



**CITY OF ST. PETERSBURG, FLORIDA**  
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT  
URBAN PLANNING AND HISTORIC PRESERVATION DIVISION

## STAFF REPORT

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

For **public hearing and recommendation to the Community Planning and Preservation Commission on March 9, 2021** 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 other possible conflicts should be declared upon the announcement of the item.



|                             |   |
|-----------------------------|---|
| <b>CASE NUMBER:</b>         | <b>19-90300002</b>  |
| <b>LANDMARK NAME:</b>       | Kenwood Section – Southwest Central Kenwood Local Historic District   |
| <b>APPLICANT:</b>           | Privately-initiated application certified by City balloting process   |
| <b>REQUEST:</b>             | Designation as a local historic district to be listed in the St. Petersburg Register of Historic Places   |
| <b>PROPOSED BOUNDARIES:</b> | Centerlines of 26 <sup>th</sup> Street North, 28 <sup>th</sup> Street North, 5 <sup>th</sup> Avenue North, and the alleyway between 1 <sup>st</sup> Avenue North and 2 <sup>nd</sup> Avenue North |

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*Legal Descriptions of Parcels Included in Proposed Local Historic District*

**HALL'S CENTRAL AVE NO. 1:**

BLK 1, LOTS 1-16;  
BLK 2, LOTS 1-16;  
BLK 3, LOTS 1-5 AND 12-16 AND VILLA SITES X AND Z;  
BLK 4, LOTS 1-5 AND 12-16 AND VILLA SITES T AND V;  
BLK 5, LOTS 1-16;  
BLK 6, LOTS 1-16;  
BLK 7, LOTS 1-16;  
BLK 8, LOTS 1-16  
BLK 9, LOTS 1-5 AND 12-16 AND VILLA SITES P AND R;  
BLK 10, LOTS 1-5 AND 12-16 AND VILLA SITES L AND N;  
BLK 11, LOTS 1-16;  
BLK 12, LOTS 1-16;  
BLK 13, LOTS 1-16;  
BLK 14, LOTS 1-16;  
BLK 15, LOTS 1-5 AND 12-16 AND VILLA SITES H AND J;  
BLK 16 LOTS 1-5;  
BLK 17 LOTS 1-8; AND  
BLK 18, LOTS 1-8.

**HALL'S CENTRAL AVE NO 1. REPLAT:**

LOTS 1-2

*Addresses Included in Proposed Local Historic District*

**2<sup>ND</sup> AVENUE NORTH:**

2601 2nd Ave. N.  
2608 2nd Ave. N.  
2609 2nd Ave. N.  
2620 2nd Ave. N.  
2621 2nd Ave. N.  
2627 2nd Ave. N.  
2628 2nd Ave. N.  
2635 2nd Ave. N.  
2636 2nd Ave. N.  
2644 2nd Ave. N.  
2645 2nd Ave. N.  
2650 2nd Ave. N.  
2651 2nd Ave. N.  
2662 2nd Ave. N.  
2700 2nd Ave. N.  
2701 2nd Ave. N.

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2710 2nd Ave. N.  
2715 2nd Ave. N.  
2720 2nd Ave. N.  
2728 2nd Ave. N.  
2734 2nd Ave. N.  
2739 2nd Ave. N.  
2741 2nd Ave. N.  
2750 2nd Ave. N.  
2755 2nd Ave. N.  
2761 2nd Ave. N.

**3<sup>RD</sup> AVENUE NORTH:**

2601 3rd Ave. N.  
2611 3rd Ave. N.  
2614 3rd Ave. N.  
2620 3rd Ave. N.  
2621 3rd Ave. N.  
2625 3rd Ave. N.  
2626 3rd Ave. N.  
2632 3rd Ave. N.  
2635 3rd Ave. N.  
2644 3rd Ave. N.  
2645 3rd Ave. N.  
2651 3rd Ave. N.  
2661 3rd Ave. N.  
2700 3rd Ave. N.  
2701 3rd Ave. N.  
2710 3rd Ave. N.  
2711 3rd Ave. N.  
2722 3rd Ave. N.  
2723 3rd Ave. N.  
2725 3rd Ave. N.  
2728 3rd Ave. N.  
2737 3rd Ave. N.  
2740 3rd Ave. N.  
2747 3rd Ave. N.  
2750 3rd Ave. N.  
2754 3rd Ave. N.  
2763 3rd Ave. N.

**4<sup>TH</sup> AVENUE NORTH:**

2601 4th Ave. N.

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2610 4th Ave. N.  
2611 4th Ave. N.  
2620 4th Ave. N.  
2621 4th Ave. N.  
2626 4th Ave. N.  
2631 4th Ave. N.  
2635 4th Ave. N.  
2636 4th Ave. N.  
2653 4th Ave. N.  
2654 4th Ave. N.  
2660 4th Ave. N.  
2661 4th Ave. N.  
2662 4th Ave. N.  
2700 4th Ave. N.  
2701 4th Ave. N.  
2710 4th Ave. N.  
2711 4th Ave. N.  
2719 4th Ave. N.  
2720 4th Ave. N.  
2726 4th Ave. N.  
2729 4th Ave. N.  
2736 4th Ave. N.  
2737 4th Ave. N.  
2740 4th Ave. N.  
2741 4th Ave. N.  
2747 4th Ave. N.  
2748 4th Ave. N.  
2754 4th Ave. N.  
2755 4th Ave. N.

**5<sup>TH</sup> AVENUE NORTH:**

2620 5th Ave. N.  
2660 5th Ave. N.  
2750 5th Ave. N.

**26<sup>TH</sup> STREET NORTH:**

118 26th St. N.  
250 26th St. N.  
330 26th St. N.  
430 26th St. N.

**27<sup>TH</sup> STREET NORTH:**

201 27th St. N.

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217 27th St. N.  
223 27th St. N.  
230 27th St. N.  
253 27th St. N.  
259 27th St. N.  
313 27th St. N.

**28<sup>TH</sup> STREET NORTH:**

125 28th St. N.

**BURLINGTON AVENUE NORTH:**

2601 Burlington Ave. N.  
2602 Burlington Ave. N.  
2610 Burlington Ave. N.  
2611 Burlington Ave. N.  
2620 Burlington Ave. N.  
2624 Burlington Ave. N.  
2627 Burlington Ave. N.  
2637 Burlington Ave. N.  
2638 Burlington Ave. N.  
2640 Burlington Ave. N.  
2643 Burlington Ave. N.  
2649 Burlington Ave. N.  
2663 Burlington Ave. N.  
2701 Burlington Ave. N.  
2709 Burlington Ave. N.  
2720 Burlington Ave. N.  
2721 Burlington Ave. N.  
2726 Burlington Ave. N.  
2727 Burlington Ave. N.  
2732 Burlington Ave. N.  
2735 Burlington Ave. N.  
2741 Burlington Ave. N.  
2750 Burlington Ave. N.  
2758 Burlington Ave. N.  
2761 Burlington Ave. N.  
2762 Burlington Ave. N.

**DARTMOUTH AVENUE NORTH:**

2601 Dartmouth Ave. N.  
2608 Dartmouth Ave. N.  
2609 Dartmouth Ave. N.

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2616 Dartmouth Ave. N.  
2619 Dartmouth Ave. N.  
2626 Dartmouth Ave. N.  
2627 Dartmouth Ave. N.  
2635 Dartmouth Ave. N.  
2640 Dartmouth Ave. N.  
2649 Dartmouth Ave. N.  
2650 Dartmouth Ave. N.  
2660 Dartmouth Ave. N.  
2663 Dartmouth Ave. N.  
2700 Dartmouth Ave. N.  
2709 Dartmouth Ave. N.  
2710 Dartmouth Ave. N.  
2719 Dartmouth Ave. N.  
2720 Dartmouth Ave. N.  
2725 Dartmouth Ave. N.  
2730 Dartmouth Ave. N.  
2736 Dartmouth Ave. N.  
2737 Dartmouth Ave. N.  
2740 Dartmouth Ave. N.  
2750 Dartmouth Ave. N.  
2755 Dartmouth Ave. N.  
2760 Dartmouth Ave. N.

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## Contents

|  |    |
|--|----|
| Background .....   | 1  |
| Staff Findings.....  | 3  |
| Summary .....  | 3  |
| Narrative Description and Historical Context.....  | 4  |
| Historic Significance and Satisfaction of Eligibility Criteria.....  | 19 |
| Historic Integrity .....   | 21 |
| Character-Defining Features.....   | 23 |
| Results of Designation .....   | 23 |
| Consistency with St. Petersburg’s Comprehensive Plan, Existing Land Use Plan, and Future Land Use Plan ..... | 24 |
| District Name and Relationship to National Register District .....   | 25 |
| Recommendation.....  | 26 |
| References .....   | 26 |

|             |   |
|-------------|---|
| Appendix A  | Notice of August 28, 2019 Public Information Session (First of Two)           |
| Appendix B. | Sample Ballot   |
| Appendix C  | Summary of Ballot Returns   |
| Appendix D  | Application for Designation to the St. Petersburg Register of Historic Places |
| Appendix E  | Additional Maps   |

## BACKGROUND

The Kenwood Historic District (recorded as 8PI11176 and referred to herein as the Kenwood National Register Historic District, or the National Register District for clarity), a residential area encompassing approximately 375 acres and over 2,000 buildings, was listed in the National Register of Historic Places on June 18, 2003.

Listing in the National Register of Historic Places is determined by the National Park Service. Historic resources, including buildings, sites, objects, or districts, may be listed in the National Register of Historic Places through this nomination process if they are determined to have both historic significance and historic integrity following an evaluation process. In the case of the Kenwood National Register Historic District, the buildings and landscapes were found to be significant in the areas of Architecture and Community Planning and Design. A portion of the Kenwood National Register Historic District is the subject of this application for local historic district designation.

Although the criteria for listing in the St. Petersburg Register of Historic Places ("local designation") reflect those used to evaluate National Register districts and resources, the listing processes and implications of the two types of designation are distinct. For this reason, it is not uncommon for districts, or portions of districts, to obtain dual listing. Three smaller districts have been listed in the St. Petersburg Register of Historic Places which lie entirely within the boundaries of the Kenwood National Register Historic District:

- Kenwood Section – Seminole Park Local Historic District (17-90300003),
- Kenwood Section – Southeast Kenwood Local Historic District (18-90300001), and
- Kenwood Section – Northwest Kenwood Local Historic District (18-90300008).

During the summer of 2019, at the request of property owners, City staff met with multiple owners of the properties within the central/southern area of the Kenwood National Register Historic District, at which the possibility, process, and implications of designating a portion of the National Register district as a local historic district were discussed. Once these owners ("the applicants") expressed an understanding of the process as a whole and requested that the application move forward, owners of all properties located within the boundaries of the proposed local historic district considered herein were notified by City staff via direct mail invitation of a public meeting held on August 28, 2019 at Metro Inclusive Health.

At the August 28, 2019 meeting, staff explained the distinction between National Register and local historic district designation and discussed the process and effects of local designation with property owners. In addition to meetings with staff, the applicants conducted an organized and thorough effort to educate property owners both within and surrounding the proposed district on the process and effects of seeking local district designation. Staff has remained available to individually answer any specific questions that owners had about designation of the resulting Certificate of Appropriateness (COA) design review process. Because of the unusual delays in this application's processing time due to COVID-19, a second public information session was noticed by direct mail from the City and held virtually on February 17, 2021 to ensure that all property owners had an opportunity to have any questions answered.



St. Petersburg's Historic Preservation Ordinance, *City Code Section 16.30.070.2*, specifies that, in order for an application for local historic district designation to be considered complete and proceed to public hearing before the Community Planning and Preservation Commission (CPPC) and City Council, support for the application from owners of 50% + 1 parcels within the district must be shown through ballots issued by, and returned to, City staff. Individual ballots (Appendix B) were mailed on October 11, 2019 by City staff to each registered owner of property within the boundaries of the proposed district. These boundaries were suggested by the applicant and evaluated by staff to be in keeping with criteria for local historic district eligibility, as established by City Code and guided by national standards set by the National Park Service.

Per Code, each parcel is counted as a single vote for the purposes of historic district designation applications, but ballots are distributed to every individual owner. A parcel from which one or more votes of opposition are received is counted as a vote against the application. Supportive votes from owners of 76 parcels were required for this application since the proposal includes a total of 150 parcels. By the ballot return deadline of December 10, 2020, votes of support were received from owners of 86 of the proposed district's 150 parcels, or 57.3 percent. Votes of opposition were received from owners of six (6) parcels, representing four (4) percent. Ballots were not returned from owners of the remaining 58 (39 percent) of the proposed district's properties. A summary of returns is included in Appendix C of this report.

A completed Local Landmark Designation Application form and the required fee were received by staff by January 27, 2020. The application was prepared by Alexander Smith, Kenneth Rikard, Jennifer Smith, Bryan Young, Jeff Danner, Richard Pollin, Wydel Simmons, Robert Reid, Kay Aude, Karen Burdewick, John Cox, Margaret Schaeffer, Michael Killoren, Bob Jeffrey, Michelle Ribner, Lewis Ribner, Carrie Harrill Smith, Susan Eubanks, and Brenda Gordon. Local historic preservation nonprofit Preserve the 'Burg sponsored the application by paying the \$1000 application fee. The Local Historic Landmark Designation Application narratives and photographic documentation provide evaluations of the properties within the proposed district and justification for their listing in the St. Petersburg Register of Historic Preservation.

When the designation application was marked complete in late January of 2020, staff placed the item on the CPPC schedule for April 14, 2020, with a tentative City Council hearing set for May 21, 2020. Unfortunately, due to the spread of the COVID-19 pandemic, CPPC meetings were suspended in April 2020. When Commission meetings resumed via Zoom the next month, it was determined that, due to the large number of parcels that would be affected by this designation, the item should be held until in-person meetings could again be safely held. As noted above, a second Public Information Meeting was held on February 17, 2021, to ensure that all property owners had had an opportunity to learn about the local historic designation process directly from City Staff.

To support ongoing maintenance and repairs within the pending district, Mayor Rick Kriseman issued an "Emergency Notice Concerning the Issuance of Permits for Properties within Potential Local Historic Districts with Completed Applications During the State of Local Emergency Declared for the Purpose of Responding to COVID-19 within the City of St. Petersburg, Florida." This Emergency Notice directed City Staff to provide property owners with the opportunity to elect to participate in the process and obtain a Certificate of Appropriateness. As such, 29 historic

reviews or COAs have been processed or are in review as of the time of the writing of this report in February 2021.

Staff analysis of the proposal's merit follows.

## STAFF FINDINGS

### Summary

Staff recommends **approval** of the attached application for designation of the Kenwood Section – Southwest Central Kenwood Local Historic District as a resource to be listed in the St. Petersburg Register of Historic Places and concurs with the application's assertion that the subject district satisfies of the following criteria:

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

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

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

G. 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; and

H. Its character is an established and geographically definable neighborhood, united in culture, architectural style, or physical plan and development.

One or more criteria must be met in order for a property to be designated as a local landmark.

There are 150 parcels in the proposed district, of which 142, or 95 percent, are contributing, and eight (8) are noncontributing. Contributing resources, the vast majority of which are residential in nature, were constructed between circa 1917 and 1958, making this 41-year span the Period of Significance for the district. Although the architectural identity of the district is most visibly tied to the Craftsman-style bungalow, contributing resources also can be found which exhibit the Minimal Traditional, Tudor Revival, and Mid-Century styles, among others that were fashionable during the Period of Significance. The district additionally contains a noteworthy number of resources, both primary residential buildings and ancillary garage or garage apartment buildings, whose vernacular character does not necessarily reference a formal architectural style, but are demonstrative of local building practices and materials of their era. The proposed district is visibly united by a cohesive rhythm of early twentieth century residences and has retained a number of historic landscape features, such as brick streets, granite curbs, hexagonal concrete block sidewalks, and mature street trees. Collectively this area of roughly 12 city blocks, though only a fraction of the larger *Kenwood National Register Historic District*, create a cohesive, intact, and legible selection of homes that depict the developmental history of one of St. Petersburg's earliest streetcar suburbs.

