

**Granada Terrace Historic District
HPC #88-02 - Designated April 1988**



In February 1924, the Granada Terrace subdivision was platted by prominent local developer C. Perry Snell and laid out with parkways, circular plazas in the roadway, and curved streets. This small, compact neighborhood was oriented towards these parkways and plazas which feature large concrete monuments. The southern portion of the neighborhood is bisected by Granada Park, the central parkway comprised of a series of rounded plots that runs from 1st Street NE to the water, ending on the east side of Coffee Pot Boulevard and opening into a large, semi-circular vista. Features within the vista include a large, rectangular, concrete pylon pergola and benches on the west side of Coffee Pot Boulevard, the street that parallels the waterfront. A corresponding semi-circular feature and a wide concrete terrace with steps to water's edge dominate its extension into Coffee Pot Bayou on the east side of the boulevard.

Arranged in line with the vista is Plaza Andalusia, a large, round island with a circular concrete pergola and benches surrounding a central well with an elaborate arch. A second round plaza known as Plaza Valencia is located on 25th Avenue NE at the terminus of Andalusia Way and Brevard Road. It features a large, classically inspired, cast-concrete urn on a 3-tier terrace. It is the dominant feature of the north portion of the subdivision.

Architecturally, Granada Terrace was intended as an exclusive, homogeneous enclave of custom Mediterranean Revival houses, which during the 1920s was an important style for both residential and commercial use. The Mediterranean Revival style was specified in the original deed restriction which dictated the architectural styles owners could build (Pinellas County Deed Book 170). Most of the houses are asymmetrically massed, in imitation of the picturesque building tradition of the style, and present a bold silhouette which contrasts with the flat terrain. Many have Spanish tile roofs or parapet caps and applied, glazed tile decoration. Wrought iron is also frequently used to accent windows, balconettes, and loggias. Loggias, porches, patios, or roof terraces are common. All contributing structures are stuccoed, representing the range of period finishes including smooth, troweled, and rough-textured. Many perpetuate the original pastel color schemes. Most of the houses have a detached garage set to the rear of the lot.

Both the period houses as well as later infill construction share common setbacks and side yards which contributes greatly to the visual homogeneous character of the district as does the landscaping of the individual lots with a variety of subtropical plant materials including hibiscus, pittisporum, bouganvillea, and palms. Hardier materials are also used, especially azaleas. Oak shade trees dominate, but fruit trees are also very common, especially in side and rear yards. Many of the period homes have walled rear gardens and terraces.