



DUNEDIN

HISTORIC RESOURCES SURVEY PHASE 1

Pinellas County, Florida

Prepared for the
City of Dunedin

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EXECUTIVE SUMMARY

At the request of the City of Dunedin's Historic Preservation Advisory Committee (HPAC), city staff contracted with Kimley-Horn and Associates, Inc. in 2020 to conduct a small, 50 structure, historic resources survey including a Survey Master Plan.

The survey was conducted using the requirements of Chapter 1A-46 of the Florida Administrative Code and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. The survey area was determined by identifying concentrations of the oldest historic structures in the City as well as the original city plat map. Due to limited funds, only a small area was able to be designated as Phase I. The City plans to further this initiative into more phases (Survey Master Plan) and apply for grant funds to complete the Survey Master Plan.

The architectural styles discovered during the survey were typical of the growth pattern of the area. The City was established in the late 1880s which is confirmed with a few of the remaining early historic structures identified within the area. There were a variety of architectural styles found within the area such as Octagon, Dutch Colonial Revival, Frame Vernacular, Craftsman, Bungalow, Minimal Traditional, Ranch, and Mid-Century Modern. Frame Vernacular and Bungalow were the predominant styles found within the small survey area. These are very popular styles within Florida.

As predicted by the concentrations of older historic homes, the majority of the structures inventoried as part of Phase I were evaluated as contributing. Of the final 52 structures included within the survey boundary, 46 were deemed contributing. The other six (6) remaining structures were determined to be non-contributing structures due to being less than 50 years old. One of those six (6) was built in the early 1900s but the level of alterations caused the historic integrity of the structure to be lost.

It is recommended the survey area be expanded to include structures to the north and the south in order to determine if local or National Register of Historic Places historic districts are attainable.

ACKNOWLEDGEMENTS

Thanks to the initiative of the City of Dunedin's Historic Preservation Advisory Committee (HPAC) and the City staff for pushing to get this project started and moving. In addition to the HPAC, a special thank you to Commissioner Deborah Kynes for attending and for providing feedback at the project kick-off coordination meeting and training. The forethought to make historic preservation a priority for the community should be applauded.

A special thanks to the State's Division of Historic Resources for providing resources for the archival research portion as well as providing the Florida Master Site Files numbers for each structure inventoried.

The Kimley-Horn team would also like to thank the Pinellas County Property Appraiser for the use of their property data to complete various maps and individual property research attributes.

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INTRODUCTION

INTRODUCTION

The City of Dunedin approached Kimley-Horn and Associates, Inc. in 2020 to discuss the potential of surveying their historic resources through an existing on-call planning contract. A comprehensive historic resources survey has never been conducted within the City. The City of Dunedin is a Certified Local Government and has therefore established a Historic Preservation Advisory Committee (HPAC) in 2016 to safeguard Dunedin's heritage, preserve historic landmarks, and to maintain an inventory of historic structures. Kimley-Horn worked with the HPAC and the City staff to discuss ways to survey their historic resources through virtual coordination sessions. It was decided at one of the virtual sessions to come up with a Survey Master Plan. Due to limited funds only a small area of approximately 50 structures were able to be started right away. The small area, now known as Phase I, was determined by a "heat map" that Kimley-Horn created, as seen in Exhibit A. The heat map takes "year built" data from the Pinellas County Property Appraiser and color codes all the The original city plat maps and the heat map were used to find the City. Two areas were determined by the HPAC to be the Ph on Exhibit B. Those areas will be expanded in future phases and grants from the State's Division of Historical Resources to complete those surveys.