Both the subject district and the Kenwood area as a whole are primarily associated with a highly intact collection of Craftsman style bungalows built during the mid-1920s, but the area features contributing historic resources that can be generally attributed to three developmental periods:

- Boom-era resources constructed between the time Kenwood was platted for development and the “bust” of the late 1920s during the lead-up to the Great Depression. This group contains many single-story Craftsman-style bungalows, but other architectural styles including Mediterranean Revival, Tudor Revival, and Frame Vernacular are represented. Interestingly, the district contains a noteworthy collection of boom-era resources that were constructed elsewhere in St. Petersburg and relocated into the district during the Depression. These resources almost always feature some form of a front porch, with detached garages facing the alley.
- Depression-era resources, which were constructed between circa 1930 and the wartime moratorium on residential construction that began in 1941. Although these resources often feature the pared-down aesthetic now described as Minimal Traditional style, they tend to share elements of architectural scale with their boom-era predecessors and follow established patterns of orientation and setback.
- Post-World War II resources, which were constructed between 1946 and the end of the district’s Period of Significance in 1958. These resources typically exhibit Mid-Century or modern influences and were sometimes horizontally oriented, with facades occupying the long edges of their parcels.

Kenwood, like many early suburbs, has an overall developmental pattern that can be observed to radiate from the city’s center, with a higher concentration of Boom-era resources found in the southeastern portion of the area, and Post-War resources found more frequently found in the northwestern section. In the proposed Southwest Central Kenwood Local Historic District, 97 contributing resources were constructed prior to 1930, accounting for 68 percent of contributing resources. There were 24 contributing resources (17 percent) constructed during the 1930 to 1941 period, and 21 contributing resources (15 percent) were built between 1945 and 1958.

The three (3) non-residential properties, which include a church and two commercial storefront buildings, were all constructed during the Post-War period, and all face 5<sup>th</sup> Ave. N., which has a mixture of residential and light commercial uses through Kenwood.

### Narrative Description and Historical Context

The Local Historic Landmark Designation Application (Appendix D) provides an overview historical context for the proposed district prior to and during the period of significance. The Kenwood area, like other pre-World War II neighborhoods in St. Petersburg, was platted for residential development in the early decades of the twentieth century and developed with a combination of speculative and custom-built homes. The trajectory of construction dates in Kenwood mirrors that in other neighborhoods in the city, and throughout Florida: building boomed, along with St. Petersburg’s population, during the 1920s and then decreased significantly following the burst of the Florida real estate bubble in 1927. After a brief uptick during the late 1930s, construction halted during America’s engagement in World War II.

Following the war, the local population experienced another growth spurt, fueling more new construction and a boom that lasted until the early 1960s.

The subject district's proximity to St. Petersburg High School and the commercial district which had grown along Central Avenue made it a prime location for residential infill after World War II. The completed connection of 34<sup>th</sup> Street with the continuous Gulf Coast Highway along Florida's west coast in July of 1955 further increased vehicular connectivity with other Pinellas County communities. Finally, the development of the nearby Central Plaza area throughout the 1950s and 1960s provided a modern, auto-oriented commercial anchor near the subject district further serving as a draw for families.

#### *Existing Conditions*

The application (Appendix D) includes thorough research on the proposed district. The subject district contains 150 parcels, the vast majority of which contain single family residences. A large number of ancillary buildings – primarily detached garages and garage apartments – exist within the subject district, nearly all of which are oriented to rear alleyways. Individual parcel sizes vary slightly, but the majority were platted to be, and remain, 45 to 50 feet wide and 127 feet deep. This overall streetscape of deep, narrow parcels, with rear alleys meeting utilitarian needs such as garage access and sanitation services, and garages commonly detached from the primary residence, is representative of early streetcar suburbs.

The overall neighborhood design reflects both the growing importance of automobiles, which were prevalent enough that homes were commonly constructed with garages, and the retention of the traditional urban housing form, which placed front porches at “conversation distance” from sidewalks and, therefore, friendly interactions with neighbors, during the district's initial development in the 1920s.

A total of 19 properties were designated as noncontributing to the Kenwood National Register Historic District, but, due to the time that has lapsed since the survey for that project was done have gained historic significance and are recommended by both staff and the applicant for designation as contributing for the purposes of this local district designation:

- 250 26<sup>th</sup> St. N., constructed 1950;
- 430 26<sup>th</sup> St. N., constructed 1950;
- 2621 2<sup>nd</sup> Ave. N., constructed 1956;
- 2737 3<sup>rd</sup> Ave. N., constructed 1950;
- 2611 4<sup>th</sup> Ave. N., constructed 1945;
- 2620 4<sup>th</sup> Ave. N., constructed 1949;
- 2631 4<sup>th</sup> Ave. N., constructed 1949;
- 2660 4<sup>th</sup> Ave. N., constructed 1949;
- 2662 4<sup>th</sup> Ave. N., constructed 1950;
- 2710 4<sup>th</sup> Ave. N., constructed 1945;
- 2620 5<sup>th</sup> Ave. N., constructed 1953;
- 2750 5<sup>th</sup> Ave. N., constructed 1958;
- 2750 Burlington Ave. N., constructed 1958;

- 2616 Dartmouth Ave. N., constructed 1950;
- 2619 Dartmouth Ave. N., constructed 1955;
- 2626 Dartmouth Ave. N., constructed 1950;
- 2709 Dartmouth Ave. N., constructed 1950;
- 2740 Dartmouth Ave. N., constructed 1957; and
- 2760 Dartmouth Ave. N., constructed 1947.

These buildings, constructed between 1945 and 1958, were built within the Period of Significance, as noted above. Many of the post-war Mid-Century and Vernacular type homes that exist within the proposed district were constructed by developers who also worked in newer communities in the city but modified their designs as applied within Kenwood to fit the narrow and deep proportions of its parcels and feature detached or rear garages, but a more streamlined and modern aesthetic.

Although the development booms that occurred locally prior to and following World War II are sometimes imagined as distinct and unrelated historic contexts, Mid-Century or Ranch-style homes represented a furtherance of the Craftsman style which had dominated the scene during the 1920s. The Craftsman style was envisioned to be conducive to the lifestyle of modern families, with its open layout and asymmetrical designs influenced by the American landscape more than by European precedents. Likewise, Mid-Century and Post-War vernacular designs broke free from the strict confines of classical symmetry and placed an emphasis on an informal horizontality. The subject district, like the rest of the Kenwood neighborhood, presents an interesting coupling of Interwar- and Post-War modernistic styles (Figure 1).



**Figure 1: Homes constructed in the early and mid-twentieth century coexist harmoniously within the subject district thanks to common elements of site design, massing, scale, and articulation. Staff photograph.**

### *Boundary Justification*

The proposed boundaries were carefully considered by the applicants to capture an area that is united by a consistency of housing types, clearly defined by arterial roads and changes of use, and has historically been conceived of as a singular neighborhood. The subject district includes a roughly 12-block area with cohesive character bounded by arterial roads and collector streets. The properties facing 1<sup>st</sup> Ave. N. were excluded due to a loss of integrity along this commercial corridor. The proposed district is clearly and visibly a collection of resources with a commonality of developmental and social history. This approach is consistent with St. Petersburg City Code Section 16.30.070.2.5.D, Criteria for Designation of Property.



**Figure 2: Proposed boundaries**

### *Contributing Properties*

Historic districts generally contain properties that are categorized as either contributing, meaning that they add to the district's historic significance, or noncontributing, meaning that they lack historic integrity or were constructed outside of the period of significance. Of the primary residences within the subject district, staff recommends that 142 be designated as contributing properties and eight (8) as noncontributing.

| <b>Contributing Properties</b>      |               |                   |                    |                               |                 |
|-------------------------------------|---------------|-------------------|--------------------|-------------------------------|-----------------|
| <b>Street no.</b>                   | <b>Street</b> | <b>Year Built</b> | <b>Style</b>       | <b>Other Structure</b>        | <b>FMSF No.</b> |
| <b>26<sup>th</sup> Street North</b> |               |                   |                    |                               |                 |
| 118                                 | 26th St N     | 1927              | Craftsman Bungalow |                               | 8PI07668        |
| 250                                 | 26th St N     | 1950              | Frame Vernacular   |                               |                 |
| 330                                 | 26th St N     | 1937              | Tudor Revival      |                               | 8PI07669        |
| 430                                 | 26th St N     | 1950              | Ranch              |                               |                 |
| <b>27<sup>th</sup> Street North</b> |               |                   |                    |                               |                 |
| 201                                 | 27th St N     | 1928              | Frame Vernacular   | Contributing Garage           | 8PI07672        |
| 217                                 | 27th St N     | 1925              | Craftsman Bungalow | Contributing Garage           | 8PI07712        |
| 223                                 | 27th St N     | 1925              | Craftsman Bungalow | Contributing Garage           | 8PI07713        |
| 230                                 | 27th St N     | 1927              | Craftsman Bungalow | Contributing Garage           | 8PI07714        |
| 253                                 | 27th St N     | 1926              | Craftsman Bungalow | Contributing Garage           | 8PI07673        |
| 259                                 | 27th St N     | 1926              | Craftsman Bungalow | Contributing Garage           | 8PI07674        |
| 313                                 | 27th St N     | 1927              | Craftsman Bungalow |                               | 8PI07675        |
| <b>2<sup>nd</sup> Avenue North</b>  |               |                   |                    |                               |                 |
| 2601                                | 2nd Ave N     | 1922              | Frame Vernacular   | Contributing Garage Apartment | 8PI07008        |
| 2608                                | 2nd Ave N     | 1925              | Craftsman Bungalow | Contributing Garage           | 8PI07009        |

| <b>Contributing Properties</b> |               |                   |                           |                               |                 |
|--------------------------------|---------------|-------------------|---------------------------|-------------------------------|-----------------|
| <b>Street no.</b>              | <b>Street</b> | <b>Year Built</b> | <b>Style</b>              | <b>Other Structure</b>        | <b>FMSF No.</b> |
| 2609                           | 2nd Ave N     | 1922              | Craftsman Bungalow        | Contributing Garage           | 8PI07010        |
| 2620                           | 2nd Ave N     | 1935              | Craftsman Bungalow        | Contributing Garage Apartment | 8PI07011        |
| 2621                           | 2nd Ave N     | 1956              | Frame Vernacular          |                               |                 |
| 2627                           | 2nd Ave N     | 1925              | Craftsman Bungalow        | Contributing Garage           | 8PI07012        |
| 2635                           | 2nd Ave N     | 1921              | Craftsman Bungalow        | Contributing Garage           | 8PI07013        |
| 2636                           | 2nd Ave N     | 1922              | Craftsman Bungalow        |                               | 8PI07014        |
| 2644                           | 2nd Ave N     | 1925              | Craftsman Bungalow        |                               | 8PI07015        |
| 2645                           | 2nd Ave N     | 1927              | Craftsman Bungalow        | Contributing Garage           | 8PI07016        |
| 2650                           | 2nd Ave N     | 1935              | Minimal Traditional       |                               | 8PI07067        |
| 2651                           | 2nd Ave N     | 1925              | Craftsman Bungalow        |                               | 8PI07017        |
| 2662                           | 2nd Ave N     | 1935              | Colonial Revival Bungalow | Contributing Garage           | 8PI07068        |
| 2700                           | 2nd Ave N     | 1925              | Craftsman Bungalow        | Contributing Garage           | 8PI07018        |
| 2701                           | 2nd Ave N     | 1926              | Craftsman Bungalow        | Contributing Garage           | 8PI07019        |
| 2710                           | 2nd Ave N     | 1920              | Frame Vernacular          | Contributing Garage           | 8PI07020        |
| 2715                           | 2nd Ave N     | 1925              | Craftsman Bungalow        | Contributing Garage           | 8PI07021        |



| <b>Contributing Properties</b>     |               |                   |                     |                               |                 |
|------------------------------------|---------------|-------------------|---------------------|-------------------------------|-----------------|
| <b>Street no.</b>                  | <b>Street</b> | <b>Year Built</b> | <b>Style</b>        | <b>Other Structure</b>        | <b>FMSF No.</b> |
| 2720                               | 2nd Ave N     | 1924              | Craftsman Bungalow  | Contributing Garage           | 8PI07270        |
| 2728                               | 2nd Ave N     | 1927              | Craftsman Bungalow  | Contributing Garage           | 8PI07022        |
| 2734                               | 2nd Ave N     | 1927              | Craftsman Bungalow  | Contributing Garage           | 8PI07069        |
| 2739                               | 2nd Ave N     | 1925              | Craftsman Bungalow  |                               | 8PI07023        |
| 2741                               | 2nd Ave N     | 1920              | Craftsman Bungalow  | Contributing Garage           | 8PI00712        |
| 2750                               | 2nd Ave N     | 1930              | Craftsman Bungalow  | Contributing Garage Apartment | 8PI07024        |
| 2755                               | 2nd Ave N     | 1924              | Craftsman Bungalow  | Contributing Garage           | 8PI07271        |
| 2761                               | 2nd Ave N     | 1924              | Craftsman Bungalow  | Contributing Garage Apartment | 8PI07025        |
| 2626-2628                          | 2nd Ave N     | 1923              | Frame Vernacular    | Contributing Garage           | 8PI07066        |
| <b>3<sup>rd</sup> Avenue North</b> |               |                   |                     |                               |                 |
| 2601                               | 3rd Ave N     | 1939              | Minimal Traditional |                               | 8PI07331        |
| 2611                               | 3rd Ave N     | 1946              | Frame Vernacular    | Contributing Garage Apartment | 8PI07828        |
| 2614                               | 3rd Ave N     | 1924              | Craftsman Bungalow  | Contributing Garage           | 8PI07829        |
| 2620                               | 3rd Ave N     | 1924              | Craftsman Bungalow  | Contributing Garage           | 8PI07830        |

| <b>Contributing Properties</b> |               |                   |                      |                               |                 |
|--------------------------------|---------------|-------------------|----------------------|-------------------------------|-----------------|
| <b>Street no.</b>              | <b>Street</b> | <b>Year Built</b> | <b>Style</b>         | <b>Other Structure</b>        | <b>FMSF No.</b> |
| 2621                           | 3rd Ave N     | 1925              | Craftsman Bungalow   | Contributing Garage Apartment | 8PI07831        |
| 2626                           | 3rd Ave N     | 1924              | Craftsman Bungalow   | Contributing Garage           | 8PI07332        |
| 2632                           | 3rd Ave N     | 1924              | Frame Vernacular     | Contributing Garage Apartment | 8PI07833        |
| 2635                           | 3rd Ave N     | 1929              | Craftsman Bungalow   | Contributing Garage Apartment | 8PI07834        |
| 2644                           | 3rd Ave N     | 1927              | American Four-Square | Contributing Garage Apartment | 8PI07135        |
| 2645                           | 3rd Ave N     | 1925              | Craftsman Bungalow   | Shed                          | 8PI07964        |
| 2651                           | 3rd Ave N     | 1923              | Craftsman Bungalow   | Contributing Garage Apartment | 8PI07333        |
| 2661                           | 3rd Ave N     | 1925              | Craftsman Bungalow   | Contributing Garage           | 8PI07136        |
| 2700                           | 3rd Ave N     | 1923              | Craftsman Bungalow   | Contributing Garage           | 8PI07334        |
| 2701                           | 3rd Ave N     | 1923              | Craftsman Bungalow   | Contributing Garage           | 8PI09616        |
| 2701                           | 3rd Ave N     | 1923              | Craftsman Bungalow   | Contributing Garage           |                 |
| 2710                           | 3rd Ave N     | 1925              | Craftsman Bungalow   |                               | 8PI07335        |
| 2711                           | 3rd Ave N     | 1924              | Craftsman Bungalow   | Contributing Garage           | 8PI07965        |
| 2722                           | 3rd Ave N     | 1923              | Craftsman Bungalow   | Contributing Garage           | 8PI07966        |

