self-financed as were the home purchases because the few surviving banks were allergic to real estate loans. In Driftwood lots were sold only to buyers who contracted to build a home on it and the size and style of these residences reflected the austerity of the era. While new construction costs, labor and materials, were at a record low during the 1930s, few people had survived with much cash to spend on a new custom-built vacation home in Florida. These economic realities are apparent in Driftwood’s architecture with the result of homes of a modest scale that exhibit labor intensive construction methods and details; it was a matter of quality versus quantity.

In 1940, Dodd wrote that “It costs no more to build an attractive home than an ugly one... Often a little gem of a place can be a masterpiece.” He also stated, “What a garden spot our city would be with close cooperation among architects, designers, builders and landscape men”.

The 19 homes designed by Dodd vary greatly in size, style, and in the selection of assorted natural materials used. Quality craftsmanship was used to build each individual home with great care given to detail. According to Dodd’s son, Randall Dixon Dodd some of the more visible details of the house include; patios and courtyards, archways, balconies of various styles and sizes, and small pools and fountains. Interiors feature both pitched and flat ceilings with exposed natural wood beams. Two of the houses have sleeping lofts overlooking the living room.

Fireplaces were a must in the Dodd homes, as much for visual effect as to dispel the chill of a cool winter’s eve, and Dodd often painted an appropriate mural above the mantel. Several homes have mini-balconies in the wall plane above the fireplace, affording a peek into the living room from the stairwell or a bedroom. Floors are often fabricated of unusual materials, such as pegged random-width oak planks, magnolia planking with its highly contrasting grain coloring, and even a flowing form glazed cement tile designed by Dodd. Although each residence shared similar features predominantly reflecting the Minimal Traditional and Mediterranean Revival styles, each one was unique. The buildings featured different construction materials and floor plans to reflect the lot size, existing vegetation, and orientation. Dodd designed each feature of the residence.

When he could not find tiles made of colored cement, he invented a cement and sand tile process to produce the tiles he wanted for the Driftwood homes. Manufactured by Old Tavern Tile, Dodd used the tile on at least one floor of every house with his only complaint that he wished he had used it more.

In 1940, Mark Dixon Dodd wrote that “A beautifully designed home contains all the elements of a fine painting composition, balance, color and individuality” (Hinder 2008).

The largest of the Dodd houses as originally built is at 2420 Driftwood Road, it was designed by Dodd and Parish for Modine, the permit was issued 24 Mar. 1939 and completed by November. The card says; 2 story, 6 room, C.B., cost $10,000, contractor- owner, Dodd. Modine lived in the house through 1943, in 1944 it was owned by Robert C. Huffman, who sold it to Col. Frederick W. Fenn in 1948. He made a 15’ x 13.5’ two story addition to the house in 1952 costing $4500. (Polk 1939-49, city property card 2420 Driftwood Rd SE).

The post World War II houses built in Driftwood are all masonry (concrete block with stucco finish) custom-built homes that reflect the taste and popular building materials of the decade in which they were constructed. They form a chronological catalogue of the evolution of the typical suburban Florida single family home from 1945 till 1968. These newer houses are of the same basic massing and materials as the pre-war Dodd era homes and do not alter the original design scheme of the subdivision. The architectural significance of these houses may not be readily apparent or appreciated to many people born during the decades when they were built; they will become historic artifacts to younger generations. The continual good maintenance and relative absence of alterations of these houses give them a high level of historic integrity which serves as a valuable resource for the study of architecture and building construction of their era.

The oldest house in the Driftwood Subdivision is at 136 25th Avenue South. Built in 1935 by Carlton Beard, builder of the Don CeSar Hotel, it is a two story, wood framed home (wood appearance aluminum siding) whose balcony with ornamental ironwork is supported by wood beams. The home served as the parsonage for the First United Methodist Church located at 212 3rd Street No. in downtown St Petersburg,

LANDSCAPE ARCHITECTURE
No examination of the character of Driftwood would be complete without addressing its flora and fauna. It is the natural splendor and nestled setting of the homes that sets Driftwood uniquely apart from other neighborhoods. The preservation of the semi-tropical coastal hammock, sheltering tree canopy, multitude of shrub and bushes and groundcovers from azaleas to ferns to wild ginger, with the foliage intertwining from yard to yard, is not found elsewhere in St. Petersburg. The only comparable landscapes survive in less extensive sections of the Jungle neighborhood along the shore of Boca Ciega Bay. Whereas in other subdivisions this type of preservation was a matter of luck, here it was an intentional component of the original design. This high level of sensitive management (and non-management) of an ecosystem over time is a rare and significant example of successful urban planning that should be protected for the good health it bestows on residents and for current and future study.

The enveloping nature of the wooded historical landscape has been revitalized by former and current residents after much of the area was cleared by the early settlers. Huge old oaks, pines and cabbage palms still contribute to an upper canopy which provides a marked drop in temperatures in summer and provides food and nesting, resting and roosting sites for diverse bird species, such as, pileated woodpeckers, osprey, Coopers hawks, great horned owls, yellow crowned night herons, and other impressive species, as well as the more diminutive yet beautiful song birds. Secondary cover as wildlife habitat is provided by shrubs and bushes, both indigenous and decorative. A preponderance of groundcovers, as opposed to cultivated grass, provides an understory that requires less water, maintenance and fewer polluting fertilizers which reduces chemical runoff from yards to the natural shoreline and into Big Bayou which is frequented by dolphins, rays, manatees and other sea life. This oasis is home to many screech owls that nest in the faded palm fronds that still cling to the trees. Shore birds, wading birds, song birds and migrating species are attracted to the shoreline and the upland landscape. Traveling through the garden is the occasional box turtle or black racer. Raccoons, opossums, squirrels, armadillos and visiting coyotes find habitat in Driftwood. The Driftwood neighborhood demonstrates that even in a city a community of contiguous properties whose owners have chosen to contribute to rather than detract from a natural landscape can create a magical place that provides homes for both people and wildlife.

Driftwood has opened it’s gardens, generally as philanthropic fundraising events, to the Museum of Fine Arts on several occasions and the St Petersburg Museum of History. Individual gardens have hosted many garden clubs and groups from throughout Pinellas County, as well as, The Florida Society of Landscape Architects, and the national Horticultural Society headquartered in Richmond Virginia. St Petersburg Preservation and other local groups have held several tours and events in Driftwood.

**BIOGRAPHIES OF SIGNIFICANT PEOPLE ASSOCIATED WITH THE HISTORIC DISTRICT**

**ABEL MIRANDA (1825 -1900)**
Abel was born at St. Augustine, Florida in March 1822 (1850 icensus, 1825 in 1860 census, 1823 in 1880 census). The later 1860, 1880 census data say that his father was born in Spain and his mother in England. There is one household named Miranda in the 1840 census for St. Johns County; George Maranda in St. Augustine has a male son aged 10-15. Abel Miranda appears in the 1850 census for Hillsborough County FL in the town of Tampa living in the household of M.
L. Shannonhouse aged 37 a grocer with a wife and 5 small children; Abel Miranda / male/ aged 28/ carpenter/ born Florida, and Eliza Miranda/ aged 18/ no occupation/ born Florida. A widow’s pension application filed 25 Sep. 1902 by Eliza Miranda says; service- A. D. Johnston’s Company Mounted Volunteers, Ft. Brooke, Florida 1856-7 (U.S. Indian Wars, Pension Files, NARA). A newspaper article says, “At the courthouse in Tampa on July 24, 1856 the “Know Nothings” of Tampa, John Darling presiding held a meeting to appoint delegates to county and district conventions. County delegates; M. L. Shannonhouse…. district delegates; A. Miranda…. (et al.) (“Sunland Tribune” no. 19 (Nov. 1993) pp. 1-8). The Know Nothings or American Party was a short lived American nativist political party that was anti-Catholic and opposed immigration. It supported Millard Fillmore in the 1856 national election. Bethell states in his history that Miranda moved to Big Bayou in 1857 and began improving his homestead buying the structures from William Paul’s failed homestead, however the outbreak of the Civil War interrupted his plans.

Miranda was appointed a Second Lieutenant by the local militia to head a coastal patrol company stationed on the Pinellas peninsula called, “Able Merander's Coast Guard Detachment”, it was formed by July 14, 1861, and lasted till 5 September 1861 when it merged with Henry Mulrenan’s Volunteer Coast Guards. In Miranda’s patrol were seven seamen including John Bethell and Anderson Woods (Fuller 1972: 66). Miranda did not join the Confederate military as did his brother-in-law Bethell and the majority of his coast guards. Meanwhile, on Egmont Key the lighthouse destroyed by the hurricane of 1848 was rebuilt between 1857 and 1859 and a keeper took up residence on the recently deserted military base. In July 1861 30 to 40 U. S. Navy seamen arrived and fortified the island with a gun battery, but left for patrol a month later. The lighthouse keeper was a Confederate sympathizer and he and a volunteer group removed the fresnel lens and lamp and took it to Tampa where it remained hidden till after the war. The federal Navy returned to Egmont and began patrols for blockade runners. On 31 Oct. 1862 they captured Cap’t. James McKay of Tampa’s ship the ‘Salvor.’ He would loose two more to the feds during the war (Fuller 1972: 63). The Navy’s February 1862 attack on Miranda’s home and attempt to arrest him was certainly provoked by evidence of his complicity in running the naval blockade. Fuller, a Tampa Bay native who knew many pioneer settlers claims this and suggests that he worked for McKay (Fuller 1972: 64). After the Navy raid Miranda disappeared from the public until 1866. An entry in the Robert Watson Diary kept by a Confederate soldier in Mulrenan’s coast guards dated 10 April 1862 mentions that Mrs. Miranda and her son Charles were living with the Coons family at Clam Bayou and Watson accompanied them on a trip to Tampa on that date (Fuller 1972: 61).

Miranda in local lore is linked to the murders of Scott and John Whitehurst in August 1862. Daniel Scott Whitehurst was born 1829 at Jasper, Hamilton Co. FL. He and his large extended family immigrated from coastal North Carolina via Georgia, North Florida, to Benton (now Hernando) County FL by 1850. The Darby massacre in May 1856 inspired many nearby settlers to flee to the safety of the Pinellas peninsula. In this group were the McMullen, Taylor, Sutton, Brownlow, Campbell, and Whitehurst families who settled inland around Largo to Clearwater, and Curlew. These Anglo-American dirt farmers and cattlemen were all from the South, some owned slaves, and many later became Confederate soldiers. Scott Whitehurst was a Private in Co. D of the 7th FL Regiment the “Alachua Rebels” however he deserted and returned to his homestead located on the site of Bay Pines V.A. Hospital to care for his wife and 7 small children. Scott’s first cousin John Alexander Whitehurst (b. 12 Jan. 1816 in GA) lived at Curlew with his wife and 6 children, he refused to go to war. On 26 August 1862 Scott and John were
transporting a skiff full of food to Egmont to sell to the Union soldiers, they had briefly beached their boat “at the inlet of Tampa Bay to Boca Ciega Bay” (likely Maximo Park area?) as related in the military report, when they were ambushed by men in the woods who shot both of them. Scott died on the beach, but John wounded managed to get to Egmont on his boat and died there of his wounds on 2 Sep. 1862. The two Whitehurst widows spent the remainder of the war on Egmont with their children who were told that Miranda and his gang of blockade runners were the culprits. The fact that Coons living on Boca Ciega Bay with Miranda’s family were the only settlers living on the mainland at this time lends credence to the rumor.

In 1866 Miranada filed a petition with the Hillsborough County court to regain guardianship of his son Charles F. Miranda (Hillsborough County FL Old Guardianship Record Book 1848>). Abel Miranda does not appear in the 1870 federal census; however, Bethell states that he returned to Pinellas and settled near Lakeview Avenue South. He is listed in the 1880 census in Pinellas County. Abel Miranda died in 1900, his wife, Eliza died 1907. Both are buried in St. Batholomew’s Episcopal Church Cemetery on Lakeview (22nd) Ave. S.

JOHN ALEXANDER BETHELL (1834 -1915)
2nd Lieutenant John A. Bethell was born on July 21, 1834, in Key West, Florida. His family were some of the early settlers of Pinellas Point (St. Petersburg), Florida. He was teaching school at the outbreak of the war. He entered state service as a member of Able Merander's Coast Guard Detachment, between July 14, 1861, and September 5, 1861. He continued state service by enlisting in Captain Henry Mulrennan's Florida Volunteers Coast Guards on November 27, 1861; he was promoted to coxswain on February 1, 1862. He served with this organization until April 25, 1862. He was enlisted as a 2nd corporal on April 25, 1862, in Captain Smith's Company (Key West Avengers), 7th Regiment Florida Infantry by Major R. B. Thomas at Tampa, Florida, for a period of 3 years or the war. An undated company muster roll for April 30 to November 14, 1862, documents that he was brevetted to 2nd lieutenant from 2nd corporal on April 25, 1862; an undated company muster roll for February 7–28, 1863, documents his promotion to 2nd lieutenant January 1, 1863. He is present on all company muster rolls until an undated company muster roll for January and February 1864 stating that he was absent on 25-day furlough starting February 14, 1864. He tendered his resignation on February 27, 1864. In a letter dated April 5, 1864, by Lt. Col Tilghman Ingram to Colonel Kinloch Falconer AAG, he recommended that Lieut. Bethell "be discharged from the service for the following reasons – 1st That Lt. Bethell on the 4th day of February 1864 was furloughed for Twenty five (25) days and has not since reported [to] this command. 2nd That by letter to his Captain [Robert Blair Smith] he states that he has resigned on Surgeon's Certificate of disability with the intention of doing the Navy." His name last appears on a Register containing Rosters of Commissioned Officers, Provisional Army Confederate States as being "Dropped" May 16, 1864. After the war he ran a small store and made a living as a fisherman at Point Pinellas. He drew a Confederate Pension. One year prior to his death on April 12, 1915, he published a history of Point Pinellas Florida. It was said at the time of his death that throughout his life he never complained of illness, and when he died he suffered from no recognizable disease. The doctor in attendance declared, "He just passed away, like a piece of machinery, worn out."

MARK DIXON DODD (1888 - 1952)
In 1925, seeking a warmer climate for his daughter’s health, Mark Dixon Dodd moved from New York City to St. Petersburg, Florida. He soon became a prominent member of the city’s art community. Dodd opened the Mark Dixon Dodd School of Art in 1930 at 232 Beach Drive, later
moving to 5345 Fourth Street South. In 1933 he finished his mural Seminole War, commissioned by the state of Florida as one of the series of six historical subjects to adorn the Florida building of A Century of Progress International Exposition, in Chicago, which opened in June 1933. In 1936, as his reputation as an artist and teacher grew, he was hired by real estate investors, Arthur Modine and Francis Marion Boone, to design a real estate subdivision -Driftwood- in the St. Petersburg area known as the Big Bayou. Starting in 1937, Dodd designed and built nineteen homes in Driftwood. In each he placed at least one of his paintings, usually anchored to the wall above the fireplace. Many of the paintings are still there today. Dodd later became head of the art department at St. Petersburg Junior College. In the summer months, Dodd taught art at a camp in Tuxedo, North Carolina, near Ashville.

A review in the St. Petersburg Times, April 13, 1930, by Eve Alsman Fuller notes, “Mark Dixon Dodd may be truly called a St. Petersburg artist since for the last few years he has had his house and studio in the city, except for those painting pilgrimages which he has taken from time to time to the west and to the Carolina Mountains. He has a delightful studio and school of art in the picturesque Bayboro section, and is also head of the fine arts department of the St. Petersburg Junior College. Mr. Dodd is showing in the member’s group six oil paintings and nine watercolors, none of which have ever been hung in the gallery, and has the distinction of having the largest representation in the exhibition. Among the oils, two pictures in the opinion of this reviewer stand out as the best painting this versatile artist has ever done. One is “Self Portrait”, simple, direct, hurriedly done. One of the hardest subjects an artist undertakes. In it Mark has caught something of himself that we all know, but we don’t believe he knows. It’s a little spark of contrariness tempered by a smile…. Watercolors by Mr. Dodd are mostly scenes caught in every day studio life about the Bayboro waterfront. They are vivid and free and active.
Born: January 28, 1888, St. Louis, Missouri.
Died: 1952, St. Petersburg.
Education: St. Louis School of Fine Art; Art Students League, NYC; with Kenneth Hayes Miller, Johansen, Romanovsky; Provincetown, Cape Cod School of Art with Charles Hawthorne; St. Louis School of Fine Art.
Membership: Florida Federation of Art, Chairman, Arts Committee; Art Club St. Petersburg, director; American Federation of Arts; Florida Artist Group. (Frankel, Alfred, “Artists of Old Florida” website (dated 2015), retrieved 21 Dec. 2017).

10. MAJOR BIBLIOGRAPHICAL REFERENCES

Please list bibliographical references.
St. Petersburg Local Landmark Designation Application

Name of property

Continuation Section                                                                                                        Page

Please see Attachments:

Attachment B - “Driftwood House Descriptions” Version 3 with construction dates and current total square footage, descriptions by Emily Elwyn

Attachment C - Driftwood Homes and Special Features, Photographs by Mike Rixon

Attachment D - Driftwood Homes and Scenes, Artwork by Jeanne Meinke
THIS IS THE STORY OF DRIFTWOOD, A BEAUTIFUL, SECLUDED AND QUAIN'T RESIDENTIAL SUBDIVISION LOCATED IN SOUTHEAST ST. PETERSBURG; A UNIQUE AND DISTINCTIVE ECOLOGICAL AND ARCHITECTURAL GEM NESTLED AMONG MORE TRADITIONAL NEIGHBORHOODS ON THE PEACEFUL SHORELINE OF HISTORIC BIG BAYOU.

PINELLAS HISTORY RECORDS THAT ON THIS SITE EARLY INDIAN INHABITANTS, OR PERHAPS SPANISH EXPLORERS, BUILT A SHELL BREASTWORKS TO DEFEND THE BAYOU ENTRANCE AGAINST THEIR ENEMIES. THE REMAINS OF THIS FORTIFICATION, ALONG WITH ARROWHEADS AND OTHER ARTIFACTS, WERE DISCOVERED BY PIONEER SETTLERS AND BY THE BUILDERS OF MODERN DRIFTWOOD.

IN 1857 ABEL MIRANDA, ONE OF THE EARLIEST PIONEERS TO SETTLE ON PINELLS SHORES, ESTABLISHED A "FISH RANCH" AND CITRUS GROVE HERE PRIOR TO THE WAR BETWEEN THE STATES, BUT HAD TO FLEE WITH HIS FAMILY WHEN THEIR HOME WAS SHELLED BY A UNION GUNBOAT AND BURNED BY ITS TROOPS IN FEBRUARY, 1862. AFTER THE WAR, IN 1868, THE MIRANDA PROPERTY WAS BOUGHT AND RE-ESTABLISHED BY HIS FRIEND AND BROTHER-IN-LAW, JOHN BETHELL, WHO HAD ORIGINALLY SETTLED NEARER PINELLS POINT, AND WHO HAD FLED THE SCENE WITH MIRANDA DURING THE FEDERALIST ATTACK. BETHELL RECORDS IN HIS HISTORY OF PINELLS PENINSULA THAT THE AREA ABOUNDED WITH PLENTIFUL GAME: BEAR, DEER, PANTHER, WILDCATS, FOXES, TURKEY, ALLIGATORS, RACCOONS, OPOSSUMS, AND SQUIRREL.

THE SETTLERS ORIGINALY ENGAGED IN THE FISHING INDUSTRY, PROVIDING SALTED MULLET FOR CUBAN MARKETS, BUT LATER INCLUDED FARMING, BOAT BUILDING, SHIPPING AND OTHER COMMERCIAL ENTERPRISES. AS THE POPULATION GREW, PINELLS VILLAGE, OR BETHEL LANDING, AS IT WAS OFTEN CALLED, PROVED TO BE A NATURAL SETTING FOR SUCH DIVERSIFIED INTERESTS. THE FIRST POST OFFICE ON LOWER PINELLS PENINSULA STOOD AT THE WESTERN END OF MODERN DRIFTWOOD. IT WAS ESTABLISHED IN 1876 AND MR. BETHELL SERVED AS ITS POSTMASTER FOR FOURTEEN OF ITS THIRTY YEARS IN EXISTENCE.