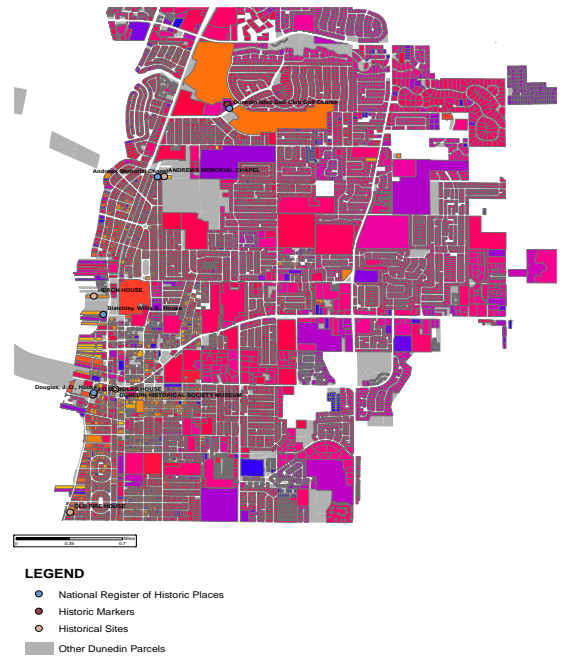


Exhibit A. Heat Map

The HPAC is a highly active committee and were eager to get started with the Phase I survey. The survey was conducted in December of 2020. The City and the HPAC are focused on preserving their cultural heritage. This survey is one way to accomplish this goal by identifying areas and structures for potential historic districts.

Phase I included historic research on the City of Dunedin and the County of Pinellas, field work which included Geographic Information System (GIS) based photographs and inventorying all the structures within the areas defined for the survey; the creation of maps forms for each structure. All of this was then compiled

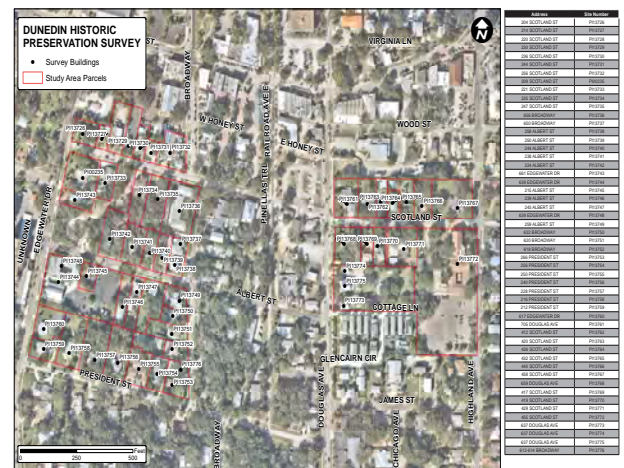


Exhibit B. Phase 1 - Survey Boundary

The field work resulted in 52 structures being surveyed. Of those 52 surveyed, 51 were new entries and one was an update for the J.O Douglas House. The Douglas House is listed on the National Register for Historic Places.

It is important for the City of Dunedin to survey their historic resources to evaluate their significance. These surveys help to determine significant patterns of growth within the City, help to develop historic contexts of the City, help to identify structures within a boundary that could potentially become protected historic districts, and to help the City create a sense of place.

SURVEY CRITERIA & METHODOLOGY

SURVEY CRITERIA & METHODOLOGY

It is important for cities to evaluate their historic resources to determine which ones are significant to the community. Conducting a survey to identify, record, and evaluate a group of historic resources helps such community plan and preserve their cultural heritage. A survey is also a way to distinguish certain areas for future historic districts either locally regulated or listed on the National Register for Historic Places.

Archival Research

In conducting this Phase I survey, a variety of archival research sources were used to develop the survey area, the historic context, and complete the Florida Master Site File forms. Planning staff from the City provided background research to help develop the historical context. Kimley-Horn supplemented the provided background information with historical research such as plat map research, reports, and books focused on Pinellas County and Dunedin. Additionally, the 1917 City of Dunedin Sanborn Map was referenced to investigate building histories for the completion of the Florida Master Site File forms. The Division of Historical Resources also provided previously recorded historical resources in Dunedin. Of the areas surveyed as part of Phase I, there was only one other structure that was previously recorded; the J.O. Douglas House. The Douglas house is listed on the National Register for Historic Places.