| <b>Contributing Properties</b>     |               |                   |                    |                                  |                 |
|------------------------------------|---------------|-------------------|--------------------|----------------------------------|-----------------|
| <b>Street no.</b>                  | <b>Street</b> | <b>Year Built</b> | <b>Style</b>       | <b>Other Structure</b>           | <b>FMSF No.</b> |
| 2723                               | 3rd Ave N     | 1922              | Craftsman Bungalow | Contributing Garage<br>Apartment | PI07336         |
| 2725                               | 3rd Ave N     | 1924              | Craftsman Bungalow | Contributing Garage              | 8PI08003        |
| 2728                               | 3rd Ave N     | 1922              | Craftsman Bungalow | Contributing Garage              | 8PI08002        |
| 2737                               | 3rd Ave N     | 1950              | Masonry Vernacular |                                  |                 |
| 2740                               | 3rd Ave N     | 1925              | Craftsman Bungalow |                                  | 8PI08001        |
| 2747                               | 3rd Ave N     | 1925              | Craftsman Bungalow |                                  | 8PI08000        |
| 2750                               | 3rd Ave N     | 1925              | Craftsman Bungalow |                                  | 8PI07999        |
| 2754                               | 3rd Ave N     | 1926              | Craftsman Bungalow |                                  | 8PI07998        |
| 2763                               | 3rd Ave N     | 1938              | Tudor Revival      |                                  | 8PI07337        |
| <b>4<sup>th</sup> Avenue North</b> |               |                   |                    |                                  |                 |
| 2601                               | 4th Ave N     | 1926              | Craftsman Bungalow |                                  | 8PI07241        |
| 2611                               | 4th Ave N     | 1945              | Frame Vernacular   | Contributing Garage              |                 |
| 2620                               | 4th Ave N     | 1949              | Frame Vernacular   | Contributing Garage              |                 |
| 2621                               | 4th Ave N     | 1925              | Craftsman Bungalow | Contributing Garage              | 8PI07242        |
| 2626                               | 4th Ave N     | 1928              | Frame Vernacular   |                                  | 8PI07243        |

| <b>Contributing Properties</b> |               |                   |                     |                               |                 |
|--------------------------------|---------------|-------------------|---------------------|-------------------------------|-----------------|
| <b>Street no.</b>              | <b>Street</b> | <b>Year Built</b> | <b>Style</b>        | <b>Other Structure</b>        | <b>FMSF No.</b> |
| 2631                           | 4th Ave N     | 1949              | Masonry Vernacular  | Contributing Garage Apartment |                 |
| 2653                           | 4th Ave N     | 1936              | Frame Vernacular    |                               | PI07246         |
| 2660                           | 4th Ave N     | 1949              | Frame Vernacular    |                               |                 |
| 2661                           | 4th Ave N     | 1936              | Frame Vernacular    | Contributing Garage           | 8PI07247        |
| 2662                           | 4th Ave N     | 1950              | Masonry Vernacular  |                               |                 |
| 2700                           | 4th Ave N     | 1941              | Frame Vernacular    | Contributing Garage           | 8PI07162        |
| 2701                           | 4th Ave N     | 1925              | Craftsman Bungalow  | Contributing Garage           | 8PI07350        |
| 2710                           | 4th Ave N     | 1945              | Minimal Traditional | Contributing Garage           |                 |
| 2711                           | 4th Ave N     | 1926              | Craftsman Bungalow  | Contributing Garage           | 8PI07163        |
| 2719                           | 4th Ave N     | 1923              | Craftsman Bungalow  | Contributing Garage           | 8PI07164        |
| 2720                           | 4th Ave N     | 1925              | Craftsman Bungalow  | Contributing Garage           | 8PI07141        |
| 2726                           | 4th Ave N     | 1924              | Craftsman Bungalow  | Contributing Garage           | 8PI07165        |
| 2729                           | 4th Ave N     | 1926              | Colonial Revival    | Contributing Garage           | 8PI07249        |
| 2736                           | 4th Ave N     | 1922              | Craftsman Bungalow  | Contributing Garage Apartment | 8PI07248        |

| <b>Contributing Properties</b>     |                  |                   |                       |                               |                 |
|------------------------------------|------------------|-------------------|-----------------------|-------------------------------|-----------------|
| <b>Street no.</b>                  | <b>Street</b>    | <b>Year Built</b> | <b>Style</b>          | <b>Other Structure</b>        | <b>FMSF No.</b> |
| 2737                               | 4th Ave N        | 1926              | Craftsman Bungalow    | Contributing Garage Apartment | 8PI07166        |
| 2740                               | 4th Ave N        | 1925              | Craftsman Bungalow    | Contributing Garage Apartment | 8PI07167        |
| 2741                               | 4th Ave N        | 1925              | Craftsman Bungalow    |                               | 8PI07250        |
| 2747                               | 4th Ave N        | 1926              | Craftsman Bungalow    | Contributing Garage           | 8PI07168        |
| 2748                               | 4th Ave N        | 1924              | Craftsman Bungalow    | Contributing Garage           | 8PI07169        |
| 2754                               | 4th Ave N        | 1924              | Craftsman Bungalow    | Contributing Garage           | 8PI07170        |
| 2755                               | 4th Ave N        | 1925              | Craftsman Bungalow    | Contributing Garage Apartment | 8PI07171        |
| <b>5<sup>th</sup> Avenue North</b> |                  |                   |                       |                               |                 |
| 2620                               | 5th Ave N        | 1953              | Commercial vernacular |                               |                 |
| 2750                               | 5th Ave N        | 1948              | Romanesque Revival    |                               | 8PI07467        |
| 2750                               | 5th Ave N        | 1958              | Commercial vernacular |                               |                 |
| <b>Burlington Avenue North</b>     |                  |                   |                       |                               |                 |
| 2601                               | Burlington Ave N | 1931              | Craftsman Bungalow    | Contributing Garage           | 8PI07959        |
| 2602                               | Burlington Ave N | 1925              | Frame Vernacular      |                               | 8PI07958        |
| 2610                               | Burlington Ave N | 1923              | Craftsman Bungalow    | Contributing Garage           | 8PI07297        |

| <b>Contributing Properties</b> |                     |                   |                        |                                     |                 |
|--------------------------------|---------------------|-------------------|------------------------|-------------------------------------|-----------------|
| <b>Street no.</b>              | <b>Street</b>       | <b>Year Built</b> | <b>Style</b>           | <b>Other Structure</b>              | <b>FMSF No.</b> |
| 2611                           | Burlington Ave<br>N | 1932              | Craftsman<br>Bungalow  | Congributing<br>Garage<br>Apartment | 8PI07129        |
| 2620                           | Burlington Ave<br>N | 1923              | Craftsman<br>Bungalow  | Contributing<br>Garage<br>Apartment | 8PI07957        |
| 2624                           | Burlington Ave<br>N | 1920              | Craftsman<br>Bungalow  | Contributing<br>Garage<br>Apartment | 8PI07956        |
| 2627                           | Burlington Ave<br>N | 1917              | Frame<br>Vernacular    | Contributing<br>Garage              | 8PI07955        |
| 2637                           | Burlington Ave<br>N | 1922              | Craftsman<br>Bungalow  | Contributing<br>Garage<br>Apartment | 8PI07130        |
| 2638                           | Burlington Ave<br>N | 1920              | Craftsman<br>Bungalow  |                                     | 8PI07298        |
| 2640                           | Burlington Ave<br>N | 1923              | Craftsman<br>Bungalow  | Contributing<br>Garage              | 8PI07299        |
| 2643                           | Burlington Ave<br>N | 1919              | Craftsman<br>Bungalow  | Contributing<br>Garage<br>Apartment | 8PI07300        |
| 2649                           | Burlington Ave<br>N | 1922              | Craftsman<br>Bungalow  | Contributing<br>Garage              | 8PI07786        |
| 2663                           | Burlington Ave<br>N | 1925              | Craftsman<br>Bungalow  |                                     | 8PI07787        |
| 2701                           | Burlington Ave<br>N | 1925              | Craftsman<br>Bungalow  | Contributing<br>Garage              | 8PI07788        |
| 2709                           | Burlington Ave<br>N | 1937              | Minimal<br>Traditional | Contributing<br>Garage              | 8PI07301        |
| 2720                           | Burlington Ave<br>N | 1924              | Craftsman<br>Bungalow  | Contributing<br>Garage              | 8PI07789        |

| <b>Contributing Properties</b> |                  |                   |                    |                               |                 |
|--------------------------------|------------------|-------------------|--------------------|-------------------------------|-----------------|
| <b>Street no.</b>              | <b>Street</b>    | <b>Year Built</b> | <b>Style</b>       | <b>Other Structure</b>        | <b>FMSF No.</b> |
| 2721                           | Burlington Ave N | 1925              | Craftsman Bungalow | Contributing Garage Apartment | 8PI07302        |
| 2726                           | Burlington Ave N | 1924              | Craftsman Bungalow | Contributing Garage           | 8PI07790        |
| 2727                           | Burlington Ave N | 1925              | Craftsman Bungalow | Contributing Garage           | 8PI07791        |
| 2732                           | Burlington Ave N | 1925              | Craftsman Bungalow | Contributing Garage           | 8PI07792        |
| 2741                           | Burlington Ave N | 1925              | Craftsman Bungalow | Contributing Garage           | 8PI07793        |
| 2750                           | Burlington Ave N | 1958              | Masonry Vernacular |                               |                 |
| 2758                           | Burlington Ave N | 1925              | Craftsman Bungalow | Contributing Garage           | 8PI07794        |
| 2761                           | Burlington Ave N | 1924              | Craftsman Bungalow | Contributing Garage           | 8PI07795        |
| 2762                           | Burlington Ave N | 1924              | Craftsman Bungalow | Contributing Garage           | 8PI07796        |
| <b>Dartmouth Avenue North</b>  |                  |                   |                    |                               |                 |
| 2601                           | Dartmouth Ave N  | 1938              | Frame Vernacular   | Contributing Garage           | 8PI07355        |
| 2608                           | Dartmouth Ave N  | 1925              | Craftsman Bungalow |                               | 8PI07356        |
| 2609                           | Dartmouth Ave N  | 1938              | Tudor Revival      | Contributing Garage           | 8PI07357        |
| 2616                           | Dartmouth Ave N  | 1950              | Masonry Vernacular |                               |                 |
| 2619                           | Dartmouth Ave N  | 1955              | Frame Vernacular   |                               |                 |

| <b>Contributing Properties</b> |                 |                   |                        |                               |                 |
|--------------------------------|-----------------|-------------------|------------------------|-------------------------------|-----------------|
| <b>Street no.</b>              | <b>Street</b>   | <b>Year Built</b> | <b>Style</b>           | <b>Other Structure</b>        | <b>FMSF No.</b> |
| 2626                           | Dartmouth Ave N | 1950              | Masonry Vernacular     |                               |                 |
| 2635                           | Dartmouth Ave N | 1935              | Tudor Revival          | Contributing Garage Apartment | 8PI07080        |
| 2640                           | Dartmouth Ave N | 1940              | Minimal Traditional    | Contributing Garage           | 8PI07358        |
| 2649                           | Dartmouth Ave N | 1935              | Tudor Revival          | Contributing Garage Apartment | 8PI07081        |
| 2650                           | Dartmouth Ave N | 1938              | Tudor Revival          | Contributing Garage           | 8PI07082        |
| 2660                           | Dartmouth Ave N | 1939              | Colonial Revival       | Contributing Garage           | 8PI07083        |
| 2663                           | Dartmouth Ave N | 1928              | Frame Vernacular       | Contributing Garage Apartment | 8PI07732        |
| 2700                           | Dartmouth Ave N | 1926              | Frame Vernacular       | Contributing Garage           | 8PI07084        |
| 2709                           | Dartmouth Ave N | 1950              | Masonry Vernacular     |                               |                 |
| 2710                           | Dartmouth Ave N | 1925              | Dutch Colonial Revival | Contributing Garage           | 8PI07085        |
| 2719                           | Dartmouth Ave N | 1925              | Craftsman Bungalow     | Contributing Garage           | 8PI07733        |
| 2720                           | Dartmouth Ave N | 1925              | Craftsman Bungalow     | Contributing Garage           | 8PI07735        |
| 2725                           | Dartmouth Ave N | 1936              | Tudor Revival          | Contributing Garage           | 8PI07086        |
| 2730                           | Dartmouth Ave N | 1939              | Masonry Vernacular     | Contributing Garage Apartment | 8PI07087        |



| <b>Contributing Properties</b> |                 |                   |                    |                               |                 |
|--------------------------------|-----------------|-------------------|--------------------|-------------------------------|-----------------|
| <b>Street no.</b>              | <b>Street</b>   | <b>Year Built</b> | <b>Style</b>       | <b>Other Structure</b>        | <b>FMSF No.</b> |
| 2737                           | Dartmouth Ave N | 1923              | Frame Vernacular   | Contributing Garage Apartment | 8PI07736        |
| 2740                           | Dartmouth Ave N | 1957              | Masonry Vernacular |                               |                 |
| 2750                           | Dartmouth Ave N | 1937              | Tudor Revival      | Contributing Garage           | 8PI07088        |
| 2755                           | Dartmouth Ave N | 1936              | Tudor Revival      | Contributing Garage           | 8PI07089        |
| 2760                           | Dartmouth Ave N | 1947              | Masonry Vernacular |                               |                 |

#### *Noncontributing Properties*

Buildings, objects, or sites that exist within the boundaries of a proposed historic district at the time of its evaluation but do not add to its historic significance, either because of construction outside of the period of significance or because of a loss of historic integrity resulting from alterations, are listed as noncontributing properties. For the purposes of future evaluation through the Certificate of Appropriateness process, changes to noncontributing properties will be reviewed based on potential effect to the district.

The below noncontributing properties include resources constructed after the Period of Significance, including five (5) properties that were listed as contributing properties in the National Register Historic District but have since been demolished and replaced with contemporary infill or remain vacant. No extant historic properties within the proposed boundaries were found to have been altered to the point of being classified as noncontributing.

| <b>Noncontributing Properties</b> |               |                   |
|-----------------------------------|---------------|-------------------|
| <b>Street No.</b>                 | <b>Street</b> | <b>Year Built</b> |
| 125                               | 28th St N     | 1975              |
| 2625                              | 3rd Ave N     | 2019              |
| 2635                              | 4th Ave N     | 2013              |
| 2636                              | 4th Ave N     | Vacant            |
| 2654                              | 4th Ave N     | 2017              |

| <b>Noncontributing Properties</b> |                  |                   |
|-----------------------------------|------------------|-------------------|
| <b>Street No.</b>                 | <b>Street</b>    | <b>Year Built</b> |
| 2735                              | Burlington Ave N | 2020              |
| 2627                              | Dartmouth Ave N  | 2013              |
| 2736                              | Dartmouth Ave N  | 2016              |

### Historic Significance and Satisfaction of Eligibility Criteria

#### *Criteria for Significance*

Eligibility for the St. Petersburg Register of Historic Places is determined through evaluations of age, context, and integrity under a two-part test as found in Section 16.30.070.2.5(D) of the City Code. Under the first test, historic documentation demonstrates that contributing resources within the proposed district were constructed between 1917 and 1958, meaning that they range from 63 to 104 years in age. This surpasses the 50-year mark that serves as the general milestone at which resources begin to be considered potentially historic.

Evaluation of potential local historic landmarks then 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 off of 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 Kenwood Section – Southwest Central Kenwood Local Historic District, staff recommends that the resource be designated via the St. Petersburg Register criteria as follows.

| <i>Is at least one of the following criteria for eligibility met?</i> |   |  |
|---|---|--|
| Yes   | A | <b>Its value is a significant reminder of the cultural or archaeological heritage of the city, state, or nation.</b>   |
| No  | B | Its location is the site of a significant local, state, or national event.   |
| No  | C | It is identified with a person who significantly contributed to the development of the city, state or nation.  |
| No  | D | 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.                  |
| Yes   | E | <b>Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.</b>       |
| Yes   | F | <b>It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.</b> |

|     |   |  |
|-----|---|--|
| Yes | G | <b>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.</b> |
| Yes | H | <b>Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.</b>   |
| No  | I | It has contributed, or is likely to contribute, information important to the prehistory or history of the city, state, or nation.  |

The applicant proposes that the subject district additionally be listed under Criterion D. While several homes within the proposed boundaries were constructed by noteworthy individuals, staff generally recommends that this criterion be applied to individual buildings or sites. The application also includes statements of significance with relation to the subject district’s significance in the areas of Architecture and Community Planning and Development.