![Mrs. Vivien Dodd entering the "Field Office" in the park.](image)

THE DODD HOUSES WERE PLANNED TO TAKE FULL ADVANTAGE OF THE IRREGULAR LOT SHAPES AND EXISTING TREES. INTERIOR DESIGNS EMPHASIZE CROSS VENTILATION THROUGH THE GENEROUS USE OF CASEMENT WINDOWS AND FRENCH DOORS. CATHEDRAL CEILINGS MINIMIZED THE HEAT OF PRE-CONDITIONED FLORIDA SUMMERS.


SINCE DODD WAS NOT AN ARCHITECT, HE HAD TO SEEK PLAN APPROVAL FROM A LICENSED MEMBER OF THE PROFESSION. A LONGTIME FRIEND AND RESPECTED ST. PETERSBURG ARCHITECT, ARCHIE PARISH, PROVIDED THIS SERVICE, AND WAS SO ENCHANTED BY THE DRIFTWOOD CONCEPT THAT HE DESIGNED HIS OWN HOME IN DRIFTWOOD IN A SIMILAR STYLE AND LIVED THERE UNTIL HIS DEATH IN 1986.

THE FIRST HOUSE TO BE SOLD WAS OCCUPIED IN 1938 BY GRETCHEN ELLIOTT, A WIDOW FROM NEW ENGLAND. THE ADDRESS WAS ORIGINALLY 174 CARDINAL ROAD, BUT WAS SOON CHANGED TO WILDWOOD LANE TO AVOID CONFLICT WITH ANOTHER STREET WITH THE CARDINAL NAME. THAT SAME YEAR THE DODD FAMILY BUILT THEIR HOME AT 2505 DRIFTWOOD ROAD. IN 1939 THE MODINE FAMILY OCCUPIED THE FIRST WATERFRONT HOME, AT 135 WILDWOOD LANE.

ART MODINE OWNED AN 87-FOOT YACHT WHICH HE DECIDED TO ANCHOR IN THE BAYOU BEHIND HIS HOUSE. HE OBTAINED A LICENSE AND SECURED A DREDGE TO FCRM A DEEP HARBOR AND, AT THE SAME TIME, CREATE A SANDY BEACH WHERE MANGROVES AND OYSTERS HAD LONG EXISTED. WHEN THE PROJECT WAS COMPLETED, HE FOUND THAT THE BAYOU CHANNEL WAS NOT SUFFICIENTLY STRAIGHT AND DEEP TO ACCOMMODATE HIS "PALADIN," WHICH WAS MOORED THEREAFTER AT THE CITY MARINA. UNWITTINGLY, HE HAD CREATED A GREAT HOLE FOR COLD WEATHER TROUT FISHING.
IN 1940 THE PROPERTY'S OTHER PARTNER, MARION BOONE, BOUGHT AND OCCUPIED THE SMALL HOUSE AT 2515 DRIFTWOOD ROAD. IN 1941 THE BOONES PURCHASED AND FOR SEVERAL YEARS OCCUPIED THE WATERFRONT HOME AT 2510 DRIFTWOOD ROAD. ALSO IN 1940, ARCHIE PARISH AND HIS FAMILY HAD THEIR OWN HOME BUILT AT 145 WILDWOOD LANE. IT HAS BEEN OWNED AND OCCUPIED BY MEMBERS OF THE PARISH FAMILY UP TO THE TIME OF THIS WRITING, SETTING A RECORD FOR ONE-FAMILY OWNERSHIP.

THE ORIGINAL DEVELOPMENT WAS CONFINED TO AN AREA SOUTH OF 24TH AVENUE SOUTH TO THE BAYOU, AND BETWEEN BAY STREET AND FLORIDA AVENUE. ITS NINETEEN HOMES ESTABLISHED THE FLAVOR OF DRIFTWOOD, AND HAVE BEEN THE SUBJECT OF NUMEROUS NEWSPAPER ARTICLES THROUGH THE YEARS. THE AREA HAS OTHER INTERESTING HOUSES INCLUDED IN ITS TOTAL OF FORTY RESIDENCES. THE OLDEST, ON A SITE ADJOINING DRIFTWOOD SUBDIVISION, WAS BUILT BY BARNEY WILLIAMS, A SON OF A CO-FOUNDER OF THE CITY OF ST. PETERSBURG, AND WAS LATER OWNED BY GEORGE S. GANDY JR., SON OF THE GANDY BRIDGE BUILDER. THREE GENERATIONS OF THE GANDY FAMILY HAVE CONTINUED TO MAKE THEIR HOMES IN DRIFTWOOD.

VARIOUS OTHER HOUSES, BUILT IN THE SUBDIVISION DURING POST WW II YEARS, ARE BOTH INDIVIDUALLY ATTRACTIVE AND CONSTITUTE A POSITIVE IMAGE FOR THE OVERALL DESIRABILITY OF THE NEIGHBORHOOD. ONE OF THEM, AT 2506 DRIFTWOOD ROAD, WAS DESIGNED BY JOHN BRUCE DODD, A RESPECTED ST. PETERSBURG ARCHITECT AND OLDER SON OF MARK DODD.

A GATED PATH ON DRIFTWOOD ROAD AFFORDS RESIDENTS ACCESS TO A BEACH EASEMENT FOR FISHING, SWIMMING OR SUNBATHING. FOR MANY YEARS IT BOASTED A DOCK WHERE THEY MIGHT MOOR THEIR SMALL BOATS.
ECOLOGICALLY, DRIFTWOOD IS AN ANCIENT HAMMOCK LAND OF MAJESTIC OLD OAKS, CABBAGE PALMS, A LARGE STAND OF LONG LEAF PINES, GIGANTIC BAMBOO, AND MANY OTHER TROPICAL AND SUB-TROPICAL TREES AND SHRUBS, BORDERED BY A SANDY SHORELINE WITH ITS MANGROVES AND OYSTER BEDS. THIS MARITIME ENVIRONMENT ATTRACTION HERONS, EGRETS, PELICANS, TERNs, AND AN OCCASIONAL EAGLE OR OSPREY. ONCE IN A WHILE A FORAGING MANATEE MAY BE SEEN. ITS YEAR-ROUND WOODLAND INHABITANTS INCLUDE THE NUMEROUS CARDINALS, RED-BELLIED WOODPECKERS AND FLICKERS, BLUE JAYS, MOCKINGBRIDS, SCREECH OWLS, TUFTED TITMICE, AND MOST OTHER LOCAL SPECIES. FURRY DENIZENS THAT ARE OFTEN SEEN ARE THE PLAYFUL GRAY SQUIRRELS, THE CUNNING RACCONS, AND AN OCCASIONAL OPOSUM.

The Driftwood entrance about 1939. My dog "Noddy", in the foreground, was killed by a large rattler in an area that had not yet been cleared.

IN 1981 THE PLANNING DIVISION OF ST. PETERSBURG'S COMMUNITY DEVELOPMENT DEPARTMENT CONDUCTED AN EXTENSIVE SITE SURVEY OF OUR CITY'S ARCHITECTURAL AND HISTORIC RESOURCES. THEIR COMPREHENSIVE PUBLISHED REPORT IDENTIFIED TWO NEIGHBORHOODS, DRIFTWOOD AND ROSER PARK, AS PRIMARY AREAS WITH "STRONG SITE CHARACTERISTICS ALONG WITH SIGNIFICANT HISTORIC ASSOCIATION AND ARCHITECTURAL UNIQUENESS - UNIQUENESS IN THAT IN EACH AREA ONE MAN ENVISIONED AND DEVELOPED IT SO THAT THE BUILDINGS WERE ENHANCED BY THEIR SETTING, AND NOT VICE VERSA." THEIR FINAL RECOMMENDATION WAS THAT "THE ARCHITECTURAL AND NATURAL SITE CHARACTER AND INTEGRITY OF DRIFTWOOD SHOULD BE PRESERVED AND MAINTAINED."

DRIFTWOOD'S HUMAN INHABITANTS HAVE AN ACTIVE PROPERTY OWNERS ASSOCIATION WHOSE MEMBERS ENJOY AND MAINTAIN THEIR INDIVIDUAL AND COLLECTIVE PROPERTIES WITH A GREAT SENSE OF HERITAGE AND PRIDE. ALL WHO LIVE THERE APPRECIATE DRIFTWOOD'S PEACEFULNESS AND SHARE A CONTINUING OBJECTIVE TO PROTECT AND PRESERVE ITS NATURAL BEAUTY AND ESTHETIC UNIQUENESS FOR FUTURE GENERATIONS.

FOUR ATTACHMENTS:
1. Residents sue the city- pp 6-7
2. The press praises Driftwood- pp 8-12
3. The artist/designer in retrospect- p 13
4. Mark Vixon Dodd, a biography- pp 14-16
Driftwood Resident
To File Suit

JOHN LANKFORD
Independent Reporter

The city's planned — and approved — program to improve the Driftwood area of southeastern St. Petersburg will be challenged in court.

A complaint will be filed Monday at 9 a.m. by attorneys representing Dr. James Mason, who has spearheaded the Driftwood residents' battle against the city.

The complaint names the City of St. Petersburg and seeks a legal remedy for what the residents of Driftwood say are unjust actions.

The actions center around the city's plans to implement the Area Improvement Program in areas of Driftwood.

The improvements, as outlined by the city's engineering department, include paving of some streets, the addition of curbing to others and storm sewers throughout the area.

The areas along Driftwood Road SE do not have storm sewers now and residents there say there is no need for the sewers.

"There is no drainage problem in our area," said Dr. Mason. "The water from heavy rain drains onto the yards and helps keep the area green."

That the Driftwood area is one of the city's most plush as far as greenery is concerned is not questioned, according to city officials.

"It's just that the city has adopted an improvement program and allowing residents of certain areas to establish their own programs is just not consistent with good government," Interim City Manager Herbert Holt said at a December City Council meeting at which the program was approved.

As detailed by the city, the improvement of Driftwood will cost more than $120,000 which the residents say is an unnecessary expense since feelings against the improvement are running high.

"Improving Driftwood would be like trying to improve the Sistine Chapel," Dr. Mason told the council in December.

The suit is to be filed Monday is being handled through the law firm of Roney & Ulmer by Charles Carrere.

Dr. Mason has been considering filing the suit for the past few weeks. His final decision was based on the fact he felt the improvements are "wrong in principle" blaming the city's actions on an "engineering mentality."

Dr. Mason said the situation was now mostly a question of ethics.

"We're going mostly on public opinion which, I believe, is in our favor," the doctor said yesterday.

Driftwood Residents File Suit
To Stop Improvements

A suit seeking a permanent injunction barring the city of St. Petersburg from implementing its area improvement program in the Driftwood section has been filed in Circuit Court in Clearwater.

The suit was filed today by residents of the Driftwood area who are objecting to the city's planned work.

The work involves paving and the installation of storm sewers in Driftwood, which has often been referred to as one of St. Petersburg's most beautiful sections.

The objecting residents say the improvements planned by the city would spoil the beauty of the locale.

The suit asks the court to prohibit the work from taking place. A hearing is to be set sometime next week.

The suit is signed by Dr. James Mason, Dr. James K. McCoriel, Dr. Paul Thompson, Otis Beard, Calvin Jones, Charles Harwood and D. A. Selig. All residents of the area involved.

The city work plans call for about $120,000 in paving, curbs and sewers to be installed this year. Bids are being taken on the project at this time.

The injunction request lists that portion of Driftwood Road SE from the entrance of Driftwood at 25th Avenue S for about two city blocks.

Dr. Mason said today the chances of legal success remain about 15 per cent and said the group was counting on "plenty of public support."

Dr. Mason has been one of the chief opponents of the improvement plans saying at one point at a City Council meeting that "Improving Driftwood would be like trying to improve the Sistine Chapel."

Others in the Driftwood area have been arguing against the sewers saying to drain off the natural rain water would spoil the greenery of the area.

Dr. Mason said he expects the group's day in court will be just that because the reasons for the temporary injunction are the same as the reasons for the permanent injunction and that the first hearing next week should be sufficient to issue or deny the permanent injunction.
Driftwood Residents Sue City

CLEARWATER — Eight residents of the woodsy and affluent Driftwood section in southeast St. Petersburg brought suit yesterday to prevent the city from starting a paving and drainage project in the area.

James L. Mason, James K. McCoride, Paul Thompson, Charles Harwood, William Selig, J. O. Beard, Calvin H. Jones and R. Carleton Fontaine claim in the suit the project threatens the rustic character of the area and would seriously harm its esthetic quality.

The St. Petersburg City Council overrode the objections of a number of Driftwood property owners last November, and then capped the action Dec. 5 with a 4-3 vote to go ahead with the improvements.

Nestled on the shores of Tampa Bay, the section lies between 16th and 20th Avenues S.

Assigned to Circuit Judge C. Richard Leavengood, the suit says a substantial number of trees and related vegetation will be destroyed along with the ecology of the area.

Driftwood’s Quiet Beauty Retained In Spite Of...

The road graders have been at work in the Driftwood area of St. Petersburg for about a month as evidenced by this scene at Bay Street SE and Wildwood Lane. The city's public works department reports work included installation of storm sewers and curbs and paving of streets. Driftwood residents fought unsuccessfully against the improvements, contend that they would impair the rustic character of the neighborhood, disrupt the ecology and be a general detriment. A $15,000 cost has been estimated for the improvement project.
Philosophy Of The 30's Pays Off

By CHARLES BENBOW
Times Art Writer

"It costs no more to build an attractive home than an ugly one," wrote the late Mark Dixon Dodd in 1946. "Often a little gem of a place can be a masterpiece."

The little gems Dodd built in the 1930's in St. Petersburg for as little as $4,000 (eight-room house in the 100 block of 17th Avenue North) are still attracting buyers with their charm and appeal unmatched by the usual routine architectural remnants of that period.

At first glance, they may give only an impression of all their 30 years, but then their distinctiveness comes through — ideas and reminders for designing houses in which it is a pleasure to live.

The secret of the houses' time-defying appeal lies in Dodd's concepts of design. Dodd earned a moderate income and some local public acclaim for his painting — portraits and murals (for example, those in the Huntington Hotel dining room) in the popular style of the time. "A beautifully designed home contains all the elements of a fine painting," he wrote, "composition, balance, color and individuality."

Thus his houses are far from the simple shoe-box shapes of most inexpensive homes. His exteriors are many faceted, interlocking masses with balconies, decks and jogs of small wall planes and roof areas, giving a deceiving impression of a small-sized house.

He built his own home, and about 18 others, in the Driftwood section on Big Bayou in southeast St. Petersburg. Beautifully maintained by its present owners, it contains two bedrooms, living room, dining room, kitchen with breakfast area, bath, sunroom and a four-room apartment on the ground floor with a bath and two-room sleeping suite and sun deck on the upper level.

The low-walled patio shared by both living and dining room is balanced by a beamed arbor outdoor sitting area off the living room and sunroom. A year ago, its market price was quoted at $15,000.

Moving into and through the house, one is delighted by the fact that the rooms are wider or longer than expected because they aren't fitted into a predetermined overall rectangular plan.

None gives the effect of being simply an area subdivided by partitions from a larger volume. Rather each has its own individuality based on its functional requirements of size and location.

The upper suite has two floor levels. The stairway is located behind and "over" the used-brick fireplace.

There is a sense of dropped ceilings in some rooms while the beamed cathedral ceiling of the living room rises high enough to permit little cabinet doors opening into the upper rooms for fireplace heat circulation or for children to peek at the decorating of the Christmas tree.

These little doors and the stylistic detailing in other parts of the house borrow something of the charm of a child's doll house without the saccharine sentimentality.

For color, Dodd made extensive use of highly polished natural woods for interior finishing — vertical pine planking walls, magnolia wood flooring (which he left uncovered but for small "area" rugs again popular in today's decor).
A charming community at home with nature

By MARIAN COE
St. Petersburg Times Staff Writer

The simple sign arching over the entrance road reads DRIFTWOOD. Beyond, a narrow road meanders through a tunnel of live oaks, past almost-hidden houses.

This lane is traveled only by residents or their visitors or those who are lost. For Driftwood, in southeast St. Petersburg, is not on the way to anywhere. The residents love that.

"I didn't know this was here," recalls newcomer Jay Knaust about his first trip down Wildwood Lane.

"What is this place?" a curious tourist once stopped to ask Randall Dodd, working on some branches in his wooded front yard.

Dodd put down his saw to oblige his questioner — most Driftwood residents enjoy talking about their quaint, secluded neighborhood. As son of the designer, Dodd has prepared a history, with slides, for the city of St. Petersburg's survey of historical resources.

Not that Driftwood's history is so long. In 1925, this was a wilderness of cabbage palms, oaks and wild undergrowth on the mangrove shores of Big Bayou. Long-leaf pine and bamboo bordered a marsh and mangrove waterfowl. Across the bay was Lewis Island, home to a few fishermen's shacks. (Now the hundreds of apartments and homes on that site are the neighborhood of Coquina Key.)

By 1941 Mark Dixon Dodd had laid out a plan with a winding road and deep lots, clearing out a minimum of foliage. Dodd was an artist rather than an architect. He once wrote that a "beautifully designed home contained all the elements of a fine painting." These elements — composition, balance, color, individuality — had to be functional in the design.

Nineteen homes were built among the trees. A narrow shale drive — Driftwood Road forks into Wildwood Lane — steered away from trees.

Those first homes ranged from cottage to two-story, usually part-frame, part-stucco, all with many-faceted exteriors. They also featured slanted roofs and little balconies — which earned them the nickname "Dodd's storybook houses." The 20 or so additional homes, built in the 1960s, matched that mood.

And Driftwood today?

The tiny neighborhood is still there, still different. If many of St. Petersburg's residential streets are as predictable as vanilla ice cream in a plastic dish, Driftwood is Grandma's spice cake served from an old sideboard.

Some neighborhoods near Driftwood have succumbed to the pressures "changing" and "declining." And the

See DRIFTWOOD, 14-H

The Gandy home (above), which is being renovated by Helen and Ralph O'Brian, predates Driftwood as a neighborhood. Built in 1921, the house has a lovely view of Big Bayou. Left, Valerie and Jay Knaust have had their hands full cleaning up their

Driftwood home. Rampant foliage had taken over the house when they purchased it. Renovation was necessary, but the Knausts did their best to preserve the character of the house.

CONTINUED NEXT PAGE
The Driftwood beach on the bay is jointly owned by all residents. Enjoying an afternoon on the sand are Silvia Jennings and son Sean.

Driftwood
from 1-H

The crime rate for the area north and west of Driftwood is relatively high, according to Bill Doniel, St. Petersburg Police spokesman. But he says that no serious incidence of crime has been reported in Driftwood, whose residents participate in one of 112 Neighborhood Crime Watch areas in the city. (As a crime-deterrent, residents in these areas report to a block coordinator any suspicious person or activity.)

This vest-pocket neighborhood offers clues to the question: What keeps an older area charming rather than seedy?

Not every neighborhood has a history and an "ecological integrity" to preserve. Driftwood has managed to look after both, even when it meant marching down to City Hall to protest the paving of streets.

(After the fact, residents admit they are glad they lost that battle.)

In his back yard, looking out on Big Bayou and Coquina Key, Dan Schuh relates the area's early history, ripe with tales of Indian wars and Union gunboats and pioneer settlers of 100 years ago.

"At one time... an Indian fort was on this spot where you're standing. Everytime I do any repair work around the house, my knees dig into conch shells."

He's not complaining. Schuh is one of the "Driftwood natives" who loves the natural waterfront.

Here, wild parrots squawk in the trees shared by hawks and owls, raccoons and possums. A manatee has been spotted recently in the bayou.