Exhibit C. 1917 Sanborn Map

Survey Criteria

Per the State of Florida's Division of Historic Resources, all historic resource surveys conducted in the State of Florida are required to adhere to Chapter 1A-46 of the Florida Administrative Code. Kimley-Horn ensured the survey report and accompanied field work followed the guidelines of 1A-46.001 as well as Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Survey Methodology

The City of Dunedin's Historic Preservation Advisory Committee (HPAC) is an active board and approached staff to start a historic resources survey for the City. The City contracted with Kimley-Horn to help facilitate the historic resources survey. Kimley-Horn was contracted to conduct a training session and a coordination session with the HPAC to first have the committee understand the process of recording historic resources within the Florida Master Site File parameters and the coordination session was held to determine the process for the historic resources survey. At the coordination session, it was decided to come up with a Survey Master Plan. Due to limited funds, a small area (approximately 50 structures) was outlined by Kimley-Horn for the committee to vote on. The small area, now known as Phase I, was determined by a "heat map" that Kimley-Horn created, as seen in Exhibit B. The heat map takes "year built" data from the Pinellas County Property Appraiser and color codes all structures over 50 years old on a map and indicates areas of "heat" where there are concentrations of older structures.

SURVEY CRITERIA & METHODOLOGY

Survey Methodology Continued

The original city plat maps and the heat map was used to find pockets of the oldest structures within the City. Two areas were determined by the HPAC to be the Phase I of the Survey Master Plan, as seen on Exhibit C. Those areas will be expanded in future phases and the City will apply for Small Matching grants from the State's Division of Historical Resources to complete those surveys.

A geographic survey was determined to be the best way to conduct the Phase I survey considering a survey has not been completed and these types of surveys result in a large amount of information for each structure within the boundaries. Due to the size of the areas, a designated route was not necessary as is with larger areas. The consultant surveyed one side of the street and turned around and moved to the opposite side of the street to ensure each structure within the block was accounted for. All structures within the boundaries were recorded regardless of age. If the structure was less than 50 years old, the complete Florida Master Site File form was completed but was deemed as not contributing to a potential historic district.

The equipment used to conduct the field work included the use of ArcGIS Survey123 application on a Global Positioning System (GPS) enabled iPhone which was set up prior to the field work. All required fields on the Florida Master Site File form which are focused on the physical aspect of the structure were loaded into the ArcGIS Survey123 app to allow the consultant to complete all field work on the iPhone. The ArcGIS Survey123 app contains a picture option with GPS coordinates to ensure accurate location of each photo to create Geographic Information System (GIS) data for mapping the location of each structure.

The majority of the sections on the Florida Master Site File form are intuitive and simple data collection entries that is easily completed using the County's Property Appraiser data. However, there are areas on the form that require extensive knowledge of building materials, architectural features, and architectural styles. The consultant conducting the field work and completing the Florida Master Site File forms qualifies as an Architectural Historian according to the National Park Service . In addition to experience, the consultant utilized McAlester's, *A Field Guide to American Houses*, to confirm attributes such as architectural style and architectural features. McAlester's, *A Field Guide to American Houses*, is the standard book used in the Historic Preservation field for these types of attributes.

Based on the information collected in the field and other archival research, recommendations for preservation were composed and further discussed in the Conclusions and Recommendations section of this report.

HISTORIC CONTEXT

HISTORIC CONTEXT

Introduction

This historical context was developed using City of Dunedin's Background and History report for the 2035 Comprehensive Plan, Pinellas County Historical Background prepared by the Pinellas County Planning Department, and the book Dunedin by Vincent Luisi and A.M. de Quesada, Jr.

The City of Dunedin is located in within Pinellas County, FL. Which is situated on the Gulf Coast of Florida between Palm Harbor and Clearwater with approximately 37,000 residents.

Pre-Columbia Era-1880¹

The gulf coast of Florida contains a long history of inhabitants. According to the Pinellas County Historical Background report, by using archaeological evidence, the first known inhabitants arrived between 10,000 and 8,000 B.C. along the gulf coast.

"By 2,500 years ago, native Indians along the Gulf Coast organized into village complexes and developed what has come to be known as the Manasota culture. Middle Archaic Period (5000-3000 BCE) artifacts extracted from the Weedon Island archaeological site during a famous 1920s excavation led by the Smithsonian's Walter Fewkes include arrow points, knives, drills, hammerstones, and other evidence supporting the existence of permanent settlements on the Pinellas Peninsula during this early period. The discoveries at Weedon Island is such that today, the title Weedon Island culture designates an entire group of Indians living on the Florida peninsula pre-A.D. 750."