*A) Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation;*

In the area of Community Planning and Development, the Kenwood Section – Southwest Central Kenwood Local Historic District serves as a significant representation of an early twentieth century suburb. This significance was recognized through the listing of the larger Kenwood National Register Historic District by the National Park Service in 2003. The proposed district’s uniform grid, auto access via rear alleys, and central community space uphold this significance to a remarkable degree.

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

The proposed district contains a collection of 150 primary residential buildings, of which 142 are recommended for designation as contributing buildings. While individually these buildings may not each represent a high style, collectively they successfully depict both the stylistic tastes and desired housing forms of St. Petersburg’s middle-class residents during the early to mid-twentieth century.

This collection is representative of the architectural significance of the Kenwood National Register Historic District as a whole. According to the National Register of Historic Places designation documentation,

There are a wide variety of architectural styles in Kenwood Historic District, reflecting popular twentieth century styles from 1913 to 1953. Outbuildings are generally vernacular in style or reflect the architectural style of the associated residence. The majority of the houses within the district are Frame Vernacular or Craftsman Bungalow. Buildings of this type were constructed throughout the period of significance...

There are more than 500 Craftsman Bungalow style buildings within the Kenwood Historic District. The Craftsman style was the most popular design for small residential buildings built throughout the country in the first three decades

of the twentieth century. Influenced by the English Arts and Crafts Movement and Oriental and Indian architecture, the style was popularized by the work of two brothers, Charles S. and Henry M. Greene. The Greenes designed a number of large, elaborate prototypes of the style. Their innovative designs received a significant amount of publicity in national magazines. By the turn of the century, the design had been adapted to smaller houses, commonly referred to as bungalows. It was this scaled down version of the Craftsman style that became a ubiquitous feature of Florida’s residential neighborhoods during the early twentieth Century.<sup>1</sup>

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

The proposed district’s concentration of houses dating to the speculative building frenzy of the Florida Land Boom represents an incredibly important chapter in the development of St. Petersburg as “the Sunshine City,” a destination for retirees, winter residents, and families seeking a fresh start in a friendly climate. Despite their modest scale relative to the more opulent construction occurring at the time in high-end developments such as North Shore and Roser Park, the style of the homes within the proposed Kenwood Section – Southwest Central Kenwood Local Historic District demonstrate thoughtful, modern design.

*G) 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;*

The proposed district possesses a high concentration of not only historically significant buildings, but also urban landscape features such as deep and narrow-set parcels, front porches connected directly to the sidewalk with paved walkways.

*H. Its character is an established and geographically definable neighborhood, united in culture, architectural style, or physical plan and development.*

The proposed district is bounded by 26<sup>th</sup> St. N., 28<sup>th</sup> St. N., the alleyway between Central Ave. and 1<sup>st</sup> Ave. N., and 5<sup>th</sup> Ave. N.

### Historic Integrity

The second portion of the two-part evaluation for eligibility for listing in the St. Petersburg Register of Historic Places questions whether at least one of seven factors of historic integrity have been met. In the case of the proposed Kenwood Section – Southwest Central Kenwood Local Historic District, staff finds six of seven factors to remain intact.

| <i>Is at least one of the following factors of integrity met?</i> |        |         |           |             |          |              |
|---|--------|---------|-----------|-------------|----------|--------------|
| Location  | Design | Setting | Materials | Workmanship | Feeling* | Association* |
| Y   | Y      | Y       | Y         | Y           | Y        | N            |

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

<sup>1</sup> National Register of Historic Places, Kenwood Historic District, St. Petersburg, Pinellas County, Florida, National Register #03000729, Section 7, Page 4.

*Location*

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

*Design*

The intended design of both the district overall and its individual properties has been well-preserved. The individual buildings, sites, and structures within the district have maintained their historic designs to a large degree.

*Setting*

The proposed district is surrounded by remaining areas of the Kenwood National Register Historic District, which remains a vibrant and intact historic residential neighborhood, on three sides. The Grand Central commercial district borders the proposed district to the south, which likewise retains much of its historic commercial character.

*Materials*

Although some individual properties have seen alterations such as the application of aluminum siding and the replacement of windows, which has somewhat diminished this aspect of integrity, the district as a whole maintains sufficient historic materials to allow the viewer to read the district in its entirety as being composed of historic materials. Several properties have also been affected by the alteration of enclosed porches, a change which has been reversed on a number of homes as restoration continues throughout the district.

*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.”<sup>2</sup> The proposed Southwest Central Kenwood 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 hand-laid brick streets to carefully-detailed exposed rafters visible among the Craftsman residences.

*Feeling*

Feeling, a resource’s aesthetic or historic sense of a particular period of time, permeates the proposed district through its visible and undeniable representation of an early-twentieth century suburb.

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<sup>2</sup> United States Department of the Interior, National Park Service, National Register Bulletin 15 – How to Apply the National Register Criteria for Evaluation.

## CHARACTER-DEFINING FEATURES

In addition to the architectural significance of each property, the proposed Kenwood Section – Southwest Central Kenwood Local Historic District’s overall significance is enhanced by elements that unite its resources, including:

- Consistent front setbacks;
- Overall consistency of scale with primary residences generally one story in height and accessory buildings ranging from one to two stories;
- Vehicular access generally limited to the rear of properties via alleyways; and
- Remaining historic streetscape materials throughout the district, including hexagonal concrete block sidewalks, granite curbs, and vitrified brick pavement present along the avenues.

## 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.<sup>3</sup> The study additionally concluded that “historic designation does not depress property values and may help maintain value” after analyzing the fluctuation of property values in 18 designated historic districts throughout the state between 2006 and 2009. Property was found to have appreciated at a significantly higher rate than comparable non-historic areas in at least 12 of the 18 districts during the years 2001 through 2009.<sup>4</sup> Recent studies have additionally demonstrated a comfortable, and often even beneficial, relationship between the objectives of historic preservation and sustainability/resiliency, which have sometimes been misinterpreted as being conflicting goals.

The proposed district is located entirely within an area already designated as a National Register historic district. As such, certain benefits such as the Ad Valorem Tax Exemption for Rehabilitation and relief from some requirements of the Florida Building Code are already available to property owners.

The additional listing at the local level being sought by this nomination will provide the proposed district and its property owners with a heightened degree of protection against unnecessary demolition and unsympathetic alterations and infill construction 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

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<sup>3</sup> Timothy McLendon and JoAnn Klein, *Economic Impacts of Historic Preservation in Florida – Update 2010*, (Center for Urban Policy Research, 2010), 7.

<sup>4</sup> McLendon, 9.

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.

**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 CPC 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 HP2.7:** An applicant may bring before the Commission designated in the Land Development Regulations and City Council for nomination as a City-initiated landmark district an area designated as a National Register of Historic Places district and not designated as a local landmark district, provided that the applicant secures approval from the owners of the properties in the proposed district as required by the Historic and Archaeological Preservation Overlay section of the Land Development Regulations.

#### DISTRICT NAME AND RELATIONSHIP TO NATIONAL REGISTER DISTRICT

The name recommended by staff for this designation, “Kenwood Section – Southwest Central Kenwood Local Historic District” follows a pattern that staff concludes will be useful as the City of St. Petersburg’s historic preservation program continues to grow in the future by referencing both the larger National Register District that contains it and distinguishing it as a locally-designated resource. Local criteria, evaluations, and standards for designation are ultimately guided by the National Park Service and its approach to resources listed in the National Register of Historic Places. In that case, the National Park Service suggests choosing a name “that best reflects the property’s historic importance or was commonly used for the property during the period of significance” when preparing nominations for the National Register of Historic Places. In naming districts, it is further suggested that designation applicants

Use traditional terms such as “village,” “ranch,” “courthouse square,” or “townsite,” or the generic terms “historic district” or “archaeological district,” to indicate the kind of district when naming districts based on their location or historic ownership. Modifiers such as “prehistoric,” “commercial,” “civic,” “rural,” “industrial,” or “residential” may also be used to define the predominant historic quality of a district. Names of historic and archaeological districts should reflect the area as a whole rather than specific resources within it.<sup>5</sup>

As discussed above, the significance of the potential local historic district being discussed herein was initially established by the listing of the Kenwood National Register Historic District in the National Register of Historic Places. Additionally, the Historic Preservation Element of the St. Petersburg Comprehensive Plan, effective April 15, 2016, establishes the goal of local designation of St. Petersburg’s National Register-listed districts, given that owner support is shown through the ballot process established by the Historic Preservation Ordinance.

The Kenwood National Register Historic District encompasses numerous individual subdivisions platted and developed over several decades. In the case of this application, staff has determined that it is reasonable for this small but enveloping grouping, which has demonstrated overwhelming support, to apply for designation as a local historic district. In the Kenwood Section – Southwest Central Kenwood Local Historic District, the name of the larger Kenwood National Register Historic District is in order to accommodate for additional groupings within the Kenwood

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<sup>5</sup> U.S. Department of the Interior, National Park Service, *National Register Bulletin 16B – How to Complete the National Register Registration Form*, [https://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_III.htm#name](https://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_III.htm#name).



National Register Historic District that may seek local designation in a similar manner in the future.

## RECOMMENDATION

Given the Kenwood Section – Southwest Central Kenwood 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. 19-90300002, thus referring the issue to City Council for public hearing and a final determination.

## REFERENCES

McLendon, Timothy and JoAnn Klein for the Center for Governmental Responsibility, University of Florida Levin College of Law. *Economic Impacts of Historic Preservation in Florida – Update 2010*. Center for Urban Policy Research, Edward J. Bloustein School of Planning & Public Policy, Rutgers, The State University of New Jersey, 2010.

National Register of Historic Places. Kenwood Historic District, St. Petersburg, Pinellas County, Florida. National Register #03000729.

United States Department of the Interior, National Park Service. *National Register Bulletin 15 – How to Apply the National Register Criteria for Evaluation*.  
[https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\\_8.htm](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm).

United States Department of the Interior, National Park Service. *National Register Bulletin 16B – How to Complete the National Register Registration Form*.  
[https://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a\\_III.htm#name](https://www.nps.gov/nr/publications/bulletins/nrb16a/nrb16a_III.htm#name).

Appendix A:

Notice of August 28, 2019 Public Information Session (First of Two)



# NOTICE OF INFORMATION MEETING

## REGARDING THE POTENTIAL DESIGNATION OF A LOCAL HISTORIC DISTRICT

|  |  |            |                 |  |  |
|--|--|------------|-----------------|--|--|
| <b>REQUEST:</b>  | <p>This is a letter of notice regarding an upcoming public information meeting.</p> <p>The purpose of the meeting is to discuss the potential submission of a privately-initiated application for designation as a local historic district and listing in the St. Petersburg Register of Historic Places.</p> <p>The proposed district includes all parcels bounded by 26<sup>th</sup> St. N. to the east, 5<sup>th</sup> Ave. N. to the north, 28<sup>th</sup> St. N. to the west, and 1<sup>st</sup> Ave. N. to the south, as shown on the attached map. Properties adjoining 1<sup>st</sup> Ave. N. are expected to be excluded from consideration; however, at the time of this notice, a final decision has not been made by, or through, the primary applicant contacts.</p> |            |                 |  |  |
| <b>FILE NO:</b>  | 19-90300002  |            |                 |  |  |
| <b>FILE NAME:</b>  | Kenwood Section – Southwest Central Kenwood Local Historic District ( <i>name to be determined</i> )   |            |                 |  |  |
| <b>DATE:</b>   | <b>Wednesday, August 28, 2019</b>  |            |                 |  |  |
| <b>TIME:</b>   | <b>6:30 p.m.</b>   |            |                 |  |  |
| <b>PLACE:</b>  | Metro Inclusive Health, 3251 3 <sup>rd</sup> Ave N., St. Petersburg, FL 33713  |            |                 |  |  |
| <b>MORE INFO:</b>  | <p><i>For procedural questions – City staff contact:</i><br/>           Laura Duvekot, Historic Preservationist, (727) 892-5451 or <a href="mailto:laura.duvekot@stpete.org">laura.duvekot@stpete.org</a></p> <p><i>Primary applicant contacts:</i></p> <table> <tr> <td>Ken Rikard</td> <td>Alexander Smith</td> </tr> <tr> <td><a href="mailto:krrikardii@gmail.com">krrikardii@gmail.com</a></td> <td><a href="mailto:boonearch@gmail.com">boonearch@gmail.com</a></td> </tr> </table>  | Ken Rikard | Alexander Smith | <a href="mailto:krrikardii@gmail.com">krrikardii@gmail.com</a> | <a href="mailto:boonearch@gmail.com">boonearch@gmail.com</a> |
| Ken Rikard   | Alexander Smith  |            |                 |  |  |
| <a href="mailto:krrikardii@gmail.com">krrikardii@gmail.com</a> | <a href="mailto:boonearch@gmail.com">boonearch@gmail.com</a>   |            |                 |  |  |

Ownership records indicate that you are an owner of property located within an area that is under consideration for nomination to the St. Petersburg Register of Historic Places as a local historic district. The meeting referenced above will be an opportunity to learn about the process and impacts of local historic district designation and have questions or concerns addressed. No votes regarding the pursuit of designation will take place at this meeting; it is being held to assist you in making an informed decision for an upcoming vote.

The historic significance of this area has already been recognized through the 2003 listing of the Kenwood Historic District in the National Register of Historic Places. This area’s additional listing as a local historic district in the St. Petersburg Register of Historic Places would provide a heightened degree of protection intended to preserve the area’s character by encouraging sensitive changes over time.

Following the meeting on August 28<sup>th</sup> and at a time requested by the listed “primary applicant contacts,” City staff will mail an official ballot to each registered owner of all property within the proposed district. Votes in support of the application’s initiation must be received from the registered owners representing 50% plus one of the subject tax parcels in order for the application for district designation to proceed. Documentation of the district’s contributing and noncontributing resources and a narrative discussion of its historic significance will also be submitted to City staff by the applicant along with an application fee.

If a sufficient number of votes supporting initiation of the application are received, two public hearings will then be held as part of the designation process. During the first, the Community Planning and Preservation Commission will make a recommendation for or against approval of the application based on their determination of the proposed district's eligibility for local district designation with regard to criteria for significance and integrity established by St. Petersburg City Code. During the second public hearing, City Council will weigh criteria for significance and integrity, as well as the proposed designation's compatibility with future land use and development plans. The public will have an opportunity to speak at each hearing. Owners of property within and adjacent to the district will be notified to the exact time and date of each hearing as it approaches. If the application is successful and the local historic district is designated, future changes to the properties within the district will be guided by *St. Petersburg's Design Guidelines for Historic Properties*.

If you have questions/comments or would like more information but cannot attend the meeting, please visit, write, or call this office: Urban Planning and Historic Preservation, Municipal Services Center, Eighth Floor, One 4<sup>th</sup> Street North, St. Petersburg, Florida, 33701. Telephone (727) 892-5451 or email [laura.duvekot@stpete.org](mailto:laura.duvekot@stpete.org).