Schuh, an attorney, and wife Barbara, a realtor, and their three children moved here in 1973, into a two-story white home. Pale blue, wrought-iron railing highlights a second-floor balcony; an arched porch offers a graceful entrance.

Inside, structural repairs necessitated covering original details and removing antique beams. But Mrs. Schuh notes, "The outside is gorgeous." This is the part of the home they are interested in preserving.

Driftwood has what older neighborhoods often don't keep: extended families, the second generation.

Schuh, like some other householders, spent his youth swimming and fishing on this waterfront. His mother Katherine lives in the family home, built in the 1940s.

Helen O'Brien grew up here in a two-story Victorian house built by her father, the late George S. Gandy Jr. (It was Gandy Sr. for whom the first bridge connecting Hillsborough and Pinellas was named.)

Today Helen and Ralph O'Brien are renovating the Gandy home. With white walls and gray shutters, the house has an imposing dignity. When the couple moves in, son Ralph Jr. will buy his parents' present home, a ranch-style next door.

Previous 25," says Pariah, architect for a number of St. Petersburg's downtown churches.

His three sons and daughter grew up here. Sons James, a structural engineer, and Richard, on the Pinellas County property-appraisal staff, live here with their father in the two-story frame home with its beamed ceilings and floors scored to resemble stone.

Don Parish, who shares downtown offices with the father, says that growing up in Driftwood instilled in him a "genuine love of the land." He and his wife built elsewhere, but not before he spent a long time looking for a large lot that matched the woodsy privacy of his childhood home.
Not long ago, there was concern in
Driftwood of declining property values.
Recognizing the firestorm that can erupt
when neighbors frighten and follow each
other by posting for-sale signs, this neigh-
borhood faced a crisis in upkeep and pride.

"In the 1960s, some people thought of
selling out. Property values were down," one resident recalls.

Another says: "There was a period when
some were hesitant to put lots of money
into homes here . . ."

Even one of the little community's
symbols, the wooded park in the heart of
the neighborhood, was growing wild. "No
one wanted to clear it," recalls one resident.
The huge live oak in the center was in need
of a tree surgeon.

Then the residents revived their neigh-
borhood association. Most of the residents
decided to stay and to pitch in. Now, twice
a year, everyone works to prune and clean.
The landmark oak is doing well.

(Maintenance in this lush area involves
a lot of labor outdoors. "Don't come here
unless you expect to work," advises a typi-
cal resident. "To maintain your property
calls for hacking away at it like a jungle.
You keep loading up trash for the dump.")

One resident captures the rejuvenated
spirit of community: "The neighborhood is
friendly, social; but lord help you if you in-
trude."

While charm is fine, old houses call for
repair. And not every family can expect or
want the grown children to move in with or
replace the parents in the family home.
Fresh investment and newcomers are needed.

A single house was built in Driftwood
last year. It is a large home of natural logs
and wood siding. The owner and Driftwood
newcomer is Jo Hudgens, who searched for
"just the right place" to use the logs.

Older houses that have not been kept up
can present a monumental challenge to
redecorate, Valerie and Jay Knaust
learned. But they aren't daunted.

"Welcome to Amityville," she exclaims,
ning about the possessed home featured
in novel and film. This couple lived on St.
Petersburg Beach when they found Drift-
wood "by accident. We got lost on this one
little street and wound up here, captivat-
ed," says Knaust, an attorney.

The smallish, frame home was losing its
battle with rampant foliage when the
Knausts saw the place.

"It was green with mildew. Ivy was
growing in the dining room. A 20-year-
old bougainvillea was beautiful but had
grown up completely over the oak tree by
the house. The tree was dying. Not a drop
of sunshine was getting in the house.

"We had to chop down 17 trees."

Cleaning out the yard uncovered "all
sorts of little brick paths and patios."

His wife recalls, with high spirits, "That
was a fun day!" when they discovered hun-
dreds of bees living in an outside wall.

Renting nearby at first, they started the
work in December. "I worked 12-hour days
with seven contractors. Everything had to
be done," she relates.

There was no way to polish down to the
original wood ceiling and make it match as
they'd hoped. "We found mahogany, yellow
pine and poplar (in the ceiling panels) . . .
(But) We gave up rough planing to find raw
wood. We ended up with plaster with the
beams showing."

The upstairs wooden floor had to be
rebuilt — the floor was so weak a contractor
working up there was afraid he would fall
through.

"We knew we were buying some trou-
bles. We didn't know how much work it was
going to be," relates Knaust.

The couple didn't want to "wreck the
character of the house," says Mrs. Knaust,
including the detail work that is part of the
charm. "Look at these nice doodledy
details," she says, pointing out the design of
leaping deer cut into the white mantel
place.

In new white paint and red shutters, the
house has emerged "Cape Coddish" outside
and Florida Spanish inside, with arches
and white plaster walls. The Knausts have
no regrets about the amount of work or the
$4,000 over budget — to date — for the re-
pairs.

The neighborhood made it worthwhile,
they say.

"Neighbors stop by to check on our
progress. We give them a paint brush . . .
it's that kind of a place."

THE END
ART HISTORY OF PINELLAS

Early city artist is recalled in show of his paintings

By MARY ANN MARGER
Times Staff Writer

With the Mark Dixon Dodd show, the Arts Center reintroduces a prominent St. Petersburg artist through his works borrowed from collections.

Those without deep roots in St. Petersburg may not recognize his name. But those who remember will recall that Dodd, who came to the city with his family in 1924, was more than an artist who recorded portraits of residents and scenes of historical significance. He was also a volunteer at the Art Club (later to merge with the Arts Center), an art teacher and a proponent of establishing St. Petersburg as an art colony.

By avocation, he was an architect. He designed 19 storybook homes in St. Petersburg's Driftwood area, noted also for its winding, shady roads.

But it is for his paintings that he is best known. His subjects included many portraits as well as landscapes, some painted on location, others from imagination.

Working in a traditional style, he depicted Pinellas Village, a settlement in what is now the Driftwood area, established shortly after the Civil War by John Bethel. As the area grew, it needed a post office, built in 1876. Bethel served as postmaster for 14 of its 30 years of existence. In 1910 Bethel wrote a book, A History of Pinellas Village. Dodd, reading the book, decided to paint a series of small murals from scenes described, among them the post office, long gone before Dodd ever arrived. The painting now belongs to the St. Petersburg Historical Society Museum, which lent it to the Arts Center for the show.

Another work in the show is a heroic composition, Osceola's Knife Treaty, a preliminary oil painting for a 10-foot-square mural commissioned by the State of Florida through WPA funds and exhibited at the World's Fair in Chicago in 1933. In the work Osceola, a Seminole chief, shows his anger at the treaty requiring his tribe to leave Florida by plunging his knife into the document.

The mural no longer exists. Dodd's son, St. Petersburg resident Randell Dixon Dodd, who did much of the search and research for the show, traced the preliminary work from the artist's physician, who received it in exchange for services, to Fort Cooper-State Park's ranger facilities.

Dodd shows his sense of humor in the witty map of St. Petersburg, signed "Mark Dixon Dodd, cartographer in his spare time."

Dodd was born the year that St. Petersburg was founded, 1888, which makes the show especially appropriate for the city's Centennial year.
Mark Dixon Dodd was born in St. Louis, Missouri, January 28, 1888, the next to youngest in a family of eight children. When his father died in 1895, the widow and children were taken into the home of a bachelor uncle, Samuel Morris Dodd, a well-known St. Louis businessman who was also prominent in community affairs. Mark attended schools in St. Louis and a private school in Clinton, New York, and for one year was a student at Washington University in St. Louis.

Having shown a consuming passion for drawing, Dodd determined to pursue a career in art. He attended the St. Louis School of Fine Arts, probably at night courses, while working at the Wagner Electric Company which was owned by his Uncle Sam. His mother passed away in 1903, and Uncle Sam in 1913, leaving the children an inheritance which enabled Dodd to move to New York City to further his art education. He enrolled in the Art Students' League where he studied with Johansen, Dumond, Romanovsky and Kenneth Hayes Miller, and in Provincetown under Charles W. Hawthorne.

At the Art Students' League Dodd met and, in 1917, married Vivien Moran, a grand-niece of the artists Thomas and Edward Moran, granddaughter of Philadelphia photographer John Moran, and daughter of New York interior decorator Horace Moran. The Dodds lived in Bloomfield, N.J., New York City, and in Mt. Vernon and Bronxville, NY while Dodd painted and exhibited his works and for a time, worked as a commercial artist for several New York advertising agencies. This line of work, which he really did not enjoy, was necessitated by the birth of a son, John Bruce, in 1918, and a daughter, Sydney, in 1921.

In the fall of 1924, the Dodds travelled to St. Petersburg on the advice of the family physician, to benefit the health of one of their children. They returned to Bronxville in the spring to sell their house, and moved permanently to St. Petersburg in 1925. Dodd soon established an art school where he taught classes in drawing and painting, and also designed and built the first of many homes he was to design in St. Petersburg. This house, located on 10th Avenue North near 45th Street, was also the first home of the Dodd's third child, Randell Dixon, born in 1928.

CONTINUED NEXT PAGE
Dodd's art classes, portrait commissions and other artistic endeavors grew during this period of fast population and economic expansion, and he and Vivien became thoroughly involved in the emerging cultural life of Florida Boom times. They even branched out into the restaurant business for several years, renovating an old picturesque frame building in what was then known as the "Goose Pond" area (now known as Central Plaza) into the Goose Pond Tavern, a colorful English inn setting with a jolly chef and waitresses in milkmaid costumes.

His contributions to education in the arts included serving as the St. Petersburg Junior College faculty art teacher during the second year of its existence, 1928, until 1930. His portraits of SPJC founder and president, George M. Lynch, and longtime Dean, Robert B. Reed, are exhibited in the entrance hall of the St. Petersburg campus Administration Building.

The Florida real estate market collapse of the late 20s and Great Depression during the early 30s saw the Dodds losing stocks they had held in St. Louis family businesses, and their local assets, including the two houses they had owned on 10th Avenue North. They moved into rental housing while Dodd continued to provide a living by teaching in his art school and fulfilling portrait commissions for local residents and winter visitors. During these difficult times he was often obliged to pay the family bills by presenting a doctor or dentist with one of his oils or watercolors. Many of these "payments in kind" still grace the walls of local families' homes.

In 1933 he was commissioned by the State of Florida to paint a mural for the Florida exhibit at the World's Fair in Chicago. In 1936 he completed a mural of Mediterranean scenes which encompass the rather large wall areas of the dining room at the Huntington Hotel in St. Petersburg.

From 1937 to 1941, Dodd was engaged to design houses for a new subdivision carved out of the woods on the north shore of Big Bayou. "Driftwood" became one of the most charming residential areas of St. Petersburg with its narrow lanes winding through moss-draped oaks, and the nineteen story book style houses that Dodd created there invididually placed and styled amid their lush tropical settings.
The U.S. entry into World War II forced a halt to home building, and Dodd was obliged to look for other means of support. He designed and built the Turnstile Motel on 4th Street and 20th Avenue South, and the family lived there and operated the motel until 1948. A large room served as an art studio where he could continue to teach his classes and paint individually. During the war years he also set up a small shop in downtown St. Petersburg where he sketched and painted portraits for the many service men who were billeted and training in the area.

In 1948 the Dodds sold the Turnstile, and built and moved into a house at 4th Street and 54th Avenue South. This house, also, was designed to include a large studio room for the Mark Dixon Dodd School of Art. Dodd designed and built three more homes on adjoining property, and he and Vivien continued to live there while he plied his painting trade until his death November 4, 1952.

Newspaper articles from the late 1920s describe Mark Dixon Dodd as the first artist of national prominence to make his home in St. Petersburg. His legacy to the city, in addition to the Driftwood subdivision, includes several other homes in various parts of the city, and murals, portraits and watercolors that are owned by many of his contemporaries or their heirs.

Randell Dixon Dodd, son of Mark Dixon Dodd
April, 1987
"DRIFTWOOD"

"A Perspective on the Centennial of St. Petersburg, Florida"

Driftwood is a residential subdivision on the shore of Big Bayou in St. Petersburg. In the second half of the nineteenth century, it was the site of one of the first pioneer settlements, where first Abel Miranda, then his brother-in-law John Bethell owned and operated a fishing industry. The first post office in lower Pinellas county was established here.

In 1937, when the present subdivision was begun, the land had reverted to a wild state with dense foliage and plentiful wildlife; opossums, squirrels, rabbits, gopher tortoises, foxes, diamond-back rattlers, and the omni-present families of raccoons. The vestigial evidence of earlier human inhabitants remained in the form of shell mounds, the outline of a shell fortification, and an occasional find of an Indian arrowhead.

The developers exercised an exceptional degree of foresight and sensitivity in retaining most of the natural resources. Residents who lived and grew up in this environment were often skeptical spectators to the "dredge and fill" and "raze and pave" methods of development taking place around them, and ultimately covering virtually all of the St. Petersburg peninsula.

Amidst all of this "progress", humans and raccoons have accomodated their lifestyles to the urban scene. But those who remember a simpler life closer to God's creation (as does the composer of this song), still cast a wistful look toward the Big Bayou shore — and "DRIFTWOOD".

Randell Dixon Dodd - January, 1988
"DRIFTWOOD"

A Perspective on the Centennial of St. Petersburg, Florida

I

It was early morning and the shifting sands began to shimmer in the dawn of time;
The myriad oysters flicked their tongues toward the plankton sifting through the bayou slime;
Then Timucuan braves and the Spaniard came, and the oysters' home became forts and mounds,
And the young raccoon turned his quizzical face in patient wonder toward the sights and sounds
Of these strange intrusions in this sacred place - of Driftwood.

II

It was brilliant midday and a cool Gulf breeze brought welcome respite from their hot travail,
Where Pinellas settlers hewed the oak and pine, forging homes and farmland from the forest trail.
Soon their growing numbers spread the word afar of a land of beauty and of promise rare,
And the raccoon stared with his family at the streets and buildings that were spreading there,
From the meager shelter of an old oak tree - in Driftwood.

III

It is late winter evening and the city rests from the hustle and bustle of the urban strain;
From the crunch of traffic in the spending place; from the malls and the banks, and pursuits so vain;
From the Grand Prix screeching and the Stadium roar. As the tee-vees flicker in each high-rise home,
The old raccoon shifts his knowing gaze from this place in the sewer by the Suncoast Doma
Toward the scene of his youth and those bygone days - in Driftwood.

Randell Dixon Dodd - 1987
DRIFTWOOD

"A PERSPECTIVE ON THE CENTENNIAL OF ST. PETERSBURG, FLORIDA"

Words and music by RANDELL DIXON DODD

GUITAR INTRO

1. It was early morning and the shifting sands began to shimmer in the dawn of time. The myriads of traffic in the plankton sifted through the

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CITY OF ST. PETERSBURG
MAR 05 2018
PLANNING & ECONOMIC DEVELOPMENT
oyst-ers' home be-came
land of beau-ty and of
tee-vees flick-er in each
forts and mounds, and the
prom-ise rare, and the
high-rise home the

young rac - coon turned his
rac - coon stared with his
old rac - coon shifts his
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Drift - wood. 1. It was 3. Drift - wood
Drift - wood. 2. It is

Drift - wood Drift - wood.
Driftwood House Descriptions

Version 3 with construction dates and tsqft

Descriptions expected to be verified and completed upon City review. Built date and current (as of today vs. when originally built) total square footage (tsqft) taken from the Pinellas County Property Appraiser’s website.

2675 Driftwood Road S – Build date 2012 – 2210 total square feet (tsqft) - New construction – 1-2 story concrete block with multi-pitched roof.

2635 Florida Avenue S – 1952 – 3666 tsqft - Minimal Traditional concrete block ranch type house with smooth stucco exterior and attached carport.

2621 Florida Ave S – 1937 – 2384 tsqft – Dodd Home - Minimal Traditional, 1-2 story, concrete block construction, cross gable roof, dominant projecting front gable with differentiated pediment and scalloped trim cornice, ornamental front gable over front door with ornamental fluted concrete resembling Greek pilasters flanking front door, integrated ornamental concrete planter flanking front door, replacement windows.

2600 Florida Ave S - 1951 - 1608 tsqft - Minimal Traditional, concrete block, single-story, horizontally oriented, hipped roof with asphalt shingles, boxed cornice, front porch recessed under continuous front roof eve, integrated garage.

2500 Florida Avenue – 1952 – 2288 tsqft - Minimal Traditional, concrete block construction with stucco exterior, single-story, horizontally oriented roof with asphalt shingles, boxed cornice, front porch recessed under continuous front roof eve, detached single garage.

136 25th Avenue S – 1935 – 3958 tsqft - Two-story, wood framed with aluminum siding, hipped roof with asphalt shingles, single fireplace, highly symmetrical front façade, recessed front porch and second story balcony. Balcony is supported by wood beams and has ornamental ironwork, single front door with elliptical fan light above flanked by side lights. 41 windows and 1 patio glass door replaced in 2004 with double pane energy efficient V-grooved glass. This is the oldest house in Driftwood subdivision, built by Carlton Beard in 1935 (builder of The Don CeSar Hotel).

2519 Driftwood Road SE – 1939 – 2115 tsqft - Dodd Home - Minimal Traditional, whimsical Storybook influences trending towards Mediterranean Revival, concrete block construction, 1 – 2 story, multi pitched hip and gable roof with asphalt shingles, recessed porch under side gabled eve with turned concrete porch supports, oriel bay window, mixture of aluminum casement windows and replacement vinyl windows, second story overhang with ornamental supporting beams, second story attached balcony with ornamental supports.

2521 Driftwood Road SE – 1938 – 2032 tsqft - Dodd Home - Minimal Traditional with English Vernacular Revival influences, single story, concrete block construction, steeply pitched side gabled roof with projecting front cross gable with board and batten style vertical clapboard and scalloped trim, visible rafter tails, exterior brick chimney, projecting gable over front porch with brackets. Enclosed attached sunroom, carport and additional one story appendage with multiple rooflines, replacement windows.
**2605 Driftwood Road SE** – 1939 – 4818 tsqft - **Dodd Home** - Two-story Minimal Traditional with side gabled roof, symmetrical 3 bay front façade, smooth stucco exterior, central front entrance with standing seam metal oriel-type awning roof with scalloped details, replacement windows. Detached garage.

**2615 Driftwood Road S** – 1937 – 2247 tsqft - **Dodd Home** - Irregular shaped, single-story Minimal Traditional with hipped roof with cross front gable with vertical patterned board siding with scalloped detail, stucco exterior with exposed block resembling brick, some original windows with deep sills, off-set front entrance in the projecting front gable.

**2617 Driftwood Road S** – 1937- 2344 tsqft - **Dodd Home** - Minimal Traditional with Mediterranean Revival elements, 1-2 story, irregular plan, block construction with smooth stucco finish, multiple roof orientations with red barrel tile, sculpted lintel over front door, projecting hipped room single-story porch with wood supports.

**2515 Driftwood Road S** – 1937 – 1727 tsqft - **Dodd Home** - Minimal Traditional single-story with side-gabled shingle roof with visible rafter tails with scalloped ends, projecting front cross-gable, attached shed roof porch, both smooth stucco and horizontal wood siding.

**2505 Driftwood Road SE** – 1937- 3082 tsqft - **Dodd Home** - Minimal Traditional with English Vernacular Revival elements, 1-2 story, irregular-plan, multiple roof pitches predominated by front gables, vertical board and batten with a slight diagonal orientation and scalloped trim under one-story front gable, rough stucco exterior on first floor and horizontal wood siding on second story, exterior brick fireplace set on gable, original windows, shed roof awning over entrance.


**111 Wildwood Lane SE** – 1936 – 1600 tsqft - **Dodd Home** - English Vernacular Revival, irregular plan, with multiple roof planes and multiple gables, new standing seam metal roof, prominent front gabled single story projection with Tudor influences board and batten under gable, visible rafter tails under cornices, prominent gable end brick chimney, offset front entrance with shed roof porch, multiple siding materials including horizontal wood siding, smooth stucco and brick.