Figure 1. Panfilo de Narvaez. Sourced from Florida Memory

Weedon Island is located south of Dunedin near the current day St. Petersburg peninsula.

"Ultimately, in the five centuries before the arrival of the Spanish, Indian culture around Tampa Bay evolved into a rather complex society, governed by a hierarchical system of chieftains, whose settlements contained large plazas and tall, pyramid shaped mounds. At the time of the first Spanish exploration, several related groups of Timucuan speakers inhabited the area that is now Pinellas."

According to the National Park Service², the Timucuan were a large group of native Americans separated into different tribes with their own dialects and regions.

The Spanish Era³

It is widely known that when the Spanish came to Florida, they were not kind to the native Indians. Between the fighting and the new diseases the Spanish brought with them, the native Indian population ultimately declined including the Pinellas Indians. The name Pinellas translates to, "punta pinal" or point of pines in Spanish. As evidenced by some areas untouched by development on the current gulf coast, the Pinellas Peninsula was mostly pine forests and beaches.

¹Pinellas County Historical Background. (entire section)

²The Timucua: North Florida's Early People.

³Pinellas County Historical Background. (entire section)

HISTORIC CONTEXT

The Spanish Era Continued

In 1528, Panfilo de Narvaez, a Spanish explorer, arrived in Florida. Historians agree, the Pinellas Peninsula was the mostly likely location of his arrival and claimed the land for Spain. The next notable Spanish explorer to arrive to the area was Hernando de Soto in 1539. Hernando's goal in arriving in Florida was to establish a colony for Spain. This quickly changed, like other explorers when he got caught up in search for gold and treasure. The Spanish continued to live and grow in Florida from the 1500s until they relinquished control of Florida to the British in 1763. Eventually Florida was ceded to the United States in 1819.

"The 18th century brought a variety of groups to Florida such as the Seminoles, fugitive African-Americans, and Cuban fishermen. In the Summer of 1821, Colonel Charles Miller led a band of mercenaries to raid the Cuban fish camps and capture runaway slaves. The expedition burned many camps between Tampa Bay and Charlotte Harbor and captured about 300 African Americans. The first federal government establishment in the Tampa Bay was an army fort set up in 1824 at the mouth of the Hillsborough River, created to oversee a 245 square mile Indian reservation. Pinellas County was not part of the reservation and was one of the few Southwest Florida regions that saw no encounters between Indians and whites during the Seminole Wars of 1835-1842."

"In 1845, Congress granted Florida statehood. At that time, Pinellas Peninsula was but a small piece of Hillsborough County, which extended from present day Hernando County south to Fort Myers and east to the Kissimmee River. Only three other sprawling counties comprised the rest of sparsely settled south Florida: Monroe, Dade, and St. Lucie."

City of Dunedin Beginnings

The City of Dunedin started out similar to many Florida towns along the southwest of Florida, with a small settlement along the coast for passing boat travelers. John Branch established a dock with a small store in present day Dunedin in 1870. His dock was able to catch the attention of boats passing by. George L. Jones was also one the first settlers to establish a general store and trading post along the Dunedin coast. He initially named the town, Jonesboro. Other settlers in the area were farmers with crops of citrus, cotton, and other food items. The cotton grown in the area needed a cotton gin and Major M.G. Anderson filled that need with a cotton gin along the waterfront⁴.

After George L. Jones named the town Jonesboro, two Scottish merchant came to town to establish another general store located in Anderson's cotton gin building. The two also established a Post Office (1878) in the cotton gin which gave them naming rights for the town⁵.

The two Scottish merchants did not like the name Jonesboro therefore they petitioned to name the town Dunedin which is the Gaelic interpretation of their hometown Edinburgh. Because the Post Office was located within their general store, the government allowed them to rename the town to Dunedin⁶. Dunedin continued to grow especially with the introduction of the Orange Belt Railroad stop in 1888. By 1898, there were approximately 100 Dunedin residents.

⁴Dunedin

⁵Comprehensive Plan Background

⁶Dunedin

HISTORIC CONTEXT

City of Dunedin Beginnings Continued ...