Respectfully,

Laura Duvekot, Historic Preservationist II  
Planning and Development Services, City of St. Petersburg

Appendix B:  
Sample Ballot



**Instructions for Completion of Ballot to Determine Support/Opposition for initiating an Application for the Designation of the Proposed Kenwood Section – Southwest Central Kenwood Local Historic District**

|                                     |  |  |
|-------------------------------------|--|--|
| <b>File Number:</b>                 | HPC 19-90300002  |  |
| <b>Boundaries of Affected Area:</b> | Generally, 26 <sup>th</sup> Street North, 28 <sup>th</sup> Street North, 5 <sup>th</sup> Avenue North, the alley between 1 <sup>st</sup> and 2 <sup>nd</sup> Avenues North, as shown on the attached ballot.   |  |
| <b>Legal Description:</b>           | <b>HALL'S CENTRAL AVE NO. 1:</b> BLK 1, LOTS 1-16; BLK 2, LOTS 1-16; BLK 3, LOTS 1-5 AND 12-16 AND VILLA SITES X AND Z; BLK 4, LOTS 1-5 AND 12-16 AND VILLA SITES T AND V; BLK 5, LOTS 1-16; BLK 6, LOTS 1-16; BLK 7, LOTS 1-16; BLK 8, LOTS 1-16 BLK 9, LOTS 1-5 AND 12-16 AND VILLA SITES P AND R; BLK 10, LOTS 1-5 AND 12-16 AND VILLA SITES L AND N; BLK 11, LOTS 1-16; BLK 12, LOTS 1-16; BLK 13, LOTS 1-16; BLK 14, LOTS 1-16; BLK 15, LOTS 1-5 AND 12-16 AND VILLA SITES H AND J; BLK 16 LOTS 1-5; BLK 17 LOTS 1-8; AND BLK 18, LOTS 1-8. <b>HALL'S CENTRAL AVE NO. 1. REPLAT LOTS 1-2.</b> |  |
| <b>Primary Applicant Contacts:</b>  | Ken Rikard<br>krrikardii@gmail.com   | Alexander Smith<br>boonearch@gmail.com |
| <b>Primary Staff Contact:</b>       | Laura Duvekot, Historic Preservationist<br>727.892.5451 / laura.duvekot@stpete.org   |  |
| <b>For More Information:</b>        | <u>For more information and related documents:</u><br><a href="http://www.stpete.org/planning_zoning/current_planning_projects.php">http://www.stpete.org/planning_zoning/current_planning_projects.php</a>  |  |

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 August 28, 2019 at Metro Inclusive Health. If you were unable to attend the meeting or have additional questions about the impacts of this proposal, please contact City staff or one of the applicants using the information listed above. Documents related to this application will be posted online at [http://www.stpete.org/planning\\_zoning/current\\_planning\\_projects.php](http://www.stpete.org/planning_zoning/current_planning_projects.php).

The support of property owners representing more than 50% of the subject tax parcels is required for this application to proceed to public hearing. 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. If this ballot process indicates support and the application moves forward, you will be notified by mail of the time, date, and location of each public hearing.

***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 Tuesday December 10, 2019, then the vote indicated on the returned ballot will be counted for the entire parcel. Properties from which no ballot has been returned by Tuesday, December 10, 2019 will be considered to express nonsupport/opposition.

There are 150 parcels within the proposed district. If support from the owners of 76 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 300 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 300 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* (historic and retaining integrity) or *noncontributing* (under 50 years old or highly altered) 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](mailto:laura.duvekot@stpete.org), or visit [www.stpete.org/planning\\_zoning/current\\_planning\\_projects.php](http://www.stpete.org/planning_zoning/current_planning_projects.php) for further information on this application procedure.

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

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

Signed ballots must be postmarked on or before Tuesday, December 10, 2019 or delivered in person by 4 pm on that date to the Urban Planning & Historic Preservation Division, 8<sup>th</sup> 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 and Historic Preservation Division  
Planning and Development Services Department  
/ld

cc: Elizabeth Abernathy, Director, Planning and Development Services Department  
Michael Dema, Assistant City Attorney, City Attorney's Office



# OFFICIAL BALLOT

Ballot Issued on October 11, 2019  
Must be returned or postmarked on or before December 10, 2019.

I, \_\_\_\_\_, (Print One Name Per Ballot), owner of the property located at \_\_\_\_\_, (Street Address or Parcel ID No.), St. Petersburg, Florida 33713,

- SUPPORT
- DO NOT SUPPORT

the initiation of an application for designation of the *Kenwood Section – Southwest Central Kenwood Local Historic District* in the St. Petersburg Register of Historic Places. The proposed district boundary includes the 150 properties generally bounded by 26<sup>th</sup> Street North, 28<sup>th</sup> Street North, 5<sup>th</sup> Avenue North, and the alley between 1<sup>st</sup> and 2<sup>nd</sup> Avenues North, as shown on the attached map.

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:

*For Your Records*

- Please sign and return this ballot on or before **Tuesday, December 10, 2019**. The ballot may be:
- Delivered in person to the *Urban Planning and Historic Preservation Division, 8<sup>th</sup> Floor of the Municipal Services Center, One Fourth Street North, St. Petersburg, FL 33701*;
  - Mailed to *Official Ballot, SWC Kenwood LHD c/o Laura Duvekot, Urban Planning & Historic Preservation Division, PO Box 2842, St. Petersburg, FL 33731-2842*.

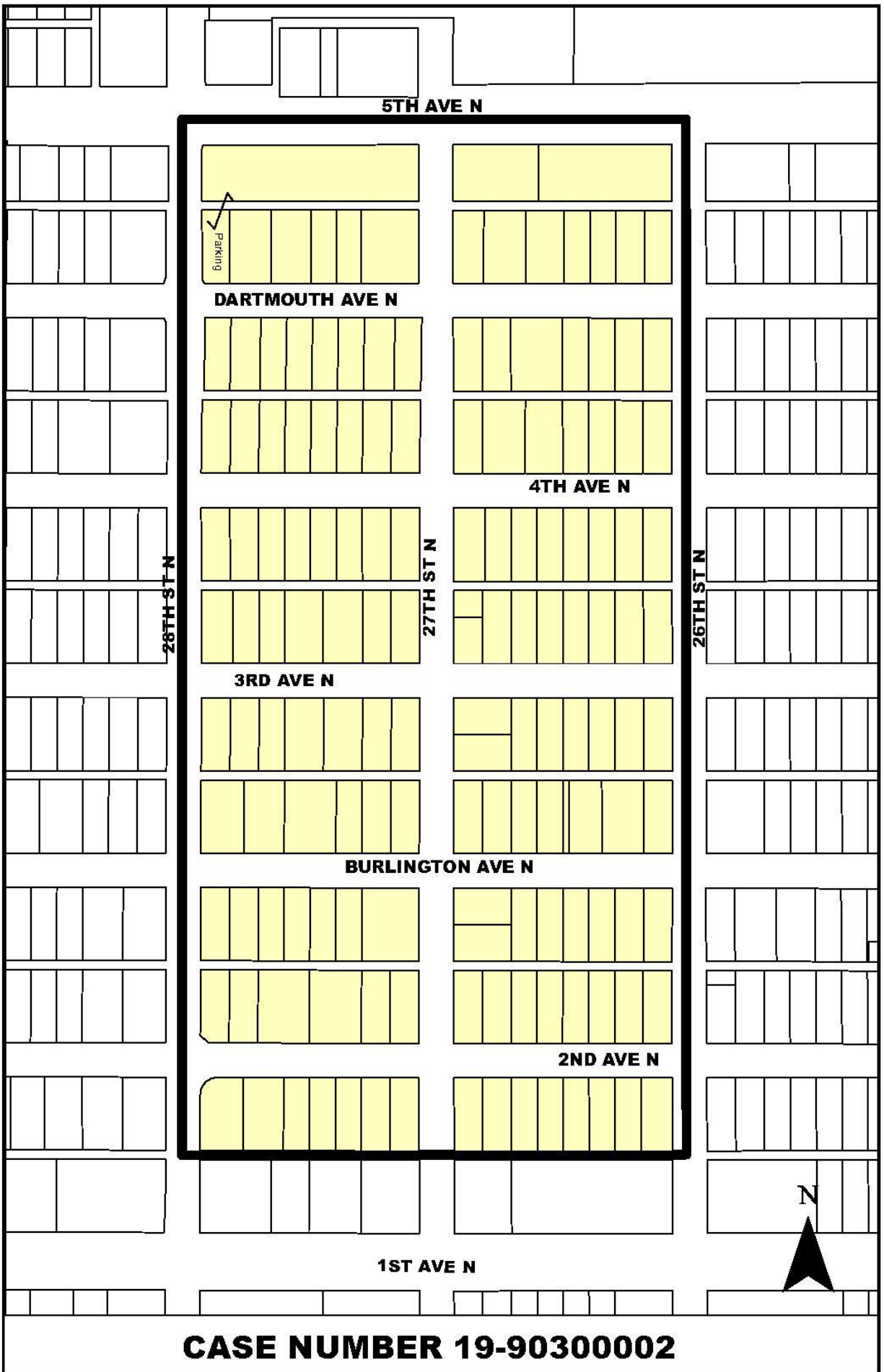
A demonstration of support from 50% + one (1) of the tax parcels located within the proposed boundary is required for this application to proceed to the Community Planning & Preservation Commission (CPPC) and City Council. The final decision regarding this application will be determined by City Council action, not by the outcome of this vote. **The application will be deemed complete immediately upon receipt of "support" votes representing at least 76 of the 150 tax parcels within the proposed district, a complete application for the designation of the proposed area as a local historic district, an application detailing the proposed district's historic significance, integrity, and contributing/noncontributing properties, 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 December 10, 2019, 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 December 10, 2019 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. [http://www.stpete.org/boards\\_and\\_committees/agendas.php](http://www.stpete.org/boards_and_committees/agendas.php)





5TH AVE N

PARKING

DARTMOUTH AVE N

4TH AVE N

28TH ST N

27TH ST N

26TH ST N

3RD AVE N

BURLINGTON AVE N

2ND AVE N

1ST AVE N

N

**CASE NUMBER 19-90300002**

Appendix C:  
Summary of Ballot Returns

**Totals**

Ballots Received: 120

Ballots, Support: 107

Ballots, Oppose: 10

Parcels, Support: 86

Parcels, Oppose: 6

*Support from 76 parcels required for active application*

Appendix D:

Application for Designation to the St. Petersburg Register of Historic Places



# Local Landmark Designation Application

Type of property nominated (for staff use only)

- building  structure  site  object  
 historic district  multiple resource

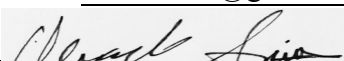
## 1. NAME AND LOCATION OF PROPERTY

historic name Hall's Central Ave. No. 1 and Hall's Central Ave. No. 1 Replat subdivisions  
other names/site number \_\_\_\_\_  
address 26<sup>th</sup> Street North to 28<sup>th</sup> Street North, 5<sup>th</sup> Avenue North to Alley between 1<sup>st</sup> and 2<sup>nd</sup> Avenues North  
historic address Hall's Central Ave No. 1 (1912) and Hall's Central Ave No. 1 Replat (1912)

## 2. PROPERTY OWNER(S) NAME AND ADDRESS

name Alexander Smith  
street and number 2624 Burlington Avenue North  
city or town St. Petersburg state FL zip code 33713  
phone number (h) 7276560237 (w) 7273142724 e-mail boonearch@gmail.com

## 3. NOMINATION PREPARED BY

name/title Alexander Smith, Kenneth Rikard, Jennifer Smith, Bryan Young, Jeff Danner, Richard Pollin, Wydel Simmons, Robert Reid, Kay Aude, Karen Burdewick, John Cox, Margaret Schaeffer, Michael Killoren, Bob Jeffrey, Michelle Ribner, Lewis Ribner, Carrie Harrill Smith, Susan Eubanks, Brenda Gordon  
organization Historic Kenwood Neighborhood Association  
street and number 2624 Burlington Ave N  
city or town St. Petersburg state FL zip code 33713  
phone number (h) 7276560237 (w) 7273142724 e-mail boonearch@gmail.com  
date prepared 1/13/2020 signature 

## 4. BOUNDARY DESCRIPTION AND JUSTIFICATION

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

The boundary of the proposed southwest central kenwood local historic district is:  
26th street north, 28th street north, 5th avenue north, and the alley between 1st and 2nd avenues north.

See attached for a map of the proposed district.

**5. GEOGRAPHICAL DATA**

acreage of property 24 blocks

property identification number \_\_\_\_\_

Kenwood Section – Southwest Central Kenwood  
Local Historic District

Name of Property \_\_\_\_\_

**6. FUNCTION OR USE**

**Historic Functions**

Residential neighborhood including single family homes, multi-family structure (duplex), garage apartments, place of worship and commercial structures. The proposed district features a high concentration of Craftsman style bungalows.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

Residential neighborhood including single family homes, multi-family structure (duplex), garage apartments, place of worship and commercial structures. The proposed district features a high concentration of Craftsman style bungalows.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. DESCRIPTION**

**Architectural Classification**

(See Appendix A for list)

Craftsman Bungalow \_\_\_\_\_

Tudor Revival \_\_\_\_\_

Colonial Revival, Dutch Colonial Revival \_\_\_\_\_

Minimal Traditional, Frame Vernacular, Masonry Vernacular, Ranch

Romanesque Revival \_\_\_\_\_

**Materials**

wood frame, wood siding, stucco \_\_\_\_\_

wood frame, stucco, wood siding \_\_\_\_\_

wood frame, wood siding, stucco \_\_\_\_\_

wood frame, masonry, wood siding \_\_\_\_\_

wood frame, masonry, brick, stone \_\_\_\_\_

**Narrative Description**

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

## 8. NUMBER OF RESOURCES WITHIN PROPERTY

| <u>Contributing</u> | <u>Noncontributing</u> | <u>Resource Type</u> | <u>Contributing resources previously listed on the National Register or Local Register</u>  |
|---------------------|------------------------|----------------------|---|
| 142                 | 8                      | Buildings            | 138 single family residences, 1 duplex, 1 place of worship and 2 commercial buildings are contributory based on their age and listing on the 1995 and/or 2003 National Register surveys. Updates have been made due to demolition/new construction. |
|                     |                        | Sites                |   |
| 102                 | 0                      | Structures           | 76 garages, 24 garage apartments, 1 apartment and 1 shed are listed on 2003 National Registry Survey as contributory  |
|                     |                        | Objects              | Number of multiple property listings  |
| 244                 | 8                      | Total                | See attached Parcel Info Data Spreadsheet   |

Proposed: Southwest Central Kenwood Local  
Historic District

Name of Property

## 9. STATEMENT OF SIGNIFICANCE

### Criteria for Significance

(mark one or more boxes for the appropriate criteria)

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Its value is a significant reminder of the cultural or archaeological heritage of the City, state, or nation.</li> <li><input type="checkbox"/> Its location is the site of a significant local, state, or national event.</li> <li><input type="checkbox"/> It is identified with a person or persons who significantly contributed to the development of the City, state, or nation.</li> <li><input checked="" type="checkbox"/> 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.</li> <li><input checked="" type="checkbox"/> Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance.</li> <li><input checked="" type="checkbox"/> It has distinguishing characteristics of an</li> </ul> | <ul style="list-style-type: none"> <li>architectural style valuable for the study of a period, method of construction, or use of indigenous materials.</li> <li><input checked="" type="checkbox"/> 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.</li> <li><input checked="" type="checkbox"/> Its character is an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.</li> <li><input type="checkbox"/> It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.</li> </ul> |
|---|---|

**Areas of Significance**

(see Attachment B for detailed list of categories)

This proposed district, like Historic Kenwood as a whole, was mostly built out in the 1920's as a working class neighborhood for St. Petersburg's (relatively few) year round residents. Approximately 95% of the properties within the proposed district boundaries are listed as contributory for Historic Kenwood's designation on the National Register of Historic Places.

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2741 2<sup>nd</sup> Ave N "Airplane House" designated as a St. Petersburg historic landmark.

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Originally it was known as the First Evangelical United Brethren Church building. The church defines the intersection of 5th Avenue North and 28th Street and makes a big contribution to the history and visual significance of the Kenwood neighborhood. It's tower and cast stone compound arch at the entrance are its significant features.

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**Period of Significance**

Contributory homes & structures were built from 1917 to 1953

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**Significant Dates (date constructed & altered)**

Approximately 61% are Craftsman Bungalow, 17% Frame Vernacular, 6% Tudor Revival, 6% Masonry Vernacular, 3% Minimal Traditional, 3% Colonial Revival and 1% each Dutch Colonial, Ranch, and 4 Square designs. This higher concentration of Cratsman Bungalows and overall diversity of architectural styles is representative of the over Historic Kenwood neighborhood.

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**Significant Person(s)**

J. Liberty Tadd

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**Cultural Affiliation/Historic Period**

1920's Florida Land Boom

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**Builder**

Deeb Construction, A.A. Stebbins and Fred G. Crawford along with 22 others are noted in the 2003 National Register Report as builders of significance.

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**Architect**

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**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 used.)