**123 Wildwood Lane SE** – 1938 – 1209 tsqft - **Dodd Home** - Minimal Traditional, cross gabled shingle roof with prominent front gable with vertical scalloped board and batten, stucco exterior covering block to resemble brick, offset front entrance with shed roof, oriel bay window, original wood shutters with diamond-shaped cutouts, interior brick chimney.

**127 Wildwood Lane SE** - 1938 – 3738 tsqft - **Dodd Home** - Minimal Traditional with strong English Vernacular Revival influence, 1-2 story, block construction, stucco exterior finish, horizontal second story siding, vertical scalloped trim under second story front gable, recessed second story porch with small projecting front gable, offset front door with attached projecting front gable porch, original wood shutters with clover cutouts, geometric ironwork, single story side gable with deep eve sheltering screened porch.
135 Wildwood Lane SE – 1937 – 2192 tsqft - Dodd Home - Minimal Traditional with Monterey Revival elements, 1-2 story, multiple roof planes and gables, stucco and wood siding exterior, projecting single story front gable with virtual board and batten in decorative design with scalloped finish, second story integrated porch under low pitched side gable roof with scalloped cornice and wood porch supports, first story front entrance off-set from center with sculpted concrete surround, attached single story enclosed porch.

145 Wildwood Lane SE – 1938 – 1716 tsqft - Dodd Home - Minimal Traditional with English Vernacular Revival elements, cross-gable with strong projecting front gable with wavy horizontal siding, large picture window with horizontal divided sidelights concrete lintels and sills, enclosed porch under low-pitched gable extension, stucco and block exterior.

147 Wildwood Lane SE - 1938 - 1694 tsqft - Dodd Home - Minimal Traditional with English Vernacular Revival and whimsical Storybook elements, primarily 2 story structure with single story attachments, front gable roof with multiple additional plains, recessed and attached second story porch and balconies, off-set front entrance with elaborate fluted standing seam metal awning with scalloped trim and iron scroll posts, some original paired casement windows, attached enclosed first story porch with side gabled roof with scalloped vertical board and batten clapboard trim, exterior stucco clad chimney.


227 Driftwood Road SE – 1973 – 3423 tsqft - Minimal Traditional single story with second story pop up, first story has smooth stucco exterior with sculpted concrete details around front entrance, second story clad in vertical board and batten, hipped roof with asphalt shingles.

231 Driftwood Road SE – 1952 – 3938 tsqft - Minimal Traditional with Tropical Modern influences, 1-2 story, hipped roof with deep eves, first story 2 bay integrated garage with second story over, two bay windows mirroring garage pattern, elongated horizontal rough brick detail, applied stone, attached single story with deep integrated porch.


251 Driftwood Road SE – 1950 – 2156 tsqft - Single-story, Minimal Traditional with Tropical Modern element, hipped shingle roof with deep overhanging eves, projecting front garage with original door, off-set front entrance under deep roof overhang and stacked stone posts, large 6 bay front facing window alternating jalousie and plate glass.


287 Driftwood Road SE – 1997 – 3105 tsqft - Concrete block new construction

262 Driftwood Road SE – 1950 – 3301 tsqft - Contemporary style, low-pitched hipped roof with deep eves, projecting 2-story hipped-roof garage.
250 Driftwood Road SE – 1964 – 3576 tsqft - Midcentury Ranch, multiple low-pitched front facing gables with deep overhanging eves, projecting front garage, horizontal ribbon windows, half-story brick clad exterior with upper half of exterior clad in smooth stucco, recessed front entrance.

240 Driftwood Road SE – 1940 – 5065 tsqft - Modern construction. Two story.

234 Driftwood Road SE – 1950 – 5706 tsqft - Minimal Traditional with Colonial Revival elements, 2-story with hipped shingle roof, attached single story symmetrical 2 bay garage, paired exterior chimneys.


200 Driftwood Road SE – 1949 – 7141 tsqft - Two-story irregular plan, multiple modern additions, concrete block and wood frame with applied stucco. Connecting two original Driftwood lots into one address with multiple structures on both lots.


2440 Driftwood Road SE – Vacant Lot


2510 Driftwood Road SE – 1938 – 2562 tsqft - Dodd Home - Minimal Traditional with Mediterranean Revival elements, modern additions, multiple roof planes with predominant front gables, red tile roof, smooth stucco exterior with sculpted concrete details.

2600 Driftwood Road S – 1940 – 5346 tsqft - Dodd Home - Mediterranean Revival, multi-story, multiple modern additions, multi-plane roof with red barrel tile, highly irregular plan, smooth stucco exterior with sculpted concrete ornamentation, modern 2-story height portico entrance.

2608 Driftwood Road S – 1938 – 2942 tsqft - Dodd Home - Minimal Traditional with Mediterranean Revival elements, 1-2 story, side gabled and hipped roof, projecting front entrance with sculpted concrete detail, some elevations exhibit smooth stucco finish while others retain original exposed block resembling brick, deep concrete sills and sculpted concrete lintels.

2620 Driftwood Road S – 1948 – 4381 tsqft - Minimal Traditional, Mediterranean Revival influences, 1 – 2 story, concrete block construction, with continuous concrete foundation, red barrel tile roof with boxed cornice front facing garage, horizontal concrete banding, deep-set aluminum casement windows with concrete sills, recessed
front porch with predominant bay window flanked by casement windows, original screen door, geometric ironwork.

2660 Driftwood Road S – 1954 – 3909 tsqft - 1-2 story Minimal Traditional with modern-style elements, multiple modern additions, concrete screen block, replacement windows, multiple roof types, stucco and vertical clapboard siding.

147 Wildwood Lane SE (2)
147 Wildwood Lane SE (4)
147 Wildwood Lane SE
200 Driftwood Rd SE (1)
Easement - looking north

Easement (looking south) (1)

Easement (looking south)

Easement (shoreline at 2440 Driftwood Rd)
Easement (shoreline at 2500 Driftwood Rd)

Easement entrance

Easement (Shoreline of Big Bayou)

Historic Marker - Miranda Home (1)
Historic Marker - Miranda Home

Tree preserved in Driftwood Rd

Wildwood Lane at Bay St

Wildwood Lane
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<tr>
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<tr>
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<tr>
<td>TOTAL DUE</td>
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</table>

Please present this invoice to the cashier with full payment.
Laurie Macdonald has shared a link to the following document:

Driftwood House Descriptions - V-3 dates - sqft - 2-27-2018 -.docx

This is the link to the updated version of the "Driftwood House Descriptions" which is Attachment B to the Driftwood Historic District Application.

Attachment A to the application is the document titled “DRIFTWOOD” by Randell Dixon Dodd, which will be delivered to you today.

Attachment C to the application are the photographs currently in the Dropbox.

Attachment D to the application are the prints by Jeanne Meinke currently in the Dropbox.

Laurie Macdonald
Open in Docs

Google Docs: Create and edit documents online.
Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because someone shared a document with you from Google Docs.
Laura Duvekot

From: Laurie Macdonald (via Google Docs) <lauriewildwood@gmail.com>
Sent: Monday, March 05, 2018 12:08 PM
To: Laura Duvekot
Cc: bj@empyrean.net; trishsloweymoore@gmail.com; meinkep@eckerd.edu; jeannemeinke@gmail.com; lauriewildwood@gmail.com
Subject: Driftwood Historic District

Laurie Macdonald has shared a link to the following document:

Driftwood Historic District

Laura Duvekot,

This link is to the Driftwood Historic District application and constitutes submittal for consideration by the City of St Petersburg with expectations of being heard at the April meeting of the CPPC. It is our understanding that sufficient ballots have been received to move forward with the application process. A check will be delivered to the City today to cover the application fee.

Laurie Macdonald on behalf of Applicants

Google Docs: Create and edit documents online.
Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because someone shared a document with you from Google Docs.
Hi Laura,

Please note that today, 26 March I made a modification of the boundary description language which clarifies that the western boundary of the proposed district includes the street right of way of Ward Avenue (Driftwood Ave. S.). With all the additions and changes being made to this document, I want to be certain that you are aware of this so you can get the staff report map drawn correctly. Good luck with this project,

Cheers, Howard F. Hansen
Community Characteristics: District Features

HEIGHT
Building height of Driftwood homes varies from one to two stories, with one and one half stories being the most common.

MASSING & SCALE
There is a great deal of variation in the scale of the houses, ranging from modest cottages and ranch homes to larger single and two story homes. This variation in scale dates back to the original 19 homes designed by Mark Dixon Dodd and Archie Parish in the mid-1930s where emphasis was on a naturalistic neighborhood design and homes blended with nature in the lush garden-park like setting. The modern mid-century homes and other architectural styles exhibit similar mass and scale to their lot size.

BUILDING DESIGN
The neighborhood has an eclectic mix of houses with no predominant design style, yet a recognizable look to the 19 Dodd homes. The original Dodd homes integrate a variety of styles including English Vernacular, Cottage, Mediterranean-revival and Storybook, and Tudor-revival plus others less easily classified. Common features among the Dodd homes are gabled, multiplane roofs, porches, screened rooms, low walled patios and balconies: distinctive front door entrances; fireplaces; stucco mixed with clapboard and ornamental wood trim details; attached garages; planters, ponds or water fountains; and bird houses located beneath the roof line peak.

RELATIONSHIP
Lot sizes are irregular and generally deep, with houses set well back from the road and oriented toward the winding roads utilizing the privacy of front foliage green space. Waterfront lots range from 100 to nearly 200 ft. wide and over 100 ft. deep. Frontage setbacks on most lots average more than 50 ft. from the road and 20ft on the sides. Garages are either attached, built-in or detached.

RHYTHM & EXPERIENCE
The original subdivision plat followed the contour of Big Bayou's shoreline with lots formed to allow live oaks and other vegetation to thrive undisturbed. Newer editions to the subdivision have largely continued the tradition where homes blend with nature. The narrow winding roads shaded by the mature canopy and two interior island park spaces add to the relaxed meandering garden feel. The diversity of architectural design keeps Driftwood feeling current while being cloaked by its historic oak canopy. The layout of the homes, roads, tree canopy and greenery make Driftwood as exceptionally walkable neighborhood. Pedestrians enjoy this quiet natural district in contrast to the nearby urban environment.

MATERIALS & DETAILS
Many houses are masonry first floors with masonry or wood frame second floors. Several Dodd homes were constructed with materials available during the 1930’s and include yellow heart pine beams, magnolia flooring, “Cuban tile”, milk stain. Roofs are often steeply pitched and gabled with extended eaves. The mid-century homes have more contemporary flat rooflines. Newer
homes add to an eclectic mix that includes a few of modern and/or mountain design. Roofing materials include composition shingles, terra cotta tile, bitumen and metal.

EXTERIOR SPACES
Mature lush landscaping under a large canopy has been a hallmark of the Driftwood Historic District. Solid fencing or privacy walls are limited. Many properties opt for green fences or open air fencing thereby enhancing natural air flow, visual continuity within the “garden neighborhood” and improved water and energy conservation. Low walled patios, porches both open and screened and curving walkways and driveways feature in many of the home sites. A private neighborhood maintained easement connecting to a small private beach on Big Bayou gives all the residents access to enjoy the waterfront and its wildlife. The Big Park and Little Park situated amidst winding roads allow for community gathering space. The DRIFTWOOD arch across First St. S. at 25th Avenue S. is considered a signature landmark and its presence dates back to the 1930’s.

STREETSCAPE
Originally narrow one lane dirt roads, Driftwood Road, Wildwood Lane SE and Florida Avenue SE were paved in 1970 along with the addition of storm drains. Through neighborhood efforts the scale, direction, width and rustic character of the streets was protected along with trees and vegetation. This includes the signature live oak tree in the middle of Driftwood Road and the memory pond in the Big Park. The ambient temperature is cooler due to the preservation and conservation of signature and grand trees within the magnificent tree canopy. Traversing through Driftwood whether on foot, bike or car feels like entering a magic garden where the houses are hidden treasures dwarfed and embraced by the trees and vegetation.
<table>
<thead>
<tr>
<th>ADDRESS</th>
<th>STYLE(S)</th>
<th>ELEMENTS</th>
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<tbody>
<tr>
<td></td>
<td>Minimal Traditional</td>
<td>English Vernacular</td>
</tr>
<tr>
<td></td>
<td>Concrete Block</td>
<td>Stucco</td>
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<tr>
<td>2420 Driftwood Road S</td>
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<td>2505 Driftwood Road SE</td>
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<td>2515 Driftwood Road S</td>
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<tr>
<td>2519 Driftwood</td>
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<td>2521 Driftwood Road SE</td>
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<td>2621 Florida Avenue S</td>
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<td>103 Wildwood Lane SE</td>
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<td>135 Wildwood Lane SE</td>
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<td>145 Wildwood Lane SE</td>
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<tr>
<td>147 Wildwood Lane SE</td>
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</tr>
<tr>
<td>Balcony</td>
<td>Roof Style</td>
<td>Roof Material</td>
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<td>---------</td>
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<tr>
<td>Balcony Hip Side Gabled Asphalt Tile Metal/Tin Steeply Pitched Multiple Roof Planes Exposed rafter tails Vertical board &amp; baton clapboard trim Horizontal board &amp; baton clapboard trim Front Projecting Fireplace Cupola, etc Distinctive Main Entrance Arches</td>
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<tr>
<td>Iron work</td>
<td>Columns</td>
<td>Recessed entrance</td>
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### Other Decorative Features:
- Birdhouse, Medallion

<table>
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<tr>
<th>Feature</th>
<th>Notes</th>
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<tbody>
<tr>
<td>Garden low wall extends from house</td>
<td>Pond, Basin</td>
</tr>
<tr>
<td>Paved</td>
<td></td>
</tr>
<tr>
<td>Birdhouse &amp; medallions</td>
<td>Built in planters located at bay window and front entrance and patio.</td>
</tr>
<tr>
<td></td>
<td>Originally there was a larger stone wall and second story deck over the original garage which was accessed by stairs leading up from the front patio. At some point the deck and stairs were removed and the garage was converted into a bedroom. An attached carport was added and later an attached studio apartment, both with flat roofs.</td>
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</table>
# Driftwood Neighborhood Property Setbacks

## Inland Properties

All measurements approximate. Front setbacks measured from front of closest structure to edge of street. Side setbacks measured from building to property line.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Owner</th>
<th>Front Setback</th>
<th>Side Setback 1</th>
<th>Side Setback 2</th>
<th>Notes</th>
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<tr>
<td>251 Driftwood Rd SE</td>
<td>Agan</td>
<td>54'</td>
<td>West 6.3'</td>
<td>East 15.4'</td>
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<tr>
<td>241 Driftwood Rd SE</td>
<td>Shay</td>
<td>76'</td>
<td>West 12.5'</td>
<td>East 10.5'</td>
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<td>231 Driftwood Rd SE</td>
<td>Walker</td>
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<td>West 3.5'</td>
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<td>2400 1st St SE</td>
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<td>South 44'</td>
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<td>South 89'</td>
<td>Front setback measured to edge of 1st St SE</td>
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<td>2621 Florida Ave S</td>
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<td>North 5'</td>
<td>South 2.5'</td>
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<tr>
<td>2600 Florida Ave S</td>
<td>Grittner</td>
<td>45.2'</td>
<td>North 10'</td>
<td>South 19.5'</td>
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<tr>
<td>2500 Florida Ave S</td>
<td>Grimes</td>
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<td>North 35'</td>
<td>South 23.6'</td>
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<tr>
<td>136 25th Ave S</td>
<td>Barnett</td>
<td>64'</td>
<td>West 25.5'</td>
<td>East 22'</td>
<td></td>
</tr>
</tbody>
</table>

**Average** | 53.6' | 19.5' | 26.2'
## Driftwood Neighborhood Property Setbacks

### Waterfront Properties

All measurements approximate. Front setbacks measured from front of closest structure to edge of street.

Side setbacks measured from building to property line.

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Owner</th>
<th>Front Setback</th>
<th>Side Setback 1</th>
<th>Side Setback 2</th>
<th>Notes</th>
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<tbody>
<tr>
<td>262 Driftwood Rd SE</td>
<td>Halsey</td>
<td>25.5'</td>
<td>West 8.5'</td>
<td>East 6'</td>
<td>At end of cul-de-sac, next door to City water plant</td>
</tr>
<tr>
<td>250 Driftwood Rd SE</td>
<td>McDonald</td>
<td>74'</td>
<td>West 10.5'</td>
<td>East 14'</td>
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<tr>
<td>240 Driftwood Rd SE</td>
<td>Moore</td>
<td>86'</td>
<td>West 11.4'</td>
<td>East 15.5'</td>
<td></td>
</tr>
<tr>
<td>234 Driftwood Rd SE</td>
<td>Thompson</td>
<td>39.5'</td>
<td>West 27.2'</td>
<td>East 11.7'</td>
<td>Main house front setback 85', garage front setback 39.5'</td>
</tr>
<tr>
<td>230 Driftwood Rd SE</td>
<td>Ahern</td>
<td>98'</td>
<td>West 26'</td>
<td>East 19.4'</td>
<td></td>
</tr>
<tr>
<td>220 Driftwood Rd SE</td>
<td>Wolverton</td>
<td>48.5'</td>
<td>West 23'</td>
<td>East 2.5'</td>
<td></td>
</tr>
<tr>
<td>200 Driftwood Rd SE</td>
<td>Ayer</td>
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<td>West 7.6'</td>
<td>East 26'</td>
<td></td>
</tr>
<tr>
<td>2420 Driftwood Rd SE</td>
<td>Schuh</td>
<td>67.9'</td>
<td>West 45'</td>
<td>East 33.4'</td>
<td></td>
</tr>
<tr>
<td>2440 Driftwood Rd SE</td>
<td>Perez</td>
<td></td>
<td></td>
<td></td>
<td>106' st frt x 185' deep vacant lot - orig home demolished</td>
</tr>
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<td>Sackett</td>
<td>82'</td>
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<td>East 19'</td>
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<tr>
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<td>Brumby</td>
<td>90'</td>
<td>West 25'</td>
<td>East 15'</td>
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<tr>
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<td>East 40.4'</td>
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</tr>
<tr>
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<td>Higgs</td>
<td>56'</td>
<td>West 10.5'</td>
<td>East 24.5'</td>
<td></td>
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<tr>
<td>2620 Driftwood Rd S</td>
<td>Zavales</td>
<td>48'</td>
<td>West 28.7'</td>
<td>East 23'</td>
<td></td>
</tr>
<tr>
<td>2660 Driftwood Rd S</td>
<td>Pav</td>
<td>61.4'</td>
<td>West 24'</td>
<td>East 44.5'</td>
<td></td>
</tr>
<tr>
<td>2680 Driftwood Rd S</td>
<td>Keller</td>
<td>52.7'</td>
<td>West 12'</td>
<td>East 28'</td>
<td></td>
</tr>
</tbody>
</table>

**Average** 63.5' 19.3' 21.5'
DRIFTWOOD DESIGN REVIEW PROPOSALS
PETER PAV

PROPOSAL 1: PROSPECTIVE BUYERS CAN GET PROVISIONAL DEMOLITION APPROVAL IN ADVANCE OF CLOSING, CONTINGENT UPON TIMELY AND PROPER APPLICATION THEREFOR, ACCEPTABILITY OF PROPOSED REPLACEMENT STRUCTURE, AND PROOF OF FINANCING.

JUSTIFICATION: THIS IS TO ENABLE A SALE TO BUYER WHO WISHES TO BUY A PROPERTY PRIMARILY BECAUSE OF THE LOT’S HIGH QUALITY, REGARDING THE EXISTING STRUCTURE AS A THROWAWAY IN ORDER TO REPLACE IT WITH A STRUCTURE HAVING A MORE APPROPRIATE FAÇADE AND/OR A MORE FUNCTIONAL INTERIOR. THIS WOULD BE A WIN-WIN FOR BUYER, SELLER, AND THE PRESERVATION OF DRIFTWOOD’S CHARACTER.