The town was incorporated in 1899. The railroad stop helped bring goods and tourism to the City. The location of the stop (Main Street) helped develop what is now known as the downtown of Dunedin. Many of the first residential structures in Dunedin were built close to the waterfront due to the location of the services in town. These first residential structures were built by the first settlers in the late 1800s, some of which are still standing such as J.O. Douglas' house located on Scotland Street. This structure is listed on the National Register of Historic Places⁷. However, the growth of the city did not make a substantial increase until the 1920s with Dunedin's first real estate boom and bust⁸.

Roaring Twenties in Dunedin⁹

Prior to the 1920s, there were not many subdivisions in Dunedin. However, the mid-1920s housing boom brought many subdivisions to the City. At one point there were every new subdivisions announced every month. One of the subdivisions announced during the 1920s was the Dunedin Isles Subdivision. The lofty plan included residential lots, five man-made islands, and a golf course totaling almost 3,000 acres with a projected population increase of 24,000 people. Unfortunately, by the time the Great Depression hit, the project went under foreclosure with only the golf course and a few Spanish Mediterranean homes built.

Post War in Dunedin¹⁰

The building stock in the City of Dunedin, similar to most towns in Florida, boomed after World War II. According to the City, at the end of the war, the population was at 2,000 people and by the time 1978 came around the City's population increased to 30,000 people. During the 1950s and 1960s, the City saw a growth of single-lot depth shopping centers throughout the City which have ultimately started to decline due to the big box retail movement.

⁷Dunedin

⁸Comprehensive Plan Background

⁹Comprehensive Plan Background (entire section)

¹⁰Comprehensive Plan Background (entire section)

HISTORIC CONTEXT

Downtown Revitalization¹¹

Dunedin's main street area surrounding the original train station and railroad went into decline, like most downtowns in America with the post war race to the suburbs. Fortunately for Dunedin, a grassroots movement started in the 1988s to revitalize the neglected downtown. This movement resulted in the establishment of a Community Redevelopment Agency (CRA). The purpose of CRAs is to allocate tax money to improvements for certain areas designated as needy. This particular CRA focused the improvements on ensuring the downtown felt like a village with pedestrian-friendly walkability. The CRA's goals were accomplished. Today, Dunedin's Downtown is a walkable tourist mecca with many small businesses such as retail stores and restaurants.



Figure 2. Main Street, 1949-Florida Memory



Figure 3. Main Street, 2021

¹¹Comprehensive Plan Background (entire section)

ARCHITECTURAL CONTEXT

ARCHITECTURAL CONTEXT

Introduction

The City of Dunedin was established in the late 1800s and the City saw a rather slow growth up until the 1920s with the land boom of the Roaring 20s and the growth tapered off with the Great Depression. Dunedin's growth went through a typical increase after the troops returned from World War II. The architectural styles found within the boundaries of the survey clearly indicate this growth pattern.

In conducting Phase I survey *A Field Guide to American Houses* was used to substantiate the consultant's determination of the architectural style for the structures within the survey boundaries.

TABLE 1. LIST OF ARCHITECTURAL STYLES WITHIN PHASE 1 SURVEY

Architectural Style	Total
Octagon	1
Queen Anne Revival	3
Colonial Revival	2
Dutch Colonial Revival	1
Frame Vernacular	11
Bungalow	10
Craftsman	3
Minimal Traditional	7
Ranch	6
Mid-Century Modern	3
Mixed	3
No Style	2
Total	52

ARCHITECTURAL CONTEXT

Octagonal

*A Field Guide to American Houses*¹ designates this as an architectural style within the Romantic Houses theme. The Romantic Houses theme includes many of the revival styles from other countries such as Greek Revival and Italianate Revival. These romantic revival styles were most popular in the United States from 1820-1880.

The Octagon style is one of the most recognizable styles as they all feature eight (8) sided shape. This style is also very rare and the majority of these structures were constructed between 1850-1870. Some of the typical character defining features for the Octagon style other than the notable eight (8) sides are elaborate brackets as seen with the Italian Revival style, cupolas, and porches.

The current Florida Master Site File form does not have Octagon listed as one of the selection choices. Therefore, the only Octagon structure discovered within the survey boundary (247 Scotland Street) was listed as “Other” for the architectural style on the form.