**10. MAJOR BIBLIOGRAPHICAL REFERENCES**

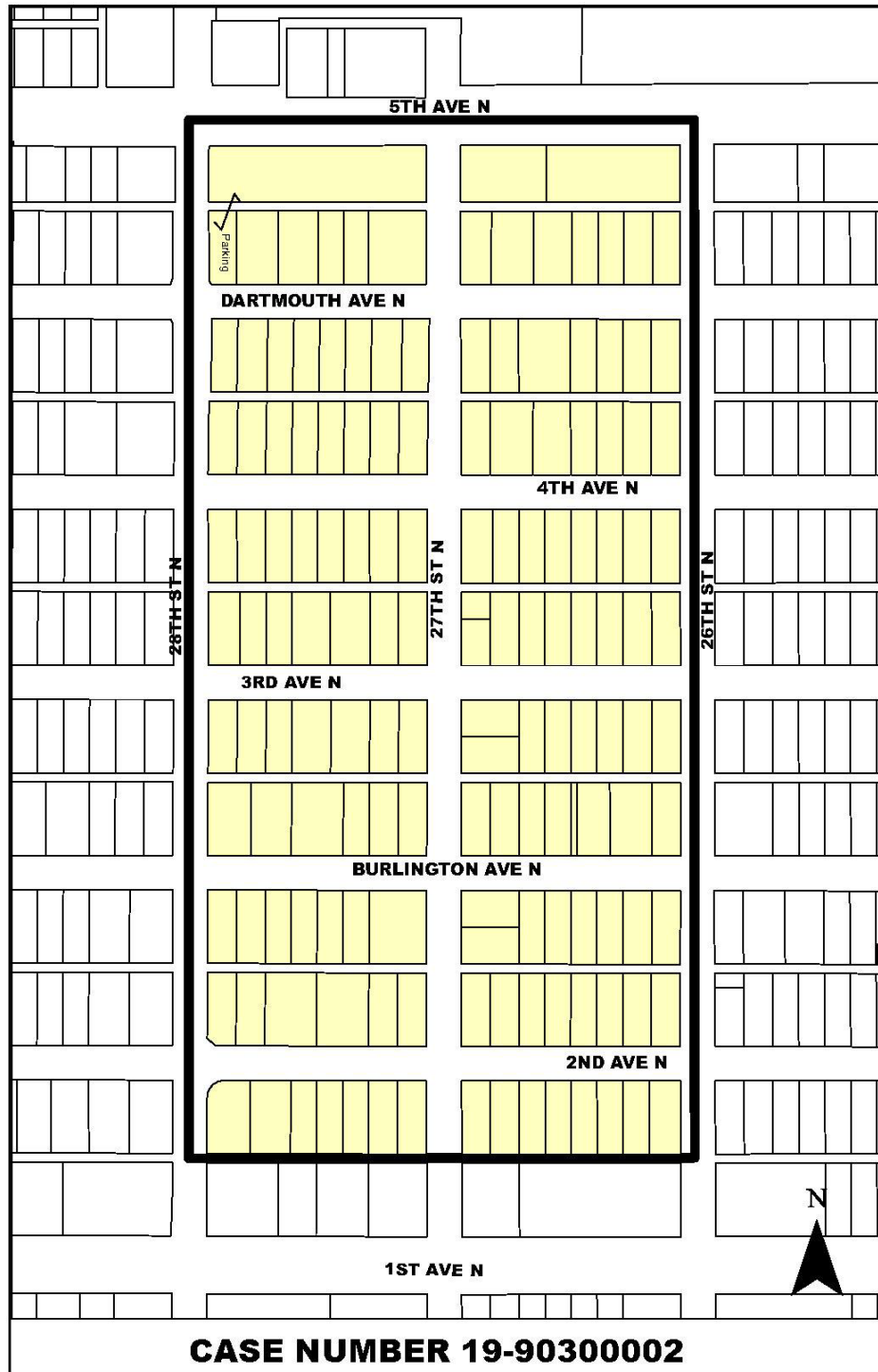
Please list bibliographical references.



# St. Petersburg Landmark Designation Application

## Map of proposed Southwest Central Kenwood Local Historic District

Name of Property: Southwest Central Kenwood Local Historic District



**Listing of Contributing and Non-Contributing Properties by Architecture**

Name of Property: Southwest Central Kenwood Local Historic District

| STREET NO. | STREET    | ARCHITECTURAL STYLE       | YEAR BUILT | CONTRIBUTING | OTHER STRUCTURES |
|------------|-----------|---------------------------|------------|--------------|------------------|
| 118        | 26TH ST N | Craftsman Bungalow        | 1927       | Yes          |                  |
| 250        | 26TH ST N | Frame Vernacular          | 1950       | Yes          |                  |
| 330        | 26TH ST N | Tudor Revival             | 1937       | Yes          | Garage           |
| 430        | 26TH ST N | Ranch                     | 1950       | Yes          |                  |
| 201        | 27TH ST N | Frame Vernacular          | 1928       | Yes          | Garage           |
| 217        | 27TH ST N | Craftsman Bungalow        | 1925       | Yes          | Garage           |
| 223        | 27TH ST N | Craftsman Bungalow        | 1925       | Yes          | Garage           |
| 230        | 27TH ST N | Craftsman Bungalow        | 1927       | Yes          | Garage           |
| 253        | 27TH ST N | Craftsman Bungalow        | 1926       | Yes          | Garage           |
| 259        | 27TH ST N | Craftsman Bungalow        | 1926       | Yes          | Garage           |
| 313        | 27TH ST N | Craftsman Bungalow        | 1927       | Yes          |                  |
| 125        | 28TH ST N | Other                     | 1975       | No           |                  |
| 2601       | 2ND AVE N | Frame Vernacular          | 1922       | Yes          | Gar Apt          |
| 2608       | 2ND AVE N | Craftsman Bungalow        | 1925       | Yes          | Garage           |
| 2609       | 2ND AVE N | Craftsman Bungalow        | 1922       | Yes          | Garage           |
| 2620       | 2ND AVE N | Craftsman Bungalow        | 1935       | Yes          | Gar Apt          |
| 2621       | 2ND AVE N | Frame Vernacular          | 1956       | Yes          |                  |
| 2627       | 2ND AVE N | Craftsman Bungalow        | 1925       | Yes          | Garage           |
| 2626-2628  | 2ND AVE N | Frame Vernacular          | 1923       | Yes          | Garage           |
| 2635       | 2ND AVE N | Craftsman Bungalow        | 1921       | Yes          | Garage           |
| 2636       | 2ND AVE N | Craftsman Bungalow        | 1922       | Yes          |                  |
| 2644       | 2ND AVE N | Craftsman Bungalow        | 1925       | Yes          |                  |
| 2645       | 2ND AVE N | Craftsman Bungalow        | 1927       | Yes          | Garage           |
| 2650       | 2ND AVE N | Minimal Traditional       | 1935       | Yes          |                  |
| 2651       | 2ND AVE N | Craftsman Bungalow        | 1925       | Yes          |                  |
| 2662       | 2ND AVE N | Colonial Revival Bungalow | 1935       | Yes          | Garage           |
| 2700       | 2ND AVE N | Craftsman Bungalow        | 1925       | Yes          | Garage           |
| 2701       | 2ND AVE N | Craftsman Bungalow        | 1926       | Yes          | Garage           |
| 2710       | 2ND AVE N | Frame Vernacular          | 1920       | Yes          | Garage           |
| 2715       | 2ND AVE N | Craftsman Bungalow        | 1925       | Yes          | Garage           |
| 2720       | 2ND AVE N | Craftsman Bungalow        | 1924       | Yes          | Garage           |
| 2728       | 2ND AVE N | Craftsman Bungalow        | 1927       | Yes          | Garage           |
| 2734       | 2ND AVE N | Craftsman Bungalow        | 1927       | Yes          | Garage           |
| 2739       | 2ND AVE N | Craftsman Bungalow        | 1925       | Yes          |                  |
| 2741       | 2ND AVE N | Craftsman Bungalow        | 1920       | Yes          | Garage           |
| 2750       | 2ND AVE N | Craftsman Bungalow        | 1930       | Yes          | Gar Apt          |
| 2755       | 2ND AVE N | Craftsman Bungalow        | 1924       | Yes          | Garage           |
| 2761       | 2ND AVE N | Craftsman Bungalow        | 1924       | Yes          | Gar Apt          |
| 2601       | 3RD AVE N | Minimal Traditional       | 1939       | Yes          |                  |
| 2611       | 3RD AVE N | Frame Vernacular          | 1946       | Yes          | Gar Apt          |
| 2614       | 3RD AVE N | Craftsman Bungalow        | 1924       | Yes          | Garage           |
| 2620       | 3RD AVE N | Craftsman Bungalow        | 1924       | Yes          | Garage           |

**Listing of Contributing and Non-Contributing Properties by Architecture**

Name of Property: Southwest Central Kenwood Local Historic District

|      |           |                     |        |     |         |
|------|-----------|---------------------|--------|-----|---------|
| 2621 | 3RD AVE N | Craftsman Bungalow  | 1925   | Yes | Gar Apt |
| 2625 | 3RD AVE N | Other               | 2019   | No  |         |
| 2626 | 3RD AVE N | Craftsman Bungalow  | 1924   | Yes | Garage  |
| 2632 | 3RD AVE N | Frame Vernacular    | 1924   | Yes | Gar Apt |
| 2635 | 3RD AVE N | Craftsman Bungalow  | 1929   | Yes | Gar Apt |
| 2644 | 3RD AVE N | American 4 Square   | 1927   | Yes | Gar Apt |
| 2645 | 3RD AVE N | Craftsman Bungalow  | 1925   | Yes | Shed    |
| 2651 | 3RD AVE N | Craftsman Bungalow  | 1923   | Yes | Gar Apt |
| 2661 | 3RD AVE N | Craftsman Bungalow  | 1925   | Yes | Garage  |
| 2700 | 3RD AVE N | Craftsman Bungalow  | 1923   | Yes | Garage  |
| 2701 | 3RD AVE N | Craftsman Bungalow  | 1923   | Yes | Garage  |
| 2710 | 3RD AVE N | Craftsman Bungalow  | 1925   | Yes |         |
| 2711 | 3RD AVE N | Craftsman Bungalow  | 1924   | Yes | Garage  |
| 2722 | 3RD AVE N | Craftsman Bungalow  | 1923   | Yes | Garage  |
| 2723 | 3RD AVE N | Craftsman Bungalow  | 1922   | Yes | Gar Apt |
| 2725 | 3RD AVE N | Craftsman Bungalow  | 1924   | Yes | Garage  |
| 2728 | 3RD AVE N | Craftsman Bungalow  | 1922   | Yes | Garage  |
| 2737 | 3RD AVE N | Masonry Vernacular  | 1950   | Yes | Apt     |
| 2740 | 3RD AVE N | Craftsman Bungalow  | 1925   | Yes |         |
| 2747 | 3RD AVE N | Craftsman Bungalow  | 1925   | Yes |         |
| 2750 | 3RD AVE N | Craftsman Bungalow  | 1925   | Yes |         |
| 2754 | 3RD AVE N | Craftsman Bungalow  | 1926   | Yes |         |
| 2763 | 3RD AVE N | Tudor Revival       | 1938   | Yes |         |
| 0    | 4TH AVE N |                     | Vacant | No  |         |
| 2601 | 4TH AVE N | Craftsman Bungalow  | 1926   | Yes |         |
| 2610 | 4TH AVE N | Frame Vernacular    | 1945   | Yes | Garage  |
| 2611 | 4TH AVE N | Frame Vernacular    | 1945   | Yes | Garage  |
| 2620 | 4TH AVE N | Frame Vernacular    | 1949   | Yes | Garage  |
| 2621 | 4TH AVE N | Craftsman Bungalow  | 1925   | Yes | Garage  |
| 2626 | 4TH AVE N | Frame Vernacular    | 1928   | Yes |         |
| 2631 | 4TH AVE N | Masonry Vernacular  | 1949   | Yes | Gar Apt |
| 2635 | 4TH AVE N | Other               | 2013   | No  | Garage  |
| 2653 | 4TH AVE N | Frame Vernacular    | 1936   | Yes |         |
| 2654 | 4TH AVE N | Other               | 2017   | No  |         |
| 2660 | 4TH AVE N | Frame Vernacular    | 1949   | Yes |         |
| 2661 | 4TH AVE N | Frame Vernacular    | 1936   | Yes | Garage  |
| 2662 | 4TH AVE N | Masonry Vernacular  | 1950   | Yes |         |
| 2700 | 4TH AVE N | Frame Vernacular    | 1941   | Yes | Garage  |
| 2701 | 4TH AVE N | Craftsman Bungalow  | 1925   | Yes | Garage  |
| 2710 | 4TH AVE N | Minimal Traditional | 1945   | Yes | Garage  |
| 2711 | 4TH AVE N | Craftsman Bungalow  | 1926   | Yes | Garage  |
| 2719 | 4TH AVE N | Craftsman Bungalow  | 1923   | Yes | Garage  |
| 2720 | 4TH AVE N | Craftsman Bungalow  | 1925   | Yes | Garage  |
| 2726 | 4TH AVE N | Craftsman Bungalow  | 1924   | Yes | Garage  |
| 2729 | 4TH AVE N | Colonial Revival    | 1926   | Yes | Garage  |
| 2736 | 4TH AVE N | Craftsman Bungalow  | 1922   | Yes | Gar Apt |
| 2737 | 4TH AVE N | Craftsman Bungalow  | 1926   | Yes | Gar Apt |

**Listing of Contributing and Non-Contributing Properties by Architecture**

Name of Property: Southwest Central Kenwood Local Historic District

|      |                  |                       |        |     |                  |
|------|------------------|-----------------------|--------|-----|------------------|
| 2740 | 4TH AVE N        | Craftsman Bungalow    | 1925   | Yes | Gar Apt          |
| 2741 | 4TH AVE N        | Craftsman Bungalow    | 1925   | Yes |                  |
| 2747 | 4TH AVE N        | Craftsman Bungalow    | 1926   | Yes | Garage           |
| 2748 | 4TH AVE N        | Craftsman Bungalow    | 1924   | Yes | Garage           |
| 2754 | 4TH AVE N        | Craftsman Bungalow    | 1924   | Yes | Garage           |
| 2755 | 4TH AVE N        | Craftsman Bungalow    | 1925   | Yes | Gar Apt          |
| 2620 | 5TH AVE N        | Commercial Storefront | 1953   | Yes |                  |
| 2660 | 5TH AVE N        | Commercial Storefront | 1958   | Yes |                  |
| 2750 | 5TH AVE N        | Romanesque Revival    | 1948   | Yes | Place of Worship |
| 0    | BURLINGTON AVE N |                       | Vacant | No  |                  |
| 2601 | BURLINGTON AVE N | Craftsman Bungalow    | 1931   | Yes | Garage           |
| 2602 | BURLINGTON AVE N | Frame Vernacular      | 1925   | Yes |                  |
| 2610 | BURLINGTON AVE N | Craftsman Bungalow    | 1923   | Yes | Gar Apt          |
| 2611 | BURLINGTON AVE N | Craftsman Bungalow    | 1932   | Yes | Gar Apt          |
| 2620 | BURLINGTON AVE N | Craftsman Bungalow    | 1923   | Yes | Gar Apt          |
| 2624 | BURLINGTON AVE N | Craftsman Bungalow    | 1920   | Yes | Gar Apt          |
| 2627 | BURLINGTON AVE N | Frame Vernacular      | 1917   | Yes | Garage           |
| 2637 | BURLINGTON AVE N | Craftsman Bungalow    | 1922   | Yes | Gar Apt          |
| 2638 | BURLINGTON AVE N | Craftsman Bungalow    | 1920   | Yes |                  |
| 2640 | BURLINGTON AVE N | Craftsman Bungalow    | 1923   | Yes | Garage           |
| 2643 | BURLINGTON AVE N | Craftsman Bungalow    | 1919   | Yes | Gar Apt          |
| 2649 | BURLINGTON AVE N | Craftsman Bungalow    | 1922   | Yes | Garage           |
| 2663 | BURLINGTON AVE N | Craftsman Bungalow    | 1925   | Yes |                  |
| 2701 | BURLINGTON AVE N | Craftsman Bungalow    | 1925   | Yes | Garage           |
| 2709 | BURLINGTON AVE N | Minimal Traditional   | 1937   | Yes | Garage           |
| 2720 | BURLINGTON AVE N | Craftsman Bungalow    | 1924   | Yes | Garage           |
| 2721 | BURLINGTON AVE N | Craftsman Bungalow    | 1925   | Yes | Gar Apt          |
| 2726 | BURLINGTON AVE N | Craftsman Bungalow    | 1924   | Yes | Garage           |
| 2727 | BURLINGTON AVE N | Craftsman Bungalow    | 1925   | Yes | Garage           |
| 2732 | BURLINGTON AVE N | Craftsman Bungalow    | 1925   | Yes | Garage           |
| 2741 | BURLINGTON AVE N | Craftsman Bungalow    | 1925   | Yes | Garage           |
| 2750 | BURLINGTON AVE N | Masonry Vernacular    | 1958   | Yes |                  |
| 2758 | BURLINGTON AVE N | Craftsman Bungalow    | 1925   | Yes | Garage           |
| 2761 | BURLINGTON AVE N | Craftsman Bungalow    | 1924   | Yes | Garage           |
| 2762 | BURLINGTON AVE N | Craftsman Bungalow    | 1924   | Yes | Garage           |
| 2601 | DARTMOUTH AVE N  | Frame Vernacular      | 1938   | Yes | Garage           |
| 2608 | DARTMOUTH AVE N  | Craftsman Bungalow    | 1925   | Yes |                  |
| 2609 | DARTMOUTH AVE N  | Tudor Revival         | 1938   | Yes | Garage           |
| 2616 | DARTMOUTH AVE N  | Masonry Vernacular    | 1950   | Yes |                  |
| 2619 | DARTMOUTH AVE N  | Frame Vernacular      | 1955   | Yes |                  |
| 2626 | DARTMOUTH AVE N  | Masonry Vernacular    | 1950   | Yes |                  |
| 2627 | DARTMOUTH AVE N  | Other                 | 2013   | No  |                  |
| 2635 | DARTMOUTH AVE N  | Tudor Revival         | 1935   | Yes | Gar Apt          |
| 2640 | DARTMOUTH AVE N  | Minimal Traditional   | 1940   | Yes | Garage           |
| 2649 | DARTMOUTH AVE N  | Tudor Revival         | 1936   | Yes | Gar Apt          |
| 2650 | DARTMOUTH AVE N  | Tudor Revival         | 1938   | Yes | Garage           |
| 2660 | DARTMOUTH AVE N  | Colonial Revival      | 1939   | Yes | Garage           |