PROPOSAL 2: A COA CAN BE BASED NOT ONLY UPON ITS HISTORICITY, CONSISTENCY OR COMPLEMENTARITY WITH EXISTING NEIGHBORING STRUCTURES, BUT ALSO ON THE PROPOSAL’S OWN MERITS TO MAINTAIN DRIFTWOOD’S VARIETY OF UNIQUE, ATTRACTIVE, AND INTERESTING PROPERTIES HOMES.

JUSTIFICATION: ONE OF DRIFTWOOD’S PRIMARY MERITS IS THE, VARIEGATION, INDIVIDUALITY, NON-LOCKSTEP STYLE AND INTERESTING NATURE OF ITS RESIDENCES.

PROPOSAL 3: SUBDIVIDE DRIFTWOOD INTO THREE SEPARATE ZONES EACH WITH ITS OWN COA GUIDELINES.—ZONE A DODD HOMES, ZONE B NON-DODD NON-WATERFRONT HOMES, ZONE C WATERFRONT HOMES.

JUSTIFICATION: DODD HOMES ALONE HAVE A SHARED ARCHITECTURAL HISTORICITY AS THE PROMINENT FACTOR TO PRESERVE, AND THEY ARE VERY SIMILAR. NON-DODD HOMES LACK HISTORIC COMMONALITY. THE MAIN FEATURE OF WATERFRONT HOMES IS THE LOT ITSELF. DODD HOMES COULD BE REPLICATED, BUT NATURAL WATERFRONT Lots CANNOT – THEY ARE A VALUED RESOURCE IN LIMITED SUPPLY, AND SHOULD BE CHERISHED AND USED CAREFULLY. (ST PETERSBURG CITY ZONING TREATS WATERFRONT (SUBURBAN) AND NON-WATERFRONT (TRADITIONAL) DIFFERENTLY.)
Notes for Laura Duvekot from Driftwood Historic District Initiative

In the Landscape guidelines section we would like to add this recommendation:

The neighborhood tree assessment should include and plan that new saplings be planted prior to the removal or death of an older tree so the new growth will develop with respective character of its surroundings not necessarily straight up.

We’re also aware that circumstances at any planting site may have restrictions for replacement whether it is ground conditions or location conditions. Most important is replacement of the trees in an effort most advantageous for the growth and health of the tree in its environment.

EmR 3'26'18
Suggested Guidelines for Landscape
In Driftwood Neighborhood

Each headline or category will be accompanied by a photo illustrating that particular section.

PURPOSE: Two contrasting photos with captions; one of a new build with landscape pursuant to city code and one of opposing photo of lushly landscaped and canopied Driftwood property. [See Figure 1 and Figure 2.]

- Purpose is to customize city code which is inadequate by Driftwood standards to preserve and allow for continued appreciation of the unique characteristics of Driftwood tree canopy and landscape. Characterized by 3 distinct layers of life: 1) protective hardwood tree canopy 2) secondary understory trees and shrubs 3) ground covers and grasses. [See Figure 3.]

- Landscape and tree canopy is the single most identifiable and unifying element of Driftwood. Driftwood is a sanctuary for old growth trees and a rarely preserved example of a coastal hammock in the county. [See Figure 4.]

TREES: [See Figure 5.]

- Largely an issue of protecting what we have and providing for their replacement due to aging out and land redevelopment. Remind people that you can always replace a structure but cannot replace an old growth tree.

- A tree survey conducted by the city arborist concluded that this neighborhood has a high concentration of 19 Grand Trees in public right of ways and the parks. A Grand Tree must have a circumference exceeding 30 inches or more and must not be a prohibited species. There are an addition 6 trees which barely fell below these criteria. This does not count Grand Trees on private property. Special protection should be granted for all Grand Trees whether they are on private or public property in this neighborhood district as they embody the essence of a rare coastal hammock and are irreplaceable. Any issue involving a Grand Tree requires additional review by the CPPC.

- A minimum of 4 shade trees per 50 ft. lot; 7 shade trees per 100 ft. lot with new builds.

- Call for more stringent consultations of primary canopy prior to removal or trimming of limbs, especially as it involves city or power provider’s cutting crews. Request that young, pliant trees be trimmed to a height of 14 ft. to avoid unnecessary conflict with the city. Allow conservative removal of dead limbs by adjacent neighbors.
• Establish tree in the middle of the road as an "Iconic Driftwood Tree" and call for its protection as a "Vertical Speed Bump" which reduces speeding down our narrow, serpentine roads. [See Figure 6.]

• Provide list of shade trees in this section. Recommend planting long lived indigenous trees such as live oaks and long leaf pines.

• Require multiple (2) arborists to review a tree prior to removal for health and other issues an individual homeowner may put forward. Provide protected tree list here and draw distinction between Grand Trees and others. Provide prohibited tree list here.

• Require trees be replanted after renovation and new construction at a number which adequately replaces the trees removed by a mathematical formula: for example, if you remove a live oak 30" in diameter (which we don’t want to allow!), then you must replace it with three 10" diameter live oak trees.

• Encourage people to refrain from removing unthreatening dead trunks of pines, palms and oaks to provide habitat for woodpeckers, osprey and other birds.

• Large trees add an immediate sense of maturity to your garden. They not only visually anchor a landscape design, but they literally anchor other trees by root systems which help keep them from falling over due to high winds. Consider planting tree groupings.

• In nature, trees act as a host for other plants such as resurrection fern and wildlife. Although some vines may be detrimental, tree do not have to be bare to be healthy. [See Figure 7.]

• There are a number of unusual trees in the neighborhood including a Grand Podocarpus, a Grand Banyan and a probable Indian Marker Tree.

SHRUBS AND UNDERSTORY TREES: [See Figure 8.]

• Minimum of 30 shrubs, accent plants or understory trees per 50 ft. lot, and a minimum of 75 for lots 100 ft. or more with new construction, including palms. No substituting palms for shade trees.

• Put tree understory list here and shrub list etc. here as well as palm list.

• All new plantings must be at least 20 inches high for accent plants, 28 inches high for shrubs, and 7' high above the root ball for trees.

• Encourage habitat producing plants to feed and provide nesting places for birds, butterflies and other wildlife. Refrain from using chemicals which create imbalance in the yard and wipe out the natural predators of bug pests such as frogs and lizards. You will have far fewer bugs in your
home if you let them do the work for you. We are vulnerable to run off fertilizers and pesticides which adversely affect Big Bayou and other estuaries.

- Let oaks visually anchor the landscape design. We encourage planting wind breaks to protect homes and trees. Tree groupings help to anchor other trees from coming down due to high winds. [See Figure 9.]

- The more variety in plant species, the better it is for the environment and protects you against a single disease or pest from wiping out your landscape investment. [See Figure 10.]

- Consider hardy blooming perennials for consistent blooming and accent with annuals. [See Figure 11.]

- Insert mangrove preservation rules here.

GROUND COVER AND SOD: [See Figure 12.]

- Accent and Massing plant and ornamental grasses; insert ground cover lists here.

- Percentage of St. Augustine and other sod should not exceed 35% of permeable landscape on the street side.

SPECIAL FEATURES:

- Ponds were common with the original Dodd/Parish homes though many have been filled in. Ponds are encouraged because they are in keeping with the original design of the neighborhood and also because they provide valuable resources for wildlife. Mosquito abatement is easy with natural tablets which are readily available. [See Figure 13.]

- Brick and other patios and driveways should be set in sand as opposed to mortar to allow drainage. [See Figure 14.]

- Pergolas of various configurations were also found in original Driftwood homes.

- Both parks should be kept in a style comparable to the signature landscaping of the neighborhood: natural and unmanicured. [See Figure 15.]

More Reasons for These Recommendations:

- There is unity among the neighbors that the landscape of Driftwood is our greatest asset which adds to the exceptional quality of life that we all enjoy. Preserving this precious natural asset helps with countless urban issues facing such a densely populated county. Trees provide noise abatement as well as lessening our summer temperatures.

- Whether it is at the top or at the end of the list of reasons why trees are so important, it is confirmed that mature trees add value to property.
• Addressing water usage, erosion and runoff issues, slowing water evaporation from lawns, cleaning the atmosphere, and promoting emotional wellbeing are all benefits of our well-treed neighborhood.

• There were many other features and regulations of value in the city code that have not been addressed in my suggestions. I changed some of the requirements to better reflect our neighborhood ethos in terms of its readily identifiable landscape and unique character.

Thanks, and hopefully some of this will help.

Kim O'Brien
c. 727-631-6842
h. 727-894-5611
FIGURE 1. New build at 26th Ave S with landscape pursuant to City code.
FIGURE 2. Lushly landscaped and canopied Driftwood home representative of neighborhood. Illustrates the need to customize City code to preserve unique landscape of Driftwood.
FIGURE 3. Our coastal hammock is distinguished by three layers of landscape: 1. protective hardwood tree canopy; 2. secondary understory trees and shrubs; 3. groundcovers and grasses.
FIGURE 4. Landscape and tree canopy is the single most identifiable and unifying element of Driftwood.
FIGURE 5. Mature Driftwood shade trees provide protection for both homes and neighborhood streets, keeping temperatures cooler, reducing soil erosion, and saving water.
FIGURE 6. The iconic tree in the middle of the road in Driftwood. The guidelines call for its protection as a “Vertical Speed Bump” which reduces speeding down our narrow, serpentine roads.
FIGURE 7. In nature, trees act as a host for other plants such as resurrection fern and wildlife. Although some vines may be detrimental, tree do not have to be bare to be healthy.
FIGURE 8. Shrubs and understory trees add to the distinctive landscape of Driftwood.
FIGURE 9. Let oaks visually anchor the landscape design. We encourage planting wind breaks to protect homes and trees. Tree groupings help to anchor other trees from coming down due to high winds.
FIGURE 10. The more variety in plant species, the better it is for the environment. It also protects you against a single pest or disease that could wipe out your landscape investment.
FIGURE 11. Consider hardy, colorful perennials for consistent blooming, and accent with annuals.
FIGURE 12. Percentage of St. Augustine and other sod should not exceed 35% of permeable landscape on the street side.
FIGURE 13. Ponds were common with the original Dodd/Parish homes, though many have been filled in. Ponds are encouraged because they are in keeping with the original design of the neighborhood but also because they provide valuable resources for wildlife.
FIGURE 14. Brick and other patios and driveways should be set in sand as opposed to mortar to allow drainage.
FIGURE 15. Both parks should be kept in a style comparable to the signature landscaping of the neighborhood: natural and unmanicured.
APPENDIX D: PROPERTY INFORMATION
<table>
<thead>
<tr>
<th>Address</th>
<th>Type</th>
<th>Owner(s)</th>
<th>Year Built</th>
<th>Builder(s)</th>
<th>Architectural Style</th>
<th>Primary X</th>
<th>Primary A</th>
<th>Primary B</th>
<th>Primary C</th>
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<td>GRIMES, TERRI J.</td>
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<td>Wildwood Park</td>
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<td>Bayview Construction Co.</td>
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<td>City of St. Petersburg</td>
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APPENDIX E: ADDITIONAL STAFF PHOTOGRAPHS OF PROPOSED DISTRICT
APPENDIX F: MAP OF PROPOSED DISTRICT
Driftwood Local Historic District
Local Historic District Proposed Boundaries
File: HPC-17-90300006.
Driftwood Local Historic District
Local Historic District Proposed Boundaries
File: HPC-17-90300006.
APPENDIX G: PUBLIC INPUT
Summary of Public Comments Received

The attached application has generated a large amount of public input, necessitating this summary page.

- Through the website of local historic preservation nonprofit Preserve the ‘Burg, 31 form letters have been received from 28 individuals. A sample is included in this appendix to avoid redundancy. Those which included additional comments from the sender are included in full.
- A number of comments have also been received from property owners within the proposed district offering suggestions for boundary revisions or raising issue with the City’s district designation process. Some have warranted formal responses from City staff. These comments, and responses where applicable, are included in full.
- In total, comments of support have been received by staff from 31 individuals; comments of opposition have been received from ten (10) individuals as of the October 1, 2018 compilation of this report.
<table>
<thead>
<tr>
<th>Date</th>
<th>Sender</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>04/21/2018</td>
<td>Lisa Lennox</td>
<td>742 62&lt;sup&gt;nd&lt;/sup&gt; Ave. S.</td>
</tr>
<tr>
<td>04/21/2018</td>
<td>Rabikanta Thokchom</td>
<td>742 62&lt;sup&gt;nd&lt;/sup&gt; Ave. S.</td>
</tr>
<tr>
<td>04/25/2018</td>
<td>Katherine Gibson</td>
<td>158 11&lt;sup&gt;th&lt;/sup&gt; Ave. N.E.</td>
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<tr>
<td>04/28/2018</td>
<td>Ron Clark</td>
<td>199 Dali Blvd, Unit 804</td>
</tr>
<tr>
<td>06/01/2018</td>
<td>John Bell</td>
<td>130 4&lt;sup&gt;th&lt;/sup&gt; Ave N., Apt 204/206</td>
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<tr>
<td>06/01/2018</td>
<td>Catherine Gomez</td>
<td>2108 N. Ola Ave., #308, Tampa, FL</td>
</tr>
<tr>
<td>06/01/2018</td>
<td>Brenda Pluguez</td>
<td>2108 N. Ola Ave., #308, Tampa, FL</td>
</tr>
<tr>
<td>06/01/2018</td>
<td>Neftali Pluguez</td>
<td>2108 N. Ola Ave., #308, Tampa, FL</td>
</tr>
<tr>
<td>06/02/2018</td>
<td>Lois Consenzo</td>
<td>130 4&lt;sup&gt;th&lt;/sup&gt; Ave. N., #611</td>
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<td>06/04/2018</td>
<td>Naomi Rutenberg</td>
<td>155 18&lt;sup&gt;th&lt;/sup&gt; Ave. S.E.</td>
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<tr>
<td>06/05/2018</td>
<td>Megan Jones</td>
<td>1035 16&lt;sup&gt;th&lt;/sup&gt; Ave. N.</td>
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<tr>
<td>06/06/2018</td>
<td>Tim O’Neill</td>
<td>3964 39&lt;sup&gt;th&lt;/sup&gt; Cir. S.</td>
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<tr>
<td>06/15/2018</td>
<td>Cindy Stiles</td>
<td>13225 101&lt;sup&gt;st&lt;/sup&gt; St. S.E., Lot 484, Largo, FL</td>
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<tr>
<td>06/19/2018</td>
<td>Duncan Stuart</td>
<td>7950 Blind Pass Rd., Apt 2, St. Pete Beach, FL</td>
</tr>
<tr>
<td>06/25/2018</td>
<td>Cindy Stiles</td>
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<tr>
<td>06/27/2018</td>
<td>Annamarie Reed</td>
<td>4617 71&lt;sup&gt;st&lt;/sup&gt; St. N.</td>
</tr>
<tr>
<td>07/11/2018</td>
<td>Natalie De Vicente</td>
<td>1500 4&lt;sup&gt;th&lt;/sup&gt; St. N.</td>
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<tr>
<td>07/22/2018</td>
<td>Roxanne Neilson</td>
<td>1100 32&lt;sup&gt;nd&lt;/sup&gt; Ave. N.</td>
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<td>08/23/2018</td>
<td>Fran Mikuta</td>
<td>1101 16&lt;sup&gt;th&lt;/sup&gt; Ave. N.</td>
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<td>08/28/2018</td>
<td>Melissa Newman</td>
<td>5425 2&lt;sup&gt;nd&lt;/sup&gt; Ave. N.</td>
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<td>09/10/2018</td>
<td>Elizabeth Grebenschikoff</td>
<td>130 4&lt;sup&gt;th&lt;/sup&gt; Ave. N. #506</td>
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<td>09/10/2018</td>
<td>Duncan Stuart</td>
<td>7950 Blind Pass Rd., Apt 2, St. Pete Beach, FL (repeat)</td>
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<td>09/10/2018</td>
<td>Patricia Wood</td>
<td>762 26&lt;sup&gt;th&lt;/sup&gt; Ave. N.</td>
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<td>09/11/2018</td>
<td>Jack Bell</td>
<td>130 4&lt;sup&gt;th&lt;/sup&gt; Ave. N., Apt 204/206 (repeat)</td>
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<td>Elizabeth Bell</td>
<td>130 4&lt;sup&gt;th&lt;/sup&gt; Ave. N., Apt 204/206</td>
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<td>09/11/2018</td>
<td>Frank Bird</td>
<td>2317 Tropical Shores, S.E.</td>
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<tr>
<td>09/11/2018</td>
<td>Melissa Buhler</td>
<td>125 56&lt;sup&gt;th&lt;/sup&gt; Ave. S., #508</td>
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<td>09/11/2018</td>
<td>Rebecca Falkenberry</td>
<td>301 2&lt;sup&gt;nd&lt;/sup&gt; St. N., Unit 18</td>
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<td>09/11/2018</td>
<td>Holly Hail</td>
<td>955 51&lt;sup&gt;st&lt;/sup&gt; St. N., Unit 209</td>
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<tr>
<td>09/11/2018</td>
<td>Linda Snyder</td>
<td>145 2&lt;sup&gt;nd&lt;/sup&gt; Ave. S., Unit 514</td>
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<tr>
<td>09/19/2018</td>
<td>June Bedford</td>
<td>1 Beach Dr. S.E., Unit 2610</td>
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</table>
Yes to a Driftwood Neighborhood Historic District!

**Name**: Ms Lisa Lennox

**Address**: 742 62nd Ave S  
St. Petersburg, FL 33705

**Email**: lisa.lennox@gmail.com

Mayor and Council Members: There is no doubt Driftwood is a special neighborhood and one meeting the criteria for historic district designation. It is important both to the neighborhood and to the city as a whole to help ensure that its special character is not lost. That's why it is important to designate Driftwood as a local historic district and why I urge you to vote yes on the historic district application. Keeping St. Petersburg special is key to our city's ongoing economic success and keeping the city attractive to residents and visitors.

Referer URL: [http://www.emailmeform.com/builder/form/W0Z0n72fTQ20zoiBU0evbc](http://www.emailmeform.com/builder/form/W0Z0n72fTQ20zoiBU0evbc)
Mayor and Council Members: There is no doubt Driftwood is a special neighborhood and one meeting the criteria for historic district designation. It is important both to the neighborhood and to the city as a whole to help ensure that its special character is not lost. That's why it is important to designate Driftwood as a local historic district and why I urge you to vote yes on the historic district application. Keeping St. Petersburg special is key to our city's ongoing economic success and keeping the city attractive to residents and visitors.

Tearing down single-family homes and building multi-family high rises are putting too many people on this little tiny peninsular. We are completely surrounded by salt water. We already OVER populated and already FULLY developed. Instead of tearing down single-family homes and building multi-family high rises to make us even more OVER populated, we should build single-family homes in place of single-family homes, multi-family homes with a height restriction in place of multi-family homes and businesses with a height restriction in place of businesses. This way we have sustainable grown for an OVER populated area instead OVER populating what is already OVER populated. Tearing down single-family homes and businesses and building multi-family high rises is the most idiotic thing to do on this little tiny peninsular. We don't have the land or the water for all of these people. Our quality of life as already been jeopardized. You took the beaches from us, now you want to take the rest of Pinellas County away from us.

This fight is not over for me. I am a Pinellas County native who is sick to my stomach at the destruction that has been caused by greedy developers. I will continue to fight until our politicians and legislatures wake up and finally realize that we don't have the land or the water for this kind of development.

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**Driftwood Action Alert:**

Mayor and Council Members:

I am a local real estate agent and 3rd generation native of St. Petersburg. I grew up around Little and Big Bayous, and Driftwood has always been one of the most magical neighborhoods to me.

Fast forward many years, and I was lucky enough to be the listing agent for the "Mullet Farm" property owned previously by the Gandy family. The property being over 1 1/3 acres was a rarity in itself, with trees and vegetation that had been there since before Barney Williams built the home in 1910. The value we came to was mostly for the land, as it was a large piece that could not be found anywhere on the waterfront in St. Petersburg.