Figure 4. 247 Scotland Street

Queen Anne Revival

*A Field Guide to American Houses*² lists this style as just Queen Anne, not Queen Anne Revival. The Florida Master Site File form adds the “Revival” to the style. In the Historic Preservation field, the two are synonyms. This style was very popular in Florida and the United States from 1880-1910. This style is typically distinguished by the use of many architectural features such as decorative wood shingles in gables (with high pitches), gingerbread details, asymmetrical facades with porches, unique balustrade or spindle designs, and decorative brackets within the porches.

Within the Phase 1 survey boundaries, there were three (3) Queen Anne structures recorded:

- 432 Scotland Street
- 429 Scotland Street
- 419 Scotland Street



Figure 5. 419 Scotland Street

¹McAlester

²McAlester

ARCHITECTURAL CONTEXT

Colonial Revival

Colonial Revival is also another style that become very popular in Florida as well as the United States during 1880-1955³. McAlester's book distinguishes this style as the "dominant" style for residential structures in the country. The character defining features of this style include symmetrical facades, centered entrance typically with a gabled pedimented stoop with classical style pilasters, and multi-light over multi-light sash style windows and accompanied functional shutters.

Within the Phase 1 survey boundaries, there were two (2) Colonial Revival style structures recorded:

- 705 Douglas Avenue
- 440 Scotland Street



Figure 6. 440 Scotland Street

Dutch Colonial Revival

Dutch Colonial Revival style is a revival style of the original Dutch Colonial style popular in early colonial days in America (1625-1840). Later versions of this style as referred to revivals. This style is almost always distinguished by a gambrel roof, centered entrance, and simple decorative features such as wood shingles in the gables. This style would be considered rare similar to the Octagon style.

Within the Phase 1 survey boundaries, there was only one (1) Dutch Colonial Revival style structures recorded:

- 661 Edgewater Drive



Figure 7. 661 Edgewater Drive

³McAlester

ARCHITECTURAL CONTEXT

Frame Vernacular

Frame Vernacular is a style which is traditionally constructed with locally available materials. It is known to be a much more simplified version of the Queen Anne style and popular during the same period 1880-1910. Frame Vernacular is typically notable as being asymmetrical with high pitched gables, simple columns supporting front porches without decorative details, drop lap siding, and metal roofs. They are typically not designed by an architect, but by local builder either in groups of structures or individually.

Within the Phase 1 survey boundaries, there were eleven (11) Frame Vernacular style structures recorded including the J.O. Douglas House:

- 420 Scotland Street
- 426 Scotland Street
- 641 Douglas Avenue
- 637 Douglas Avenue
- 639 Edgewater Drive (Church)
- 250 Albert Street
- 244 Albert Street
- 224 Albert Street
- 220 Scotland Street
- 235 Scotland Street
- 209 Scotland Street-J.O. Douglas House



Figure 8. 641 Douglas Avenue



Figure 9. J.O. Douglas House, 1939-Florida Memory

ARCHITECTURAL CONTEXT

Bungalow and Craftsman

The Bungalow and Craftsman styles are very similar and popular during 1920-1930. Both styles feature large front porches with substantial columns. The columns are usually square or tapered with brick piers supporting the columns. It is common to feature a front facing gable with a different type of siding in the gable. Brick cheek walls with concrete stairs are also common character defining features of both. The Craftsman style differs from the Bungalow in that, the Craftsman style usually feature more decorative ornamentation than a Bungalow such as large, heavy brackets in the gables, wider open eaves, lattice vents in the gables, complicated intersecting gable roofs and Prairie light windows.

Within the Phase 1 survey boundaries, there were ten (10) Bungalow structures recorded:

- 659 Douglas Avenue
- 647 Douglas Avenue
- 259 Albert Street
- 632 Broadway
- 256 President Street
- 216 President Street
- 243 Albert Street
- 236 Scotland Street
- 230 Scotland Street
- 214 Scotland Street



Figure 10. 236 Scotland Street

Within the Phase 1 survey boundaries, there were three (3) Craftsman style structures recorded:

- 458 Scotland Street
- 228 President Street
- 204 Scotland Street



Figure 11. 228 President Street

ARCHITECTURAL CONTEXT

Minimal Traditional

The Minimal Traditional style is a result of the post-World War II housing boom. Due to the housing boom, houses needed to be constructed quicker and cheaper. In addition, the war produced new products and more efficient ways to produce those products. Minimal Traditional style included smaller footprints, no front porch, asbestos siding or similar inexpensive product like stucco, either gable or hip roofs and picture windows. Typically, you will see this style in more than one on the block as they were very easily replicated for subdivisions.