**Listing of Contributing and Non-Contributing Properties by Architecture**

Name of Property: Southwest Central Kenwood Local Historic District

|      |                 |                        |      |     |         |
|------|-----------------|------------------------|------|-----|---------|
| 2663 | DARTMOUTH AVE N | Frame Vernacular       | 1928 | Yes | Gar Apt |
| 2700 | DARTMOUTH AVE N | Frame Vernacular       | 1926 | Yes | Garage  |
| 2709 | DARTMOUTH AVE N | Masonry Vernacular     | 1950 | Yes |         |
| 2710 | DARTMOUTH AVE N | Dutch Colonial Revival | 1925 | Yes | Garage  |
| 2719 | DARTMOUTH AVE N | Craftsman Bungalow     | 1925 | Yes | Garage  |
| 2720 | DARTMOUTH AVE N | Craftsman Bungalow     | 1925 | Yes | Garage  |
| 2725 | DARTMOUTH AVE N | Tudor Revival          | 1936 | Yes | Garage  |
| 2730 | DARTMOUTH AVE N | Masonry Vernacular     | 1939 | Yes | Gar Apt |
| 2736 | DARTMOUTH AVE N | Other                  | 2016 | No  |         |
| 2737 | DARTMOUTH AVE N | Frame Vernacular       | 1923 | Yes | Gar Apt |
| 2740 | DARTMOUTH AVE N | Masonry Vernacular     | 1957 | Yes |         |
| 2750 | DARTMOUTH AVE N | Tudor Revival          | 1937 | Yes | Garage  |
| 2755 | DARTMOUTH AVE N | Tudor Revival          | 1936 | Yes | Garage  |
| 2760 | DARTMOUTH AVE N | Masonry Vernacular     | 1947 | Yes |         |

Cont            142

Non Cont      8

# St. Petersburg Landmark Designation Application

## Narrative Statement of Significance

Name of Property: Southwest Central Kenwood Local Historic District

### Physical Description

The land for Hall's Central Ave. No. 1 and Hall's Central Ave. No. 1 Replat subdivisions were purchased in 1912 and included properties between 25<sup>th</sup> Street North and 28<sup>th</sup> Street North and what is now 1<sup>st</sup> Avenue North and 5<sup>th</sup> Avenue North. In 1928, due to earlier construction of St. Pete High School, a series of Avenue name changes were adopted. 3<sup>rd</sup> Avenue North became Burlington Avenue; 4<sup>th</sup> became 3<sup>rd</sup>; 5<sup>th</sup> became Dartmouth Avenue; and 6<sup>th</sup> became 5<sup>th</sup> Avenue North. Both subdivisions were laid out in a traditional grid pattern that was common throughout St. Petersburg neighborhoods platted in the 1910's/1920's and included alley facing garages. Alleys were located at the back of the properties and all utilities and trash collection were in the alleys. At some point in time some of the original red brick streets were covered with asphalt so there is now a mix of brick and concrete streets within this proposed district. There is also a mix of the original hex block sidewalks and concrete. The lots were long and narrow to accommodate the house at the front of the lot and garage at the back. A green yard tree line, 8-10 feet wide, was located between the sidewalk and the curb. The pattern of housing throughout the district consisted of homes built narrow and deep to the lot near the sidewalk. Most homes feature front porches which were typically set back 15-18 feet from the sidewalk. The face of most homes is set back approximately 25 feet. Most homes in the district are single story in height. However, there are two-story homes to be found. One, located at 2741 2<sup>nd</sup> Avenue, individually meets the criteria for listing on the National Register of Historic Places and is designated as a St. Petersburg historic landmark. Built in 1920 and covering two lots, it's a one of a kind, beautifully detailed Craftsman Bungalow with an Oriental peaked ridge gable roof, "canoe" outrigger eaves, wrap-around porch with original Cuban tile, and front leaded glass picture windows that drop down into the wall to open. Known as the "Airplane House" it was patterned after its sister home located at 2955 Central Avenue. Now housing the Craftsman House Gallery, it was built in 1918 as a model home for the Kenwood neighborhood. Approximately 95% of the homes within this proposed district met the criteria for listing as a contributory structure for the Kenwood Historic District designation by the National Park Service in 2003. Garage apartments, typically two story in height and located to the rear of the property are scattered within the area. The Historic Kenwood area was originally built as the first suburb for the working class, year-round residents of St. Petersburg. The neighborhood depended upon other non-residential structures for its success including the old Nolan's grocery store (renovated to become condominium lofts), St. Petersburg High School, and the Mari Jean Hotel (soon to undergo renovation) which all have local landmark status. There were three churches and one was demolished a few years ago to make way for multi-family housing. One other, located within this proposed District, was built in the Romanesque Revival style in 1948. Originally it was known as the First Evangelical United Brethren Church and later became the Albright United Methodist Church. Now a multi-use facility, the church building defines the intersection of 5<sup>th</sup> Avenue North and 28<sup>th</sup> Street. As noted in Florida Site File 7467, it

makes a big contribution to the history and visual significance of the Kenwood neighborhood. Its tower and cast stone compound arch at the entrance are its significant features. Covering a full city block, there were additions in 1952 and 1957 to add classrooms, offices, and a nursery. Featured in the 2005 and 2015 BungalowFest home tours, it provided interesting adjunct to the tours. The Albright Methodist Church purchased the large two-story Frame Vernacular home located at 2700 Dartmouth to serve as the Pastor's home. It's changed hands several times since then and was featured in the 2001 BungalowFest home tour.

## Setting

Located within the Historic Kenwood neighborhood, this proposed local historic district is situated just a few blocks from Central Avenue and the shops and restaurants located in the Grand Central Business District. Using 28<sup>th</sup> Street as a divider, it is positioned within the southeast quadrant of the Historic Kenwood neighborhood. Of the homes listed as contributory to the National Register of Historic Places designation in this proposed district:

- 1% were built in the 1910s
- 71% were built in the 1920s
- 17% were built in the 1930s
- 8% were built in the 1940s
- 3% were built in 1950

Although there are a few newer homes in this proposed district, the vast majority represent the original homes built in this area. Approximately 95% of the homes within this proposed district were listed as contributory to Historic Kenwood's designation on the National Register of Historic Places in 2003. It is very likely that the six homes built in the later 1950's may now be considered contributory as they are at least fifty years old at this time.

Of note, while researching the properties we found some variability and discrepancies for a few properties between the Pinellas Property Appraiser website, Property Cards, 1995 Kenwood Final Survey Report, and the 2003 National Register of Historic Places Registration Form regarding the year built. The dates noted above come from the 2003 report.

Many of the homes have had some alterations (such as enclosure of front porches) over the years, and there are a number in need of "sprucing up" or restoration, but all still possess their original architectural integrity. Almost all the homes have separate garage structures and a number include garage apartments for rental and/or extra living space. It was common in the 1920's for a garage apartment to be built first for the owner or contractor to live in while the primary property was under construction. 73 garage structures, 26 garage apartments, and 1 shed in this area of Historic Kenwood were listed as contributory in the 2003 National Register report. In present day, many garage apartments serve as income producers for the owners and affordable housing for renters. Most of the homes have enclosed the backyards with fencing for privacy and security. Fencing material is primarily wood stockade. Sadly, a few homes have been demolished over the years and replaced with new

construction. Since we started the application process for local historic designation one old home was torn down and there is a new home under construction in its place.

## Historical Context

Charles Hall platted Hall's Central No. 1 and Hall's Central No. 1 Replat. Described as one of St. Petersburg's biggest developers during the City's boom time era, he was born in 1869. A Philadelphia milliner, he became a traveling salesman and eventually turned out to be a developer of New Jersey seashore property. Persuaded to come to St. Petersburg in 1909 by early St. Petersburg leader F.A. Davis, Charles Hall made significant investments to become an active partner in the development to the west of downtown. In 1912 he purchased what became Hall's Central District #1 with acreage stretching from 25<sup>th</sup> Street to 28<sup>th</sup> Street and soon thereafter bought additional property expanding west to 31<sup>st</sup> Street (Hall's Central District #2). He eventually went on to develop Lakewood Estates and 160 acres off 34<sup>th</sup> Street. He, along with developer H. Walter Fuller, pushed for extension of the trolley line from downtown west to the beaches to promote growth west of downtown. Charles Hall marketed lots aggressively with many inducements. Such inducements included a willingness to accept lots bought elsewhere in the city as an exchange for his lots. He also offered people to invest \$500-\$5000 in securities, promising 8% interest return. Homes were built for the working to middle class and homes were modest in comparison to the large homes built closer to downtown. City Directories from 1925-1941 describe residents as having jobs such as "salesman," "contractor," "works at Olson Studio," etc. In 1914, Charles Hall and his wife Emma Hall deeded Block Number 11 (an entire city block) of Hall's Central District #2 to the City for the sum of \$1.00 for a park and was known then and now as Seminole Park. Sadly, Charles Hall went bankrupt following the stock market crash and died in 1934. In 1991, after learning that Hall's grave in Royal Palm Cemetery was unmarked, his great granddaughter acquired a 2-foot octagonal piece of sidewalk from old Kenwood and engraved "Charles R. Hall – A preserver and creator of beauty."

As noted earlier, the Historic Kenwood neighborhood, including this proposed local historic district, was built for the working class and middle-class St. Petersburg residents who lived in the City year-round. In present day, Historic Kenwood is recognized as the "Neighborhood of the Arts" with its thriving, vibrant Artist Enclave and successful Public Arts Initiative. This artistic success has had years in the making and likely was highly influenced by J. Liberty Tadd, an Englishman who moved here from Philadelphia, where he was a co-founder of the Philadelphia Industrial Art School. Tadd pioneered the concepts of drawing instruction in connection with the two halves of the brain. Among his ideas were ambidextrous drawing, drawing with the non-dominant hand, and drawing with the eyes closed. In St. Petersburg, he made his home at 2731 2<sup>nd</sup> Avenue North. The home no longer exists and now is a side yard pool area for the house next door. In 1916, he founded The Florida Art School in a leased building at Beach Drive and 2<sup>nd</sup> Avenue – the site which, in 1965, would become the Museum of Fine Arts.

Throughout Historic Kenwood, one will find several beautiful Craftsman Bungalow homes built by contractor A.A. Stebbins. Two Craftsman Bungalow homes built in this proposed district were built by him in 1924 on what now is Burlington Avenue. In 1935 he built a Minimal Traditional home nearby on 2<sup>nd</sup> Avenue North. Moving to St. Petersburg in 1919, he was a prominent developer who built



approximately 15 houses per year. He described his bungalow homes as being “conveniently arranged” with “large and airy” rooms. Featuring large front porches with openings from living and dining rooms, his homes featured fireplaces “a little open fire is cheerful but regular heat is not required.” A.A. Stebbins was very supportive of the City of St. Petersburg and acknowledged that the marketing efforts of the City to bring visitors to the City benefited his business. He donated money to the Chamber of Commerce stating, “the money I can afford to appropriate for the benefit of my hometown can be more wisely used under your auspices.” He conceived and funded an idea to outfit a Pullman rail car to travel to northern states to tout St. Petersburg and its beauty. Named “Sunshine,” the Pullman car traveled the United States with the Royal Scotch Highlanders Band to advertise the “Sunshine City” and give concerts. The City was so appreciative of his efforts that the City Council voted to change the name of Seminole Park on June 5, 1945 to “Stebbins Park” and a formal resolution was issued in this regard. However, Stebbins Park was to be very short lived. A week later June 12, 1945, the City’s legal staff recognized the conflict with the original deed from Charles Hall requiring the park to be called “Seminole Park” in perpetuity.

There were twenty-two builders and contractors noted specifically in Judith Kitchen’s 1995 Final Survey Report who built homes in this area that were contributory to the historic designation. In addition to A.A. Stebbins, another builder of note was George Deeb. One of the City’s largest contractors, he made headlines in October of 1938 when he replaced striking carpenters with other workers which caused quite an uproar at the time. A photograph of George Deeb passing out checks to non-union carpenters in defiance of the carpenters’ union is featured on page 288 of *St. Petersburg and the Florida Dream*. Fast forward to 1984 and George Deeb was recognized in the news as an influential Pinellas County builder for more than fifty years! Although only one home within this proposed district was built by Deeb Construction (a Frame Vernacular built in 1936 on 4<sup>th</sup> Avenue N), there are many more throughout the Historic Kenwood neighborhood.

## Architecture

The homes within the Southwest Central Kenwood Historic District represent a remarkable architectural diversity, in keeping with that of the Historic Kenwood neighborhood. Like the overall neighborhood, there is a large concentration of Craftsman style bungalows. Architectural styles represented include:

- 61% Craftsman Bungalow
- 17% Frame Vernacular
- 6% Tudor Revival
- 6% Masonry Vernacular
- 3% Minimal Traditional
- 3% Colonial Revival
- 1% each Dutch Colonial, Ranch, and 4 Square designs

Despite the variety of styles, most homes are of the bungalow building type, meaning smaller in scale, and featuring front porches and alley access. This pattern is what defines Historic Kenwood’s unique and consistent character.

Nine homes located in this proposed district were part of the 170 homes that were moved into Historic Kenwood in the mid-1930's from other neighborhoods. It's thought that following the economic crash in the 1920's, developments that had been started prior to the crash languished afterwards - and rather than have homes sparsely located it would be better to re-locate to a neighborhood that had been almost built out before the crash. Luckily, Historic Kenwood was one of those neighborhoods. Additionally, 22 homes were identified by Judith Kitchen in the 1995 Survey Report as having special architectural significance and 5 with historic significance within this proposed district.

This proposed district has architectural interest and cohesiveness and has retained the historic features such as the scale of the homes, alleys, tree canopy, landscaping, along with some remaining brick streets and original hex block sidewalks - which supports the designation of Southwest Central Kenwood as a local historic district.