When we took the home to market, the family told me that they would be looking for a buyer who could appreciate the grounds AND the home itself. Granted, the home had been neglected for many years, and badly needed attention for termite and structural damage. However, it contained a handpainted ceiling by Gidge Gandy of a compass rose, and a handrail up the stairwell that used to be the mast of an old sailing ship. There were many elements of the home that were historic, even if its shell was not in good shape. It certainly could have been restored, or even moved. And lucky for us, we had two potential buyers for the home, both of which said they would restore the home and enjoy the land, not dividing up what could have been 4 parcels.

Unfortunately after the sale, the buyers we thought would care for the property the most ended up tearing down the home and clearing the beautiful landscape, with the intention of building something very anti-Driftwood in its place. While property owners have rights to do as they please, this one was misleading and the owners would have gone with the other party for less money who had the intention of keeping the home. The new owners will ultimately change the feel of Driftwood forever. That was never out intention, and it sickens me that we did not have any regulations to fall back on, even with the purest intentions to retain the magical feel of Mullet Farm and Driftwood as a whole.

I don’t necessarily believe that all homes in Driftwood should be saved - some are not historicly contributing and some falling apart that cannot be saved. However, there should be some regulation as to how the tree canopies and vegetation are preserved, and the style of homes that need to be built should an original be torn down. Driftwood will have a very different
appearance if no regulations or designation is taken. These neighbors have strived to keep it a wonderful neighborhood, with some homes being passed down through generations to keep their integrity. PTB and The City need to designate it, just as they have for Roser Park, as a place that Keeps St. Pete Special.

Please consider designations for Driftwood as a historic district to help preserve this gem!

Kindest regards,
Natalie De Vicente
Southern Roots Realty

Referer URL: http://www.emailmeform.com/builder/form/W0Z0n72fTQ20zoiBU0evbc
City of St. Petersburg,

I have just communicated to Peter Pav that I changed my position on the Historical designation and now support of it. However, I feel very strongly that the Pav’s home be excluded as it is a non-contributing building from an architectural and construction standpoint. I hope you take this request to heart when making your decisions.

If you wish to discuss, please call me at 727.641.5161.

Best,

Eric Higgs
To: Derek Kilborn  
Manager, Urban Planning and Historic Preservation Division  
City of St. Petersburg  
Municipal Services Center  
One 4th Street North, 8th Floor  
St. Petersburg, FL 33701  
derek.kilborn@stpete.org

From: Chris Keller  
2680 Driftwood Rd S  
St Petersburg, FL, 33705

Date: March 21, 2018

Subject: Proposed Driftwood Local Historic District

Mr. Kilborn,

I am the homeowner at the address listed above and I am writing to you in regard to the proposed designation of Local Historic District (LHD) for the Driftwood area. My home is within the proposed boundary, and I am respectfully requesting that the subject of the LHD for Driftwood at the April 10 hearing with the CPPC be postponed. My substantiation for requesting the delay is as follows:

1. I did not receive sufficient notification that I would be included in the LHD. I was invited to an informational session held in May 2017. From that point forward, there were a few updates regarding findings about the potential of a LHD at our homeowners’ association meetings, but not until the first of this year did the team indicate that they had prepared an application and intended to submit it. I now have minimal time to absorb the current and future impact on my property and the surrounding properties. Also, I have very limited time to understand and provide input on proposed design guidelines. I am requesting additional time to understand and contribute to guidelines that could forever bind my property. (see attached email regarding lack of communication within the neighborhood).

2. It appears that the ballot process has been compromised. Firstly, the boundary to be included in the LHD was redrawn AFTER the ballots and accompanying information was distributed. I know that some of the residents believed that this designation was one way of keeping the Mullet Farm from demolition. Further, it is unclear to me whether appropriate controls are put on the ballots since they arrive with no name or property address on them. I am asking for more time to determine if these compromises have had an impact on voting thus far.

3. I have heard there has been much misinformation spread about the control an LHD would have on development. As late as March 18, I participated in a meeting where the team and others were inquiring about design guidelines that would supersede the existing zoning restrictions, including setbacks, building mass, and tree and landscape requirements. An expert, hired to participate in the meeting informed them that they would have little chance of getting such zoning changes processed. I think this misinformation is widespread and could have potentially skewed voting. (note that I am not suggesting impropriety here; simply the spread of proposed controls that the LHD cannot impose). I am asking for more time to fully understand what the LHD can and cannot afford the residents that live within the LHD, so we are all more informed and involved.
4. I believe that the combination of zones NS-2 and NT-2 within the proposed LHD is unprecedented in the city, and warrants further study as to impacts on ability to define and govern as a singular LHD. I understand from a brief meeting with zoning, that no other waterfront in St Petersburg has been included in an LHD. Further, in a poll, I understand that the majority of those in the NS-2 zone are opposed to the LHD, and are being overruled by a majority number of properties in the NT-2 zone. I am asking for more time to understand if the LHD boundary can effectively cross-over two zones, and if it is fair and equitable that a majority surrounding the NS-2 zone can impose the LHD upon the residents within NS-2.

5. It seems that the re-drawing of the proposed boundary of the LHD AFTER the ballots were sent out is, at the least, suspicious. As you are aware, the omitted properties asked to be excluded, and as such were known opponents to the application. I understand that one of the reasons provided was that they were not in the historic area of Driftwood. If this is the logic used, why not also exclude what the locals refer to as New Driftwood, the east-end of the neighborhood that has little of the character in homes and landscape of the remainder of Driftwood. From a distance I could infer they remained in the boundary as known supporters of the LHD. I seek additional time to fully understand the proposed boundaries from this standpoint.

I ask that you regard this request as an opportunity for me and others to further understand the process, and the implications of implementing a Local Historic District in Driftwood. I don’t know what is acceptable or customary for the duration of a postponement, but I would think 30 days would be sufficient. I would be glad to further discuss at your convenience.

Regards,

Chris Keller
727-488-4446

CC: Gina Driscoll,
City Council District 5
Gina.Driscoll@stpete.org

Jacqueline Kovilarich
City Attorney
Jacqueline.kovilarich@stpete.org
Derek S. Kilborn  
Urban Planning and Historic Preservation  
P.O. Box 2842  
St. Petersburg, FL 33731-2842  

Copy: Jacqueline Kovilaritch, City Attorney  

Subject: Request to terminate Driftwood Historical Designation Application  

Dear Mr. Kilborn,  

I hereby request termination of the captioned application, which is scheduled for 10 April CPPC hearing. The process has serious procedural flaws. The Official Ballot solicited votes on a district including the four West End parcels which I believe have now been deleted. At least one Support voter stated that had she known of this deletion, she would have been opposed. What she voted on was not what was officially presented to her. This goes for all voters, whether or not they were aware of the deletion – what they actually voted on was not what their Ballot stated they were voting on. Incredibly ironic is eliminating of Mullet Farm, Driftwood’s hallmark historical/architectural property, while not acceding to my request to opt out my nearby 2660 home which lacks such features. This situation strikes me as thinly-veiled, capricious special interest maneuvering.  

The list of applicants shows names of some persons who are not voting property owners, some who had little or nothing to do with preparing the application, and at least one opponent whose name was hijacked without his knowledge and/or against his will. Some were told “go ahead and sign -- it’s only a draft application,” “this applies only to trees,” or “controls won’t start for ten years.” The uncontrolled balloting procedure is open to fraud or misuse – a very scary prospect for a designation which could take away some of my property rights, and lose me hundreds of thousands of dollars upon sale of my home.  

Historical designation is clearly appropriate for those Dodd homes which share a distinctive historical architecture, but not so for the many other homes which lack architectural or historic commonality. A chief characteristic of the non-Dodd homes is their variegation and individuality – something for which historical preservation is unsuited. Another key feature of Driftwood is its excellent, large waterfront lots. These parcels are the key to Driftwood’s future. Their highest and best usage would be compromised by the lock-in of historic designation applied to non-historical structures lacking distinctive architectural merit.
Historic Designation is an inappropriate way to maintain Driftwood’s quality, because its enforcement centers primarily on architecture rather than social fabric, and uses the COA process reactively to prevent the wrong thing from being done. More appropriate would be Covenants and Restrictions of a Homeowners’ Association which proactively guide homeowners to do the right thing. The misnamed Driftwood Property Owners’ Association is just an unincorporated civic association rather than a POA/HOA per Florida Statutes, but it was the natural forum for fair and open exploration of how to maintain Driftwood’s special nature. Designation proponents did not use this forum, nor did they explore the logical alternative of creating a real HOA – both approaches being more appropriate than Historic Designation. Instead they chose to commit tyranny of the majority enabled by the 50% + 1 standard applied with a dose of misinformation in the absence of substantive community discussion of control and equitability.

Historic Designation is the wrong way to preserve the whimsical, live and let live, individualistic social atmosphere of Driftwood. It would be appropriate if some Dodd home owners historically designate their homes. But please do not mis-apply historic designation to parcels like mine. Please terminate the process.

Sincerely,

Peter A. Pav
Friends and neighbors,

As the Historic Designation discussion has taken an unwelcome tone, I feel I may have inadvertently fueled mistrust, and for that I sincerely apologize. Historic districts in St. Pete have been resident initiatives, rather than Association initiatives, and in my efforts to keep the homeowners’ association out of the historic debate, it was not on the January meeting agenda. My intent was to avoid any impression that the DPOA was taking a position. In hindsight, I should have asked for an update on the application process, with questions and concerns addressed after. I’m very sorry if my miscue contributed to unwarranted suspicions.

In my 15 years in Driftwood, historic designation has been brought up many times, but never fully pursued. Inevitably, it came up again, and the first exploration meeting in this round of historic designation discussions was held May 2017 with Laura Duvekot from the city. Everyone on the updated Driftwood mailing list was invited. (Unfortunately, we’d never had contact information from the Perezs.) Informal polling subsequently conducted, both in person and by phone, indicated a great deal of support throughout the neighborhood. Notices were also sent out about the following 2 meetings. In my opinion, the process has been transparent, and I’m sorry that some of you seem to feel blindsided or targeted. That was never anyone’s intention.

I’m always proud to say that I’m from Driftwood, because we’re known for our unique mix of personalities and collegiality. I hope we can all work to keep it that way.

Thank you so much.

Bonnie Agan
DPOA President
You do not need to resubmit your earlier comments. Only the vote is reset. I am copying Laura Duvekot, Historic Preservationist, who is processing the application.

Respectfully,

**Derek S. Kilborn, Manager**
Urban Planning and Historic Preservation Division
Planning and Development Services Department
City of St. Petersburg, Florida
(+1) 727.893.7872

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Dear City Officials,

Since the City has required a new referendum to support the revised application for historic designation in Driftwood, I am uncertain as to the official status of my prior comment letter (in the email chain below). Will it automatically be included as part of the record for the ongoing historic designation process, or has the process started anew, thereby requiring me to resubmit comments on the "new" application? I'm happy to act either way, as my views are unchanged and it is merely a matter of hitting send, but I'd like to know the answer so I can appropriately advise others in my neighborhood.

Thank you,

**Shepherd R Grimes**

On Fri, May 4, 2018 at 2:47 PM, Council wrote:

Thank you for contacting the Office of City Council. Your email will be shared with all members of Council.

*Cindy Sheppard*
Dear City Officials,

I am writing to express my wholehearted support for the proposed historic designation in Driftwood. As a directly affected homeowner, I ask that you take the time to read and fully consider my input. I own the property at 2500 Florida Ave S, where I have resided since November 2007. I am the sole owner of record for the property, but I now reside there with my wife, Jennifer Lee (copied on this email), and our 5 year old son, Bryan Grimes, both of whom also ardently support the designation.

One of the main factors that led me to purchase the property in 2007, and pay more than I believed good judgment supported, was the heavily wooded and historic nature of the surrounding community. Despite its close proximity to downtown, the area has retained a more rural and traditional Florida feel, and these are factors upon which I place great economic and social value. My entire family cherishes the existing character, and we hope to continue to do so for many years to come. Driftwood is a unique neighborhood within Saint Petersburg, from being off the rigid street grid imposed throughout Pinellas County to the tree in the middle of the road, it is truly distinctive, and my family will do what we can to maintain its current character. I believe a supermajority of the current property owners share my sentiments, as reflected by their votes in support for the application for historic designation.
I first moved to Saint Petersburg in 2001. Since that time, the area has changed dramatically, and generally, I'd say it has been for the better. The change has resulted in considerable redevelopment, most often in areas I considered in need of redevelopment. I would agree that there are remaining areas, particularly in southern and central Saint Petersburg, that would benefit considerably from neighborhood redevelopment, and I would fully support such efforts. However, Driftwood is definitely not one of those areas.

Looking at the City's neighborhoods, particularly in the waterfront neighborhoods, it is easy to see the result of the economic forces driving neighborhood redevelopment. Bigger, newer, and more costly structures can improve the financial status of the owners looking to cash out and can increase the ad valorem tax revenues generated from the higher valued properties, but this is not always in the best interests of the residents, the neighborhoods, or the City as a whole. As City officials should be well aware, there are non economic, often intangible, factors, which contribute greatly to the desirability of any given location. The Driftwood application for historic designation is merely seeking to protect some of those factors in a very small portion of south Saint Petersburg. Not every neighborhood needs or wants to become like Snell Isle or the Old Northeast, and the only effective way to restrain the economic forces that drive such redevelopment is through local government regulation of development.

I expect that such historic designations are always rather controversial. Despite the designation having been discussed openly in Driftwood for a number of years, the application stirred considerable dissent from a very vocal minority. The decision to preserve the historic nature of any community necessarily divides those who are primarily concerned with preserving the area in which they live from those who are primarily concerned with economic considerations (maximizing property value by avoiding additional restrictions on future redevelopment and reducing future maintenance costs) and perceive historic designation as a threat to their economic interests. I have attended a few meetings where the issues have been discussed by residents of Driftwood, as well as hired consults and interested parties, and I have closely read lengthy email exchanges among Driftwood residents. Through that experience, this is the exact same divide that I have observed in Driftwood.

As a named applicant in the historic designation process, I am concerned primarily with preserving the character of the neighborhood. The concrete, wood, metal, and plastic contained in the structures located at my address do not comprise my 401K. Likewise, the materials do not represent my long term care plan or my bequest to my descendants. Although I have made a financial investment in them, those materials combine to form my home, which is something I value in more than monetary terms. The same is true for the land underlying the structures at my address, which combine with surrounding land and structures to form my neighborhood. No matter their economic value, these are places where my children are nurtured, where a lifetime of memories are formed, and where my family continues to develop into part of the future of the community and the City of Saint Petersburg.

Through the aforementioned neighborhood discussions, I have confirmed that most Driftwood residents share a similar sentimentality about the neighborhood, although some clearly do not. It would be extremely naive to expect otherwise, because our city has considerable diversity, which it needs to truly prosper. I gladly accept such diversity of opinion, so long as it is informed opinion. In an effort to understand the views that are so different than my own, I've listened intently to concerns of the opponents to the application for historic designation. The underlying themes with every point raised in opposition to the designation have been defending individual property rights based on philosophical principles and maximizing economic return associated with ownership of property. I believe the former theme is actually rooted in the latter, but if it isn't, there is nothing that can be done to address the concern via the ongoing historic designation process. Some simply feel that they should have absolute dominion over all that they own, but fortunately, such a notion is not supported in American jurisprudence. As to the economic self interest theme, I believe it is based largely on a fundamental misconception that historic designation necessarily leads to reduced property value. I believe something can be done to better inform, if not correct this misconception, and I believe the process for historic designation can play a main role in doing so. I ask for the your assistance in this regard.

The City of Saint Petersburg has vastly more experience with historical designation than any individual party involved in
the Driftwood designation, including the advocates and consultants employed thus far in the process. What has this experience taught the City about the designation’s effect on property values? Has the City made any attempt to examine the effect of historic designation on the property values in existing historic neighborhoods? I could certainly be wrong, but I doubt there is a detectable negative effect at all. It seems just as likely that there would be a positive effect. As noted above, the historic character of my neighborhood increased the amount I was willing to pay, and I’m confident I’m not unique in that regard. Given how much modern society invests in real estate and the apparent obsession over its economic value, some reasonable metric of the economic impact of designation, or a reasonable proxy thereof, must be available. These are some of the facts that should be addressed via the designation process in an attempt to inform Driftwood Residents and City of Saint Petersburg decision makers, and assuage what I believe to be ill informed fears of financial loss associated with the designation. To date, I’ve seen a fair amount of what I consider fear mongering related to the potential designation, but I’m optimistic that actual facts can be used to assuage any unwarranted fears.

Despite my strong support for the designation, I am not unconcerned with its potential effect, including its economic effect. While I fully support preserving the character of Driftwood, I don’t want to see unnecessarily burdensome restrictions placed on property owners, so that the increased cost of maintenance, or making reasonable upgrades, prevents those activities from occurring. I don’t believe that such an increase in cost is a necessary outcome of the designation, and I anticipate that these concerns will be adequately addressed through the development of guidelines for the potential new historic district. I have no meaningful background in, or knowledge of, architectural styles, but even the untrained eye can observe that Driftwood contains a variety of styles and characteristics. My expectation is that this eclectic nature will present some challenges for developing guidelines for Driftwood, and that such guidelines will necessarily require considerable diversity and flexibility to accommodate preserving the existing character. In turn, this flexibility should serve to establish reasonable limits on any additional burdens placed on existing properties by the designation, including any increased costs associated with maintaining or redeveloping consistent with those guidelines.

I ask that you keep the above in mind as we all work to continue the historic designation process for Driftwood. I thank you for taking the time to read and contemplate my concerns.

Sincerely,

Shepherd R Grimes

Your Sunshine City
Sept. 15, 2018

Distinguished members of the St. Petersburg Community Planning and Preservation Commission,

As residents of Driftwood for 16 years, we feel incredibly privileged to live in this special place, along with a responsibility to preserve it. Although we do not live in one of the original Dodd houses, our street was developed after WWII with loving regard to Driftwood’s majestic old oaks, long leaf pines, and tropical shrubs.

It’s no coincidence that, when the city undertook a project featuring neighborhood videos for its website, Driftwood was the very first one chosen. It is obviously regarded as a city treasure.

A history of Driftwood was written in 1999 by Randell Dixon Dodd, son of artist and designer Mark Dixon Dodd, who laid out the winding roads and deep lots between 1936 and 1941, and created the 19 charming and unique homes still called “Dodd houses”. He wrote: “In 1981 the Planning Division of St. Petersburg’s Community Development Department conducted an extensive site survey of our city’s architectural and historic resources. Their comprehensive published report identified two neighborhoods, Driftwood and Roser Park, as primary areas with ‘strong site characteristics along with significant historic association and architectural uniqueness in that in each area one man envisioned and developed it so that the buildings were enhanced by their setting, and not vice versa.’ Their final recommendation was that ‘the architectural and natural site character and integrity of Driftwood should be preserved and maintained.’”

Today, 37 years later, we are asking the Community and Planning and Preservation Commission to fulfill the above recommendation by officially designating Driftwood for Historic Preservation.

With much appreciation,

Richard and Bonnie Agan

Cc: Derek Kilborn
Laura Duvekot
February 2, 2018

VIA EMAIL: derek.kilborn@stpete.org
Derek Kilborn
Manager, Urban Planning and Historic Preservation Division
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842

Re: Proposed Driftwood Local Historic District

Dear Mr. Kilborn,

This firm represents Timothy and Janna Ranney, the owners of 2700 Driftwood Road South. As you are aware, their property is currently within the area proposed by several nearby homeowners for approval of a Local Historic District. The Ranneys, and several their contiguous neighbors, do not wish to be included in the proposed historic district or in an application to create a historic district, and hereby request their properties be removed from the proposed boundary as soon as possible.