Within the Phase 1 survey boundaries, there were seven (7) Minimal Traditional style structures recorded:

- 417 Scotland Street
- 650-652 Broadway
- 618 Broadway
- 240 President Street
- 215 Albert Street
- 238 Albert Street
- 244 Scotland Street



Figure 12. 240 President Street

Ranch

The Ranch style came just after or right at the end of the popularity of the Minimal Traditional style in the 1950s. The Ranch style is very similar to the Minimal Traditional style in that the ornamentation is very simple however, Ranch style structures tend to always use two different types of façade treatments. For example, if the main portion of the structure is constructed of stucco, there will be a brick detailing near a window or door. Also, by the time the Ranch style came around, attached one car garages were popular. Ranch style structures are also more horizontal with low pitched roofs and extra width perpendicular to the lot.

Within the Phase 1 survey boundaries, there were six (6) Ranch style structures recorded:

- 412 Scotland Street
- 656 Broadway
- 266 President Street
- 212 President Street
- 617 Edgewater Drive
- 219-221 Scotland Street



Figure 13. 617 Edgewater Drive

ARCHITECTURAL CONTEXT

Mid-Century Modern

The Mid-Century Modern style was very popular in Florida considering Florida is known for the post-World War II housing boom they experienced. Mid-Century Modern is not in McAlester's book. This style is typically architect designed with the focus of incorporating the outside with the inside living spaces. In Florida, Mid-Century Modern styles usually feature a breeze block wall incorporated into the façade. Typical character defining features include flat roof or butterfly roof designs, attached carports, ribbon windows, large statement fireplaces, and two types of exterior materials.

Within the Phase 1 survey boundaries, there were three (3) Mid-Century Modern style structures recorded:

- 620 Broadway
- 612-614 Broadway
- 639 Edgewater Drive (School Building)



Figure 14. 612-614 Broadway

SURVEY RESULTS AND RECOMMENDATIONS

SURVEY RESULTS AND RECOMMENDATIONS

Survey Results

Phase I survey resulted in 51 new structures recorded and one (1) update recording. See Exhibit B for the boundaries of the survey.

The survey boundaries are located in area of the City of Dunedin within walking distance to the bay and the Main Street area. This area of Dunedin contains higher value homes which are well cared for. The majority of the structures recorded were listed as “good” on the Florida Master Site File form. The difference between “excellent” and “good” is subjective. The field consultant considered structures in excellent condition to be in the very best of condition therefore not many fell into that category, but most did fall into the “good” category considering the area is very well taken care of.

Of the 52 structures that were evaluated, six (6) were considered non-contributing to a potential historic district. All of the six (6) non-contributing structures, with the exception of one (1), were non-contributing due to being less than 50 years old. The one (1) exception to this was 256 Scotland Street. This structure was originally built around 1900 however over the years, there have been a series of large additions to the 1900s structure making the integrity and the original form of the historic structure unrecognizable, therefore 256 Scotland Street was deemed non-contributing.

The remaining 46 structures were deemed contributing to a potential historic district due to either the integrity of the location, design, setting, materials, workmanship, or feeling. Each individual Florida Master Site File form explains the rationale for the evaluation determination for each structure.

When evaluating the structures for contributing/non-contributing status, the consultant used the National Park Service’s Criteria for Evaluation¹:

The criteria applied to evaluate properties (other than areas of the National Park Service (NPS) and National Historic Landmarks) for the National Register are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by NPS in reviewing nominations, and for evaluating National Register eligibility of properties. Guidance in applying the criteria is further discussed in the “How To” publications, Standards & Guidelines sheets and Keeper’s opinions of the National Register. Such materials are available upon request.

National Register criteria for evaluation-The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

¹36CFR60.4

SURVEY RESULTS AND RECOMMENDATIONS

Survey Results Continued

(d) that have yielded, or may be likely to yield, information important in prehistory or