## **Community Planning and Development**

The homes within the Southwest Central Kenwood Historic District represent an intact example of suburban development expanding from downtown St. Petersburg, with most homes built in the booming 1920's and a considerable percentage over the next two decades. Like so many early 20<sup>th</sup> century American neighborhoods, Historic Kenwood began a mid-century decline that didn't let up until the 1990's. Revitalization of Historic Kenwood occurred through vision and deliberate effort. It began 30 years ago with the advent of the Historic Kenwood Neighborhood Association. Neighbors banded together to turn the neighborhood, that had become nearly 90% rental, back into mostly owner-occupied homes. From the outset, HKNA has emphasized restoring properties, focusing on art and artists, promoting authentic neighborliness, and engaging residents in multiple volunteer activities. Successful strategies to make this turnaround included active Crime Watch and drug marches to combat crime. Projects such as erecting Historic Kenwood street signs, building a park pavilion, and displaying Historic Kenwood flags brought a sense of pride and unity. The neighborhood recently enacted its Public Art Initiative after creating a formal Master Plan – and so far has produced beautifully painted benches in Seminole Park, colorful banners along 1<sup>st</sup> Avenue North, and whimsical artistic finials atop the neighborhood street signs – all created by Artist Enclave of Historic Kenwood artists. Monthly porch parties and association meetings, Kenwood Kidz, the neighbor-helping-neighbor partnership, community picnic, holiday decorating contests, and numerous special events – including BungalowFest - brought a sense of community. Novel projects, such as bank partnerships in the 1990's, supported first time home ownership. All these efforts contributed to Historic Kenwood's "Top 10 Cottage Communities" designation by the *Cottage Living* magazine. Starting in 1998 with a "Parade of Neighborhoods," Historic Kenwood will host its 22nd Annual BungalowFest Home Tour in 2020. Thirty-four homes and the church within this proposed district have been featured at least once in the 2000, 2001, 2002, 2005, 2006, 2007, 2008, 2010, 2013, 2014, 2015, 2016, and 2017 BungalowFest Home Tours. BungalowFest promotes the architectural interest and reputation of the neighborhood - and encourages homeowners to renovate and "fix up" their homes. The impact of BungalowFest to the recovery of the neighborhood was recognized in an *American Bungalow* article as well as in a feature in the *Boston Globe*. The Historic Kenwood Neighborhood Association will celebrate its 30<sup>th</sup> Anniversary in 2020 and plans to celebrate its

accomplishments throughout the year and it is expected *American Bungalow* will publish an update regarding our continued success.

The development of the Hall's Central Ave No. 1 and Hall's Central Ave. No 1 Replat subdivisions as a middle class/working class neighborhood is clearly apparent as one sees this neighborhood in present day. The homes, most of which are modest in size, boast interesting architectural details bringing charm and comfort. Notably, in the National Register of Historic Places report is the following statement that sums up the need for this preservation effort: "The significance of the composition of the neighborhood is particularly important, as the quality of the architectural design is not a result of income, but rather the result of high-minded planning ideals and inherently good design. Kenwood Historic District illustrates the democracy of design that has been maintained for more than sixty years" (now more than seventy-six years).

**Acknowledgement:** We are very grateful to Laura Duvekot, Historic Preservationist with St. Petersburg's Department of Urban Planning and Historic Preservation, for her guidance, assistance and encouragement with this application process. We also thank Marta Jones, St. Pete Museum of History, for her assistance in the past with our research efforts as well as Historic Kenwood resident Laura McGrath. We appreciate the support of Preserve the Burg's with application fees.

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Southwest Central Kenwood Local Historic District



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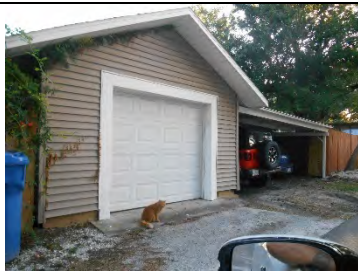
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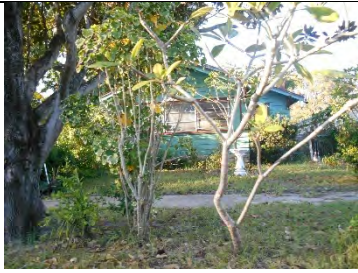
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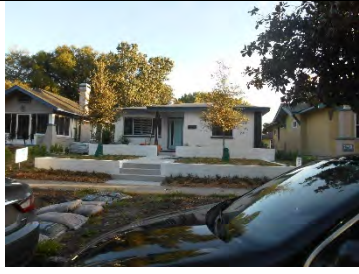
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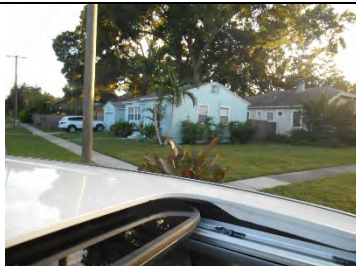
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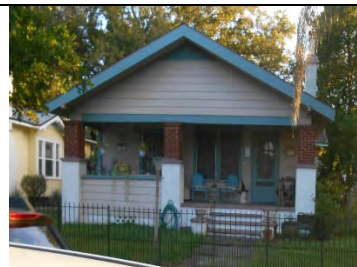
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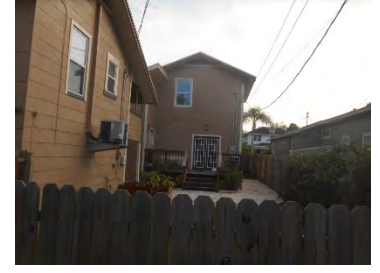
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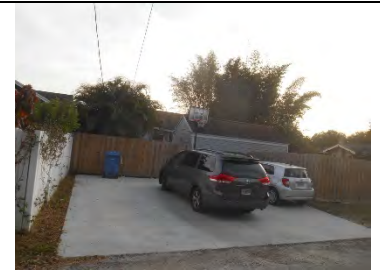
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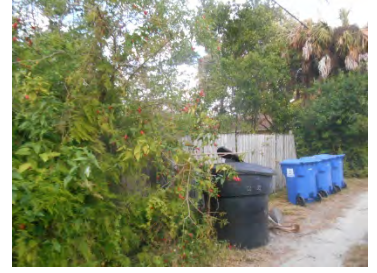
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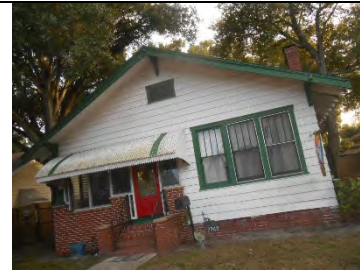
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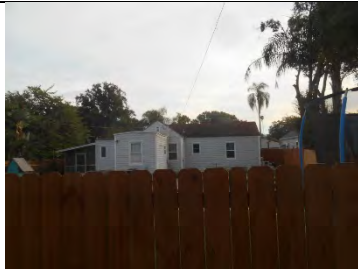
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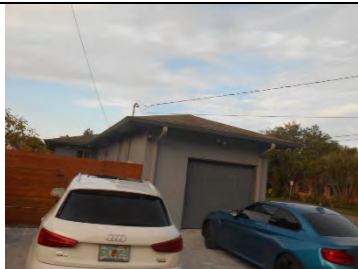
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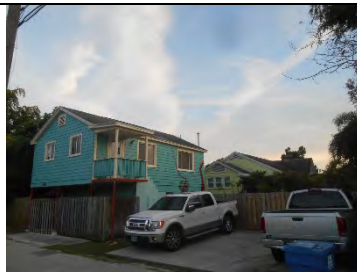
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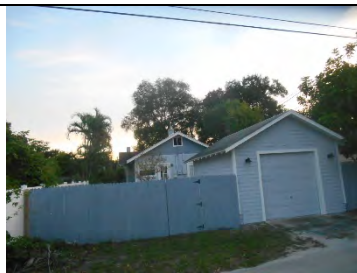
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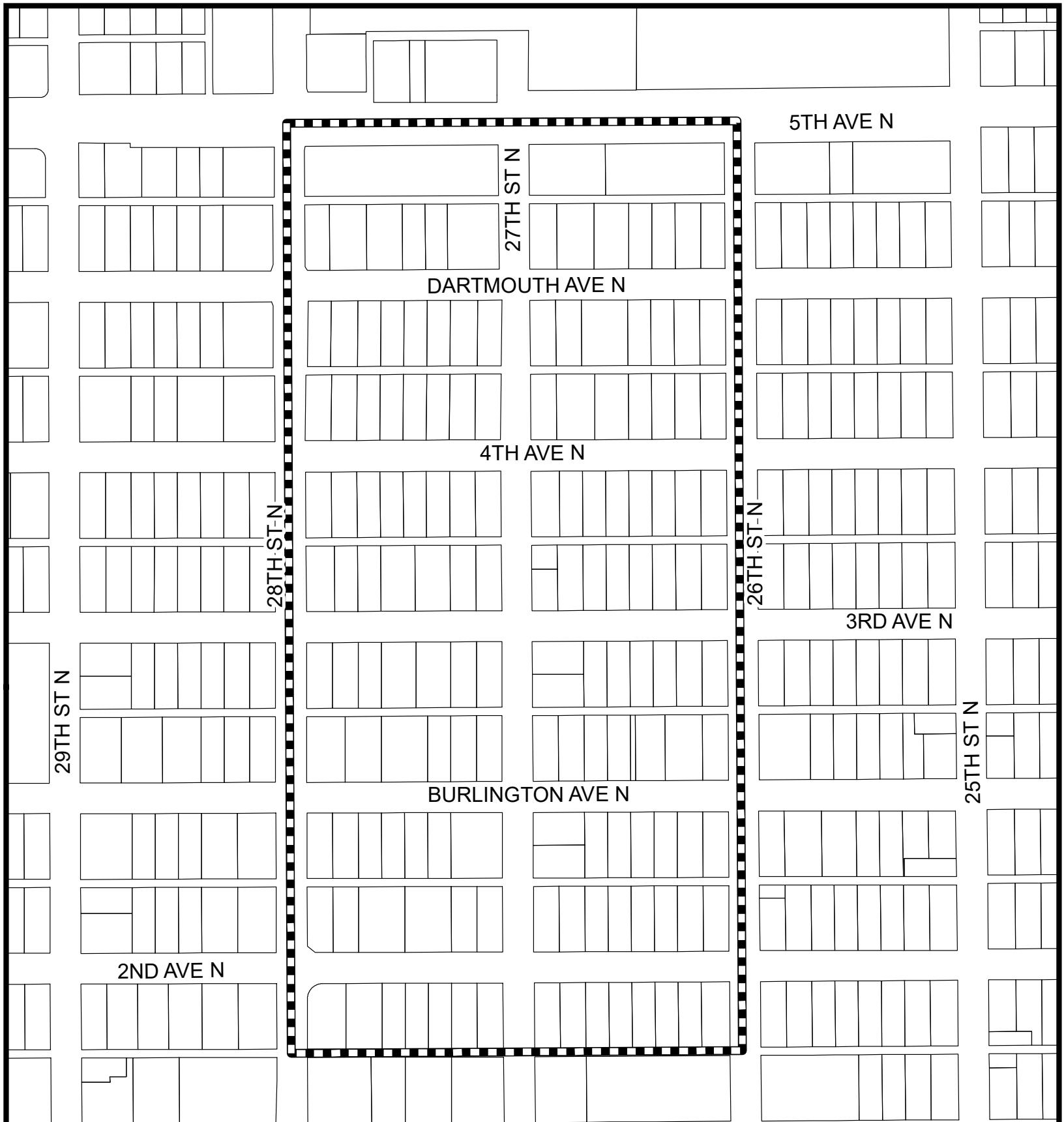


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Appendix E:  
Additional Maps



**Community Planning and Preservation Commission**

**Proposed Kenwood Section**

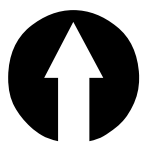
**Southwest Central Kenwood Local Historic District**

**AREA TO BE APPROVED,  
SHOWN IN**



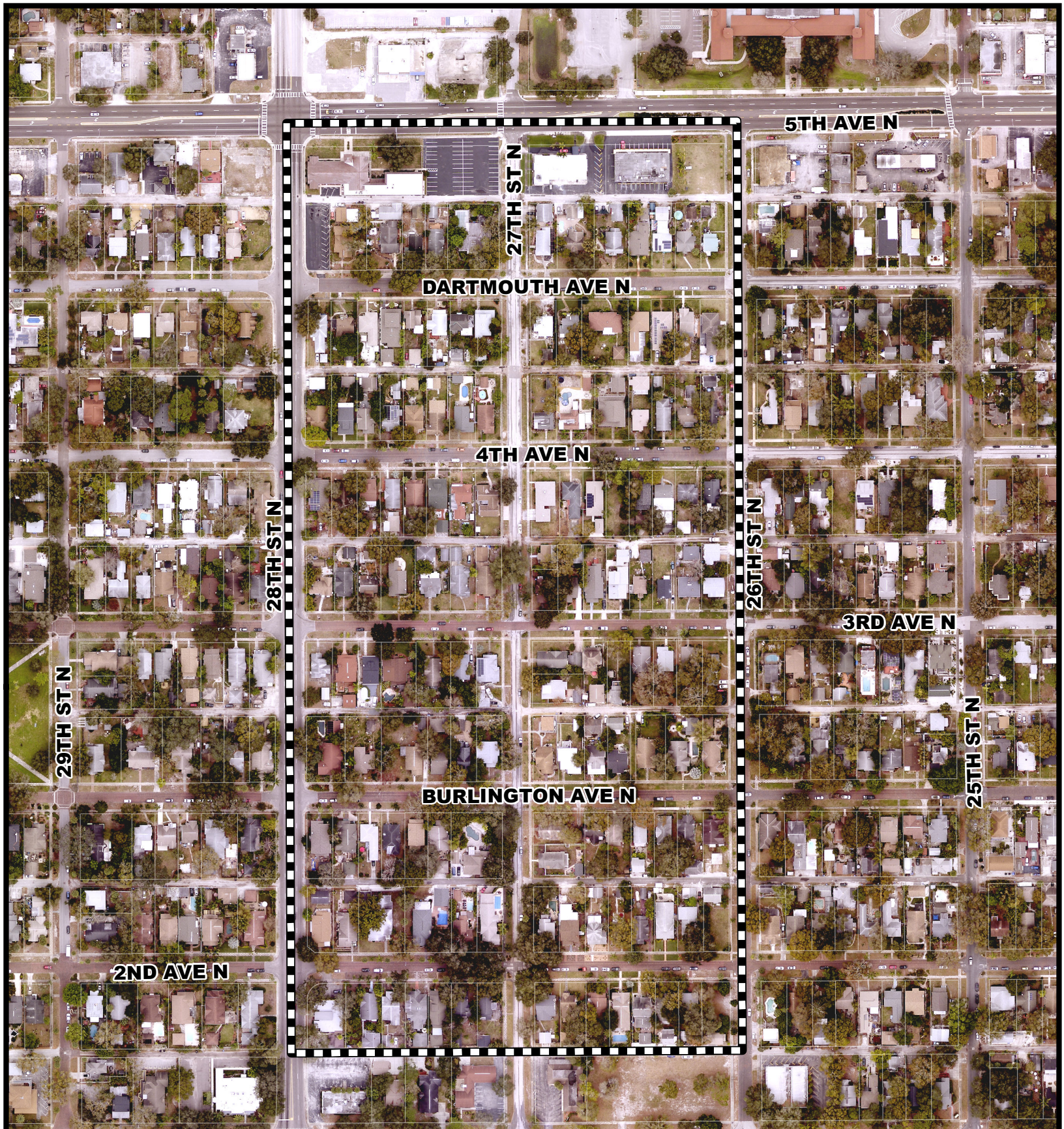
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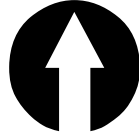
**SCALE:  
1" = 275'**



**Community Planning and Preservation Commission  
Proposed Kenwood Section  
Southwest Central Kenwood Local Historic District**

**AREA TO BE APPROVED,  
SHOWN IN** 

**CASE NUMBER  
19-90300002**

  
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1" = 275'

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DARTMOUTH AVE N

4TH AVE N

3RD AVE N

BURLINGTON AVE N

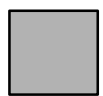
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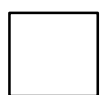
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CONTRIBUTING



NON-CONTRIBUTING

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