Mr. Ranney spoke at the neighborhood meeting on January 17, 2018 and expressed his opposition. At that time, the individuals coordinating the application agreed to exclude the Ranneys. However, those individuals have since unilaterally rescinded their agreement, and have indicated they are now unwilling to exclude the Ranneys’ property from the proposed district boundary. The Ranneys want the ability to build an appropriate home for the area without the unnecessary costs, extended timeframes and governmental oversight created by being in a historic district. They have therefore asked us to prepare this letter formally advising the City and the neighbors of their request to be removed.

In addition to the Ranneys, the contiguous neighbors listed below do not want to be within the boundaries of the proposed historic district. The following neighbors have signed statements (attached hereto) indicating their request to be excluded from the proposed boundary and any application to create a Local Historic District in the Driftwood area:

Ralph and Cardace O’Brien, 2720 Driftwood Rd S
Julia McDowell, 2736 Driftwood Rd S
Eduardo Zavala, 2620 Driftwood Rd S
Christopher Keller, 2680 Driftwood Rd S
Peter and Yvonne Pav, 2660 Driftwood Rd S
The Ranneys bought their property because they love the location, and they plan to build a home on their property that is consistent with the neighborhood and landscaped in harmony with the surrounding area. But they and their neighbors do not wish to be in the proposed historic district, and respectfully request that they be excluded before a vote is sent out to the neighborhood or an application filed with the City.

Sincerely yours,

Anne Q. Pollack

cc: Laurie MacDonald
I am the owner of the Property located at 2620 Driftwood Rd S, Saint Petersburg, Florida. I am aware of the current plan to file an application to designate the Driftwood Neighborhood as an historic district, and I have been made aware that my property is within the boundary of the proposed district. While I have no objection to the creation of this historic district, I do not want my property to be included as part of the proposed district.

By my signature below, I am requesting that my property be removed from the boundary of the proposed Driftwood Historic District.

[Signature]

Eduardo Zavala
We are the owners of 2620 Driftwood Road South, St. Petersburg, Fl, which we recently purchased. Only after purchasing our property did we learn of the plan to apply for historic district designation for the Driftwood neighborhood. We also learned that our new property is within the boundaries of the proposed historic district.

We both appreciate and are greatly interested in history, and have no objection to a historic district. We do not, however, want our property to be included in the proposed historic district. We purchased it for a family home, with the intent of updating it for our needs while respecting the look and “feel” of the neighborhood. It is uncomfortable to think that this movement for an historic district, of which we were unaware, could infringe on our plans.

We therefore request that our property not be included within the boundaries of an historic district.

Respectfully,

[Signature]

[Signature]

Eduardo Zavala and Michelle Harris
I am the owner of the Property located at 2720 Driftwood Rd S, Saint Petersburg, Florida. I am aware of the current plan to file an application to designate the Driftwood Neighborhood as an historic district, and I have been made aware that my property is within the boundary of the proposed district. While I have no objection to the creation of this historic district, I do not want my property to be included as part of the proposed district.

By my signature below, I am requesting that my property be removed from the boundary of the proposed Driftwood Historic District.

Ralph O'Brien

[Signature]

Candace O. Berner

[Signature]
I am the owner of the Property located at 2660 Driftwood Rd S, Saint Petersburg, Florida. I am aware of the current plan to file an application to designate the Driftwood Neighborhood as an historic district, and I have been made aware that my property is within the boundary of the proposed district. While I have no objection to the creation of this historic district, I do not want my property to be included as part of the proposed district.

By my signature below, I am requesting that my property be removed from the boundary of the proposed Driftwood Historic District.

__________________________
Peter Pav

__________________________
Yvonne M. Pav
I am the owner of the Property located at 2736 Driftwood Rd S, Saint Petersburg, Florida. I am aware of the current plan to file an application to designate the Driftwood Neighborhood as an historic district, and I have been made aware that my property is within the boundary of the proposed district. While I have no objection to the creation of this historic district, I do not want my property to be included as part of the proposed district.

By my signature below, I am requesting that my property be removed from the boundary of the proposed Driftwood Historic District.

[Signature]
Julia McDowell
I am the owner of the Property located at 2680 Driftwood Rd S, Saint Petersburg, Florida. I am aware of the current plan to file an application to designate the Driftwood Neighborhood as an historic district, and I have been made aware that my property is within the boundary of the proposed district. While I have no objection to the creation of this historic district, I do not want my property to be included as part of the proposed district.

By my signature below, I am requesting that my property be removed from the boundary of the proposed Driftwood Historic District.

[Signature]

Christopher Keller
To: Derek Kilborn  
Manager, Urban Planning and Historic Preservation Division  
City of St. Petersburg  
P.O. Box 2842  
St. Petersburg, FL 33731-2842  
derek.kilborn@stpete.org

From: Chris Keller  
2680 Driftwood Rd S  
St Petersburg, FL, 33705

Date: February 2, 2018

Subject: Proposed Driftwood Local Historic District

Mr. Kilborn,

I am the homeowner at the address listed above and I am writing to you in regard to the proposed designation of Local Historic District for the Driftwood area. My home is within the proposed boundary, but I respectfully request that you exclude my home and property from this designation. There is nothing historic nor even noteworthy about my home or property. Further, I have intentions of improving the property from its humble beginnings and do not want to incur the additional time, cost and scrutiny that accompanies historic designation.

Please note that I have also signed an affidavit joining a group of adjacent neighbors requesting exclusion from the Driftwood Local Historic District. I also support those in the area who have homes and properties that have historic interest, but I was compelled to personally convey my request under separate cover to reinforce my standing.

You may contact me at any time if you have any questions about my request to be excluded from this historic designation.

Regards,

Chris Keller  
727-488-4446
We are the owners of 2620 Driftwood Road South, St. Petersburg, Fl, which we recently purchased. Only after purchasing our property did we learn of the plan to apply for historic district designation for the Driftwood neighborhood. We also learned that our new property is within the boundaries of the proposed historic district.

We both appreciate and are greatly interested in history, and have no objection to a historic district. We do not, however, want our property to be included in the proposed historic district. We purchased it for a family home, with the intent of updating it for our needs while respecting the look and “feel” of the neighborhood. It is uncomfortable to think that this movement for an historic district, of which we were unaware, could infringe on our plans.

We therefore request that our property not be included within the boundaries of an historic district.

Respectfully,

Eduardo Zavala and Michelle Harris
To: Derek Kilborn  
Manager, Urban Planning and Historic Preservation Division  
City of St. Petersburg  
P.O. Box 2842  
St. Petersburg, FL 33731-2842  
derek.kilborn@stpete.org

From: Chris Keller  
2680 Driftwood Rd S  
St Petersburg, FL, 33705

Date: February 2, 2018

Subject: Proposed Driftwood Local Historic District

Mr. Kilborn,

I am the homeowner at the address listed above and I am writing to you in regard to the proposed designation of Local Historic District for the Driftwood area. My home is within the proposed boundary, but I respectfully request that you exclude my home and property from this designation. There is nothing historic nor even noteworthy about my home or property. Further, I have intentions of improving the property from its humble beginnings and do not want to incur the additional time, cost and scrutiny that accompanies historic designation.

Please note that I have also signed an affidavit joining a group of adjacent neighbors requesting exclusion from the Driftwood Local Historic District. I also support those in the area who have homes and properties that have historic interest, but I was compelled to personally convey my request under separate cover to reinforce my standing.

You may contact me at any time if you have any questions about my request to be excluded from this historic designation.

Regards,

Chris Keller  
727-488-4446
I am the owner of the Property located at 2608 Driftwood Rd S, St. Petersburg, FL. I am aware of the current plan to file an application to designate the Driftwood Neighborhood as an historic district, and I have been made aware that my property is within the boundary of the proposed district. While I have no objection to the creation of this historic district, I do not want my property to be included as part of the proposed district.

By my signature below, I am requesting that my property be removed from the boundary of the proposed Driftwood Historic District.

[Signature]

Eric Higgs 2.3.18
For your information and the file...

From: Janna Ranney [mailto:jannrann@gmail.com]
Sent: Sunday, February 04, 2018 4:21 PM
To: Derek Kilborn <Derek.Kilborn@stpete.org>
Cc: *Laurie Macdonald <lauriewildwood@gmail.com>; Tina Fischer <tfischer@fletcherfischer.com>
Subject: Re: Driftwood Historic Boundary - Another Exclusion Request

Dear Mr. Kilborn,

Yesterday, via the included email, we sent you an historic district exclusion request from an additional contiguous neighbor, the Rixons. Today, please find an additional signed exclusion request from an additional contiguous property neighbor, the Higgs family at 2608 Driftwood.

This represents a total of eight contiguous property owners on the southwest end of the area commonly referred to as the "Driftwood Neighborhood" who are formally requesting to be excluded from any attempt to create an historic district that includes our properties.

As before, if you need any clarification pertaining to this request or additional information, please feel free to contact Tina Fischer at your convenience. Thank you in advance for your attention in this matter.

Regards,

Janna Ranney

> On Feb 3, 2018, at 2:04 PM, Janna Ranney <jannrann@gmail.com> wrote:
> Dear Mr. Kilborn,
> Yesterday via email, our attorney, Tina Fischer, sent you a letter with attachments from six contiguous property owners in the Driftwood area requesting exclusion from the proposed historic designation initiative. The Email was also sent to Laurie MacDonald as one of the organizers of the initiative. Yesterday's email letter is being followed by a hardcopy letter that you and Ms. MacDonald should receive Monday.
Since yesterday, and addition additional contiguous property owner has joined our request. Attached, please find a signed request from the Rixon family at 2675 formally requesting that their property be excluded from the boundary area for the proposed historic district. This represents a total of seven contiguous properties formally requesting to be opted out of any submission that the group promoting historic designation may attempt to submit to your office.

Thank you in advance for your attention to this matter. If any additional information is required pertaining to this request of the attached form, please feel free to contact Tina Fischer. I am sure you have her number.

Regards,

Janna Ranney

<scan.pdf>
I am the owner of the Property located at 2675 Driftwood Rd S, St. Petersburg, FL. I am aware of the current plan to file an application to designate the Driftwood Neighborhood as an historic district, and I have been made aware that my property is within the boundary of the proposed district. While I have no objection to the creation of this historic district, I do not want my property to be included as part of the proposed district.

By my signature below, I am requesting that my property be removed from the boundary of the proposed Driftwood Historic District.

Michael Rixon

Lucy Rixon
Thank you Michael. Laura, please note for the file. Thanks.

From: Michael Dema  
Sent: Thursday, February 15, 2018 10:20 AM  
To: Derek Kilborn <Derek.Kilborn@stpete.org>; Laura Duvekot <Laura.Duvekot@stpete.org>; Larry Frey <Larry.Frey@stpete.org>  
Subject: FW: Sea Level Rise / Flood Safety vs. Historic Designation for the Driftwood Neighborhood  

All,

Please see below email exchange between CM Rice and a citizen in the Driftwood neighborhood. Make sure that this makes it into the record for the case going forward.

Thanks, 
Michael

From: Judy A.Tenison  
Sent: Thursday, February 15, 2018 10:17 AM  
To: Michael Dema <Michael.Dema@stpete.org>; Jacqueline M. Kovilaritch <Jacqueline.Kovilaritch@stpete.org>; Kewa Wright <Kewa.Wright@stpete.org>; Cindy Sheppard <Cynthia.Sheppard@stpete.org>  
Cc: Judy Tenison  
Subject: FW: Sea Level Rise / Flood Safety vs. Historic Designation for the Driftwood Neighborhood  

Good morning,

Please see message below. It appears that Janna Ranney sent the same message to each CM individually.

Judy Tenison  
Administrative Aide  
Office of City Council  
P.O. Box 2824  
St. Petersburg, FL 33731  
(727) 551-3305 / Fax: (727) 892-5360  
Judy.Tenison@stpete.org

Please note all emails are subject to public records law.

From: Darden Rice  
Sent: Thursday, February 15, 2018 9:59 AM  
To: Janna Ranney  
Cc: Shaun Amarnani, Trenam Law; Justin L. Dees, Trenam Law; Judy A.Tenison  
Subject: Re: Sea Level Rise / Flood Safety vs. Historic Designation for the Driftwood Neighborhood
Hi, Janna.

I appreciate your thoughtful and informed note.

Please understand that the likelihood of this coming before Council as a quasi-judicial matter prevents me from a back-and-forth dialogue. Shaun can explain how the quasi-judicial process works. Normally, I would not reply at all, but I can tell you put some thought into your letter and addressed it directly to me personally, and I did not want ‘radio silence’ to be the response as if you are being ignored or dismissed. There’s just a different process we have to follow here and I have to give the same little speech to everyone. So bear with me on that.

I am copying Judy Tenison to send this email to our land development city attorney Mike Dema to make sure this is part of the public record and to file accordingly if it becomes quasi-judicial.

You can reach out to staff for more information, such as Derek Kilborn, who leads our historic preservation and planning department. (Just not council members who serve as ‘judges’ in a quasi-judicial matter.)

Thank you for your understanding.

CM Darden Rice

Sent from my iPad

On Feb 14, 2018, at 6:03 PM, Janna Ranney <jannrann@gmail.com> wrote:

Dear Honorable Councilwoman Darden Rice,

I am writing to you as a concerned citizen and property owner who believes historic preservation is both appropriate and necessary under circumstances where it is accomplished in accordance with St Petersburg’s progressive stance on preparing for climate change. I hope you agree, potential loss of life, safety, and property damage from climate change takes precedence over historic designation.

Last year, I purchased a non-historically designated property in an A-rated flood zone located at 2700 Driftwood Road S., in the Driftwood neighborhood. Its exact location is indicted on attached flood zone map. I made plans to demolish the existing house as the house sits in an A-rated flood zone, the water level in Tampa Bay is rising, and the existing house currently represents a significant safety risk of flooding during hurricanes and other flood events. In response to my filing for a demolition permit, Preserve the Burg and certain neighbors decided to submit an application to designate the entire Driftwood neighborhood as historic, to stop the demolition.

I moved to St. Petersburg because it is a progressive city which at the same time respects and honors its history. For a city on the water, climate change poses many significant challenges for both our citizens and City leaders. Certainly one of these challenges is maintaining our City’s character while keeping our residents safe. I hope our City officials will recognize the prudence of applying proactive measures and encourage homeowners in A-rated flood zones to rebuild their properties to comply with current FEMA regulations. While it might seem as though everything is fine right now with the existing homes in Driftwood, please consider the long term impacts of climate change in the years to come. There will be a point where a majority of the existing flood zone houses in Driftwood will no longer be safe without being rebuilt.

Driftwood neighbors leading the charge for a neighborhood historic district told me they would exclude my property from their application. They also agreed to exclude several other properties, all
contiguous to mine, and also located in the A-rated flood zone. I found out later, these same neighbors worked behind closed doors with Preserve the Burg to keep our properties within the proposed border for their historic district application, thus shutting my neighbors and me completely out of the process. This historic district designation will impact A-zone properties in a tremendously different manner than in other St. Petersburg historic neighborhoods. Had I been involved, I would have presented my concerns to my neighbors regarding climate change and flooding issues, as I have shared with you.

Addressing climate change is a tough process that will require strong leadership in the future. Dealing with the issue will get even tougher if we decide to inconsistently address the problem. At this point, I strongly urge you to not entertain this first-of-its-kind historic district proposal over a neighborhood that is primarily in an A-rated flood zone. At a minimum, please use your broad authority to allow those property owners in A-rated flood zones to opt out of a neighborhood historic district for Driftwood. The potential for loss of life, injury, and damage to property is too great and it outweighs any potential benefits of historic preservation.

Thank you for your time.

Best regards,

Janna Ranney

<2700 Driftwood Rd.png>
Good Afternoon - In the attached document are some serious thoughts for you to consider before placing your vote for the potential Driftwood historic designation.

Thank you for your time regarding this very important matter.

Best regards, Janna Ranney
February 15, 2018

Re: Sea Level Rise / Flood Safety vs. Historic Designation for the Driftwood Neighborhood

Dear Driftwood Neighbor:

I write to you as a deeply concerned neighbor regarding the potential historic designation of our beautiful Driftwood neighborhood. My husband and I bought in Driftwood because we love the Old Florida feel of the area and were told it was a friendly neighborhood with a "live and let live" philosophy; a philosophy that harks back to times past. I believe the historic designation movement for Driftwood goes against this philosophy.

We were not actively involved in, nor aware of the proposed plan for a historic designation in Driftwood until late in the game. Had we been given the opportunity to participate, we would have encouraged the neighborhood to reflect on some of the major consequences of historically designating Driftwood and how this decision could adversely affect our neighbors and our neighborhood.

We do not know if it was a strategy of divide and conquer by Preserve the Burg and others, but we were initially told by the proponents of the designation that our property and subsequently eight of our contiguous neighbors on the west side, would be excluded in the application to historically designate Driftwood. Recently we were told these promises are not going to be kept.

Based on this experience, we have serious reservations and doubts with trusting whether Preserve the Burg and other historic designation proponents are looking out for our best interests. We were not invited to numerous neighborhood meetings that discussed the historic designation and thus, we did not have the opportunity to participate in the process.

Had we been included in the process, we would voiced major concerns for the potential historic designation of the Driftwood neighborhood that include:

1. Our neighborhood is mostly in an A-rated flood zone as indicated on attached map. The Historic Code has no process to accommodate properties in flood zones. Only a few of the houses in Driftwood are built to withstand flooding from a hurricane or the rise of Tampa Bay due to climate change.
Insurance rates skyrocketed a few years ago when the national flood insurance program was cancelled. Homes not built to FEMA requirements pay a substantial premium. It is not unreasonable to foresee flood insurance rates for our non-compliant homes rising to $20k+ per year at some point. Homes that are not maintained to minimum standards are likely to not be eligible for insurance. This may cause many homes in Driftwood to become derelict or unsaleable, not only due to natural occurring disasters, but owners may not improve their properties if they are uninsurable.

There are too many unknowns about this issue that give us pause. To our knowledge, the City has never designated an A-rated flood zone neighborhood in the past. We feel strongly that property owners in A-rated flood zones should have the option to opt out of any potential historic district.

2. Last year, we all had the helpless feeling that Hurricane Irma was going to directly hit St. Petersburg. Under the Historic Code, we may not be able protect our homes until our current homes are destroyed by such a natural disaster. In order to demolish a building under the Historic Code, one must “demonstrate there is no reasonable beneficial use of the property.”

This is a life and safety issue. We all care more about our own and our neighbors’ safety during a hurricane than any potential benefit of a historically designated property.

3. The historic design standards were created for neighborhoods built in the 1920s and 1930s. As far as we know, all homes and neighborhoods granted a historic designation were built and established decades before Driftwood. Overlaying these design standards on a non-historic neighborhood like Driftwood will create a high level of unpredictability and confusion, likely causing a significant delay in approval as well unnecessary time, money, and stress just to perform routine exterior maintenance. The City of St. Petersburg Historic Code requires city approval for doors, roofs, windows, hurricane shutters, and other architectural features and that these features be styled closely as is original to the home. This may facilitate custom fabrication.

We would like to reiterate that we are not against the concept of historic preservation and designation for certain neighborhoods. However, given the uncertainties mentioned above, we are fully against the historic designation for Driftwood.

If any of the issues appeal to you as a valid concern, we strongly recommend you vote "No" when you receive the ballot to designate the neighborhood. If you are on the fence or even have a hint of doubt, please reach out before you vote.
If you are interested in learning more about the real consequences of historic designation, we will volunteer to have Shaun Amarnani of Trenam Law, one of our real estate and land use attorneys, give a presentation on the complicated and real issues with historic designation and how Driftwood could be impacted. Shaun formerly worked as a manager for the City of St. Petersburg City Development Administration and he is very familiar with the City’s Historic Code. Prior to that, he also sat as the attorney for two Tampa historic review boards, the Architectural Review Commission and Barrio Latino Commission, when he was an attorney for the City of Tampa.

For more information or if you would like to join us in our mission stop the Driftwood historic designation process, please email me at jannrann@gmail.com or call at (727) 599-3200.

Best regards,

Janna Ranney
I am the owner of the Property located at 2600 Driftwood Rd SE, St. Petersburg, FL. I am aware of the current plan to file an application to designate the Driftwood Neighborhood as an historic district, and I have been made aware that my property is within the boundary of the proposed district. While I have no objection to the creation of this historic district, I do not want my property to be included as part of the proposed district.

By my signature below, I am requesting that my property be removed from the boundary of the proposed Driftwood Historic District.

[Signature]

RUVANE RICHMAN
DRIFTWOOD HISTORICAL DESIGNATION OPT-OUT REQUEST

Date 3/14/2018

To: lauriewildwood@gmail.com, Jacqueline.kovilaritch@stpete.org, laura.duvekot@stpete.org, Derek.kilborn@stpete.org

I, Mark Brumby, am the owner of the Property located at 2510 Driftwood Rd SE, St. Petersburg, FL. I am aware of the current application to designate the Driftwood Neighborhood as an historic district, and I have been made aware that my property is within the boundary of the proposed district. Just as the boundaries were re-drawn to exclude properties at the west end of the neighborhood, I request that my property also be excluded as part of the proposed district.

By my signature below, I am requesting that my property be removed from the boundary of the proposed Driftwood Historic District.

[Signature]
Mark Brumby

NAME

PHONE: (727) 458-7948

EMAIL: markb@rezmagic.com
Good Afternoon Ladies and Gentlemen,

I am a 23 year resident of the Driftwood neighborhood. Attached please find my request for opt out status of the Historic designation for the neighborhood. I believe that inclusion of waterfront properties will place undue hardship on myself and other properties on the waterfront due to our vulnerability from potential storm surge and sea level rise, increased costs of maintenance and additional factors.

I am also attaching an Opt out request from my next door neighbor, Ruvane Richman, owner of 2600 Driftwood Rd SE. He is in the process of relocating from Seattle to St. Petersburg.

There are currently nine waterfront properties opposed to the designation.

I have two questions that I would appreciate answers to in regard to the upcoming hearing:

1. What is the date and time of CPPC quasi-judicial hearing?

2. Are we allowed to use Power Point and/or other media tools in our remarks at the hearing and is there a specific time limit that we are allowed to make our case.

Thank you in advance for your consideration and I look forward to your responses.

Regard,

Mark Brumby
I am the owner of the Property located at 2600 Driftwood Rd SE, St. Petersburg, FL. I am aware of the current plan to file an application to designate the Driftwood Neighborhood as an historic district, and I have been made aware that my property is within the boundary of the proposed district. While I have no objection to the creation of this historic district, I do not want my property to be included as part of the proposed district.

By my signature below, I am requesting that my property be removed from the boundary of the proposed Driftwood Historic District.

[Signature]

RUVANE RICHMAN
March 14, 2018

Elizabeth Schuh
160 International Parkway, Suite 180
Lake Mary, Florida 32746

RE: Your email and letter dated March 11, 2018, relating to 2420 Driftwood Road SE

Dear Ms. Elizabeth Schuh:

This is a letter of response to your email dated March 11, 2018, and relates to property located at 2420 Driftwood Road SE. My name is Derek Kilborn, Manager, Urban Planning and Historic Preservation Division (“UPHP”). The UPHP is responsible for administering the City of St. Petersburg’s Historic Preservation and Archaeological Overlay and related programs. The following information is organized to specifically address each of your concerns and provide additional direction, where appropriate.

According to the Pinellas County Property Appraiser’s Office (“PCPAO”), Daniel B. Schuh, is the registered owner of two (2) tax parcels (31-31-17-22590-000-0010 and 31-31-17-22554-000-0021) located at 2420 Driftwood Rd. SE. The mailing address for the registered owner is the same as the subject property. This mailing address was used for all official correspondence from our division.

Non/Support by Daniel B. Schuh

On February 8, 2017, Laura Duvekot, Historic Preservationist, received an email sent by Laurie MacDonald with copy to BJ Sheffield, Trish Moore, and Peter Meinke, indicating that a draft application was in process. Duvekot responded to this email asking for a list of parties to be named as applicants on the ballot distribution. Sheffield replied with a list of 25 individual names. Since several of the names appeared to be nicknames, Duvekot cross-referenced the PCPAO records for accuracy and the names were updated accordingly. Sheffield was then asked to confirm the updated list, which she did by email response. As you correctly noted, the list includes names of individuals who are not property owners; these names were included on the [ballot] cover letter in order to identify every individual who was presented as part of the organization effort.

On February 16, 2018, ballots were distributed to all registered property owners of tax parcels within the proposed boundary. A copy of the cover letter and ballot is attached. On February 26, 2018, Sheffield emailed Duvekot to inform her that Daniel B. Schuh never agreed to inclusion on this list of names and should be removed from the application. The email was copied to Laurie MacDonald, Trish Moore, Peter Meinke, Daniel Schuh, and callmepaco@gmail.com. Duvekot replied that the application had not been formally submitted and that Schuh’s name could be removed by the applicants before filing the application.
In addition to the opportunity for comment at the two (2) public hearings, you may also submit a letter of opinion to be included in the staff report. If submitted at least seven (7) days prior to the Community Planning and Preservation Commission public hearing, your letter of opinion will be included with the initial staff report and other attachments.

Ballot Process

The ballot process was established in 2015 as a mechanism for improving upon an earlier petition process that included a number of deficiencies. The ballot process is designed to ascertain support for initiating a local historic district designation application. The outcome of the ballot process is not a legal designation, which can only be granted by ordinance through the City Council.

The ballot process begins with direct mail notice to all registered property owners within the proposed district boundary. This information is collated by the City’s Computer Systems Coordinator using official records from the PCPAO. In the case of trusts, the PCPAO usually lists a primary contact for the trust separate from the treasurer; a letter and ballot are sent to both. Ballots are sent by City Staff using a Certificate of Mailing through the United States Postal Service (“USPS”). Remitted ballots are returned to our office, where they are date stamped by the Administrative Assistant, recorded in a tracking log, and then filed through Dudevot in the application folder. This process of distribution and collection is controlled by City Staff in order to mitigate any accusations of exclusion or omission.

The objective of the ballot process is to obtain a signed authorization from the owners of record indicating their support for, or opposition to, initiating a local historic district designation application. During development of the ballot process with City Council and the City Attorney’s office, it was determined that a unique tracking number would not be required for each individual ballot. Furthermore, it was determined that the original ballot was not required and that signed authorization may be remitted on a photocopy; however, the remitted ballot must include the printed name, street address, signature of the registered property owner, and date. Regarding possible forgeries, the official ballot states, “A forged signature is an illegal signature that may be prosecuted accordingly; the City of St. Petersburg reserves the right to verify signature authenticity with the ballot recipient.” The City has not received a ballot for the subject property at 2420 Driftwood Rd. SE.

Coastal Resiliency and Sea Level Rise

The subject property is located in Flood Zone AE with a base flood elevation line of 8.00 feet. Your letter notes, and City Staff acknowledges, the competing goals of historic preservation with coastal resiliency. While certain exemptions from federal flood regulations exist for designated properties and building modifications are possible, concerns about personal safety, homeowner’s insurance, and property damage remain. City staff is currently researching the impact of local historic district designation on efforts to improve coastal resiliency and will address this concern in the final report and presentation.

History of Driftwood Neighborhood

The application narrative submitted with the designation application includes extensive details about the history of the Driftwood neighborhood. Your letter states that the application includes, “…false information about Driftwood’s history…” These descriptions are important not only for processing the application, but also for maintaining an accurate historic record of the neighborhood. Our historic preservation staff welcome an opportunity to meet with you to discuss these specific statements regarding historic accuracy.
Conclusion

The UPHP is most interested in administering a fair process that respects input from all interested parties. I hope the information provided here demonstrates a sincere effort and helps to explain the areas of concern outlined in your letter. If you have any questions, comments, or require additional information, please do not hesitate to contact me.

Respectfully,

[Signature]

Derek S. Kilborn, Manager
Urban Planning and Historic Preservation Division
Planning and Economic Development Department
City of St. Petersburg, Florida
(+1) 727.893.7872 Ms. Elizabeth S

Attachments:

- Original letter by Elizabeth Schuh dated March 11, 2018
- Email exchange regarding status of Daniel B. Schuh
- Official cover letter and ballot
- Ballot distribution list
Dear City Council,

My name is Elizabeth Schuh. I am writing to you as the representative and power of attorney for my 80 year old father, Daniel Schuh, who is the property owner of a home at 2420 Driftwood Rd SE and the longest living resident in Driftwood.

I am highly concerned about the tactics used my father’s neighbor, Laurie Macdonald, along with her partner, Peter Belmont from Preserve the Burg, to get Driftwood designated as a local historic district. These individuals placed my father, an elderly man with major health issues including cognitive problems, on a Driftwood historic designation application without his knowledge and then circulated it to the City of St. Petersburg staff and my father’s neighbors. Laurie Macdonald did not contact me, otherwise I would have communicated his wishes against the historic designation. His support on this issue in particular could negatively impact him financially and jeopardize his ability to continue living in the neighborhood he loves so much. I cannot believe these proponents of historic designation would stoop to this level and take advantage of our elderly.

Besides the lies regarding my father’s support, the fact that my father’s house sits in a flood zone, and that there are a lot of other inherent problems with the costs associated with maintaining a historic house, my father and I think this process is tremendously unfair for the following reasons:

1. I read the historic district application provided by the proponents of designation. The following 7 people are not property owners who are eligible to vote for a Driftwood historic designation but they misleadingly showed up on the application in support of a Driftwood District:
   1. Rebekah Pulley
   2. Pamela McMullen
   3. Carolyn Bradfield
   4. Jennifer Hardin
   5. Gail Halsey Collins
   6. Kathryn Krystan
   7. Jennifer Lee Grimes

2. Even worst, the City Staff sent out the historic district ballots with all of these falsified names, including my father, and they were placed on the ballot as “applicants” for the district (see attached). I don’t know why the ballots were written like this. One can only assume that it appears that names were placed on the ballot in order to show favoritism for support of the District. This would be comparable to a ballot for your city council elections that contained all of the endorsements of your opponents (along with some fake endorsements). This fearmongering tactic also influences any future district vote because now neighbors think my dad is a historic district supporter, which he is not, and he cannot walk the neighborhood to tell all of his neighbors that he is completely against a Driftwood designation.

3. The ballots also appear to be easily subject to tampering. There are no tracking numbers on the ballots to confirm that the ballots are unique. There are also no City return envelopes. What’s to say that one of the proponents of preservation couldn’t just copy the form, adjust the name, and turn in a forged ballot for a neighbor who they know is out-of-town? This may seem far-fetched, but given that my father was taken advantage of, I would approach everything involved in this process with a high level of skepticism.
4. The application also has other false information about Driftwood’s history that, again, compounds my concern about the legitimacy of this process.

Do not let these proponents of designation get away with what they are doing. There comes a time when common decency should prevail over those who clearly abuse the process for personal desires and gain. We are counting on you to make this right and rework this process in a way that is honest and legitimate.

Due to the mistrust I’ve gained of forces driving historic redistricting and the significant infringements a small majority can force on unwilling and/or uninformed property owners, I request disclosure on how the City validates;

- All legal property owners including identifying the legal agents associated with corporations, trusts and estates;
- The receipt of official notifications to all affected and legal property owners; and
- Each returned ballot is original and signed by a valid owner or owner’s agent.

In addition to these more general and standard concerns for all of St. Petersburg residents, I would like to know what steps the city takes to protect elderly residents from unknowingly being subject to fraud during the historical designation process, and if there are any penalties for those who knowingly falsify applications for local historic districts?

Sincerely,

Elizabeth Schuh
Good morning –

The draft version of the application that was submitted on 2/12 lists Mr. Schuh among the applicants; you/the applicants can modify that document before final submission to reflect a change in this list of applicants. I will be sure to confirm that the list of applicants is accurate and have noted the request for this change. Thank you for the update.

Regards,
Laura Duvekot
Historic Preservationist II
Urban Planning & Historic Preservation
City of St. Petersburg, Florida

727.892.5451
laura.duvekot@stpete.org

Dear Laura,

It has been brought to our attention in a very public fashion that one of the names on our application never agreed to that inclusion. I have made an apology for the misunderstanding and hope that since we are still in DRAFT mode we can remove that person’s name from the Driftwood Historic District application. Please let me know if you need this request for removal in writing with their signature or if I can simply request that you remove Daniel B Schuh’s name from the application?

I request this removal be done prior to submission of the real application. I have copied all parties in this email.

Sincerely,
BJ Sheffield
727-460-8141c
Driftwood Historic District Initiative
Instructions for Ballot to Determine Support/Opposition of an Application for the Designation of the Proposed Driftwood Local Historic District

<table>
<thead>
<tr>
<th>File Number:</th>
<th>HPC 17-90300006</th>
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<tr>
<td>Boundaries of Affected Area:</td>
<td>Roughly, 24th Avenue Southeast, the rear parcel lines of properties located on the 2700 block of Driftwood Road South, Beach Drive Southeast, and Tampa Bay, as shown below.</td>
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<tr>
<td>Legal Description:</td>
<td>Pearson Subdivision, Lots 1 and 2; Driftwood, Lots 1 through 22; Driftwood First Addition, Lots A and 1 through 17; and Driftwood Second Addition, Lots 1 through 14</td>
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<tr>
<td>Request:</td>
<td>Listing of the Driftwood Local Historic District in the St. Petersburg Register of Historic Places</td>
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</table>

Dear Property Owner,

Per the St. Petersburg City Code, Historic and Archaeological Preservation Overlay, Section 16.30.070.2.5.2.a, you are receiving this notification and attached ballot because you are the owner of property that is located within a proposed local historic district. A public information session regarding this application, of which your household was directly noticed, was held on January 17, 2018 at the Friends’ Meeting House. If you were unable to attend the meeting or have additional questions about the impacts of this proposal, please contact City staff using the information listed below.

The support of property owners representing more than 50% of the subject tax parcels is required for the application process to proceed. This vote will not finalize the designation of the above-referenced local historic district, rather it is required in order for the application to be considered by the Community Planning and Preservation Commission (CPPC) and the City Council.

**Process for Tallying Votes**

Each tax parcel is counted as one vote, regardless of the number of owners registered to that property. However, in the case of properties with multiple owners, each registered owner will receive a ballot and have the opportunity to vote. If ballots representing conflicting votes among multiple owners of a single tax parcel are received, the vote for that parcel will be counted as a vote of non-support. If there are multiple owners of a property and only one ballot has been received by Monday, April 16, 2018, then the vote indicated on the returned ballot will be counted for the entire parcel. Properties from which no ballot has been returned by Monday, April 16, 2018 will be considered to express nonsupport/opposition.
There are fifty-one (51) parcels within the proposed district. If support from the owners of twenty-seven (27) properties and all other materials required for the submission of a designation application, including an application fee, have been provided to the City, then the district application will be certified complete and proceed to quasi-judicial hearing and review by the CPPC. Once a district application has been certified complete, no permits shall be issued for any exterior alterations, demolitions, or new construction, except in cases of ordinary repair and maintenance, until the City Council has rendered a final decision on the designation request.

**Next Steps in the Designation Process**

Both you, as a property owner, and the owners of properties within 200 feet of the proposed boundary, will be notified a minimum of ten days prior to the CPPC quasi-judicial hearing. This hearing will include a presentation by City staff of an analysis of the potential district’s historic significance and integrity. This will be followed by a presentation from the applicant and an opportunity for public input. After hearing from staff, the applicant, and any interested parties, the CPPC will vote for or against recommendation of designation of the proposed district. Within 60 days following the CPPC meeting, the City Council will evaluate the proposed district designation at a quasi-judicial hearing. Property owners and owners of properties within 200 feet of the proposed boundary will again be notified a minimum of ten days prior to the quasi-judicial hearing of its time and location. The hearing will be conducted in the same manner as the CPPC hearing and followed by a discussion and final decision of the City Council.

**Effects Should the Proposed District Application Be Approved**

If the application is approved by the City Council, your property will be recorded as either a contributing or non-contributing property within the local district. As such, a Certificate of Appropriateness (COA) will be required for future exterior alteration, new construction, demolition, or relocation. The COA process is essentially a design review that is generally conducted concurrently with the issuance of other necessary building or demolition permits. The process, which has recently been streamlined, is not designed to hinder owners’ ability to update and maintain their properties, but aims to ensure the sensitivity of exterior alterations and additions to the historic nature of a designated district or individual local landmark.

**Ballot Remittance and Status Updates**

Contact Laura Duvekot, Historic Preservationist, at 727.892.5451/laura.duvekot@stpete.org or visit www.stpete.org/history for further information on the City’s historic preservation program and this application.

Please consider your choice of support or opposition/nonsupport and return the attached ballot to:

- Official Ballot, Driftwood LHD
- c/o Laura Duvekot
- Urban Planning & Historic Preservation Division
- PO Box 2842
- St. Petersburg, FL 33731-2842

Signed ballots must be postmarked on or before Monday, April 16, 2018 or delivered in person by 4pm on that date to the Urban Planning & Historic Preservation Division, 8th Floor, Municipal Services Center, One Fourth Street North, St. Petersburg. Please note that the results of this vote are not exempt from relevant public records laws.

Respectfully,

Derek Kilborn, Manager
Urban Planning & Historic Preservation Division
Planning and Economic Development Department

/ld

cc: Dave Goodwin, Director, Planning & Economic Development Department
Michael Dema, Assistant City Attorney, City Attorney’s Office
I, ______________________________________, owner of the property located at
__________________________________________, St. Petersburg, Florida 33705,

☐ SUPPORT

☐ DO NOT SUPPORT

the initiation of an application for designation of the Driftwood Local Historic District in the St. Petersburg Register of Historic Places. The proposed district boundary includes the fifty-two (52) properties roughly bounded by 24th Avenue Southeast, Tampa Bay, the rear parcel line of properties along the 2700 block of Driftwood Road South, and Beach Drive Southeast.

A forged signature is an illegal signature that may be prosecuted accordingly; the City of St. Petersburg reserves the right to verify signature authenticity with the ballot recipient.

_____________________________               ______________________________
(Signature)                  (Date)

Ballot Instructions:

Please sign and return this ballot on or before Monday, April 16, 2018. The ballot may be:

• Delivered in person to the Urban Planning and Historic Preservation Division, 8th Floor of the Municipal Services Center, One Fourth Street North, St. Petersburg, FL 33701;

• Mailed to Official Ballot, Driftwood LHD c/o Laura Duvekot, Urban Planning & Historic Preservation Division, PO Box 2842, St. Petersburg, FL 33731-2842.

A demonstration of support from 50% + one (1) of the tax parcels located within the proposed boundary is required for this application to proceed to the Community Planning & Preservation Commission (CPPC) and City Council. The final decision regarding this application will be determined by City Council action, not by the outcome of this vote. The application will be deemed complete immediately upon receipt of: “support” votes representing at least twenty-seven (27) of the fifty-one (51) tax parcels within the proposed district a complete application for the designation of the proposed area as a local historic district, and a processing fee from the applicant.

The response for each tax parcel will be counted as one (1) vote; in the case of conflicting votes among multiple owners of a single tax parcel, the vote will be counted as nonsupport. If there are multiple owners of a property and only one ballot has been received by April 16, 2018, then the vote indicated on the returned ballot will be counted for the entire parcel. Following return of the ballot, your position may not be changed.

Ballots not received or postmarked on or before April 16, 2018 will be recorded as a nonresponse and counted as a “do not support” vote, except among multiple owners of a single tax parcel where one or more ballots have been remitted. These will be recorded as described above.

This vote is to initiate the application process only; it does not finalize the decision of whether a historic district will be officially created. If sufficient support is demonstrated and the application forwarded to the CPPC and City Council, you will be given a minimum of 10 days’ notice of the public hearings at which you may provide input regarding the potential district designation.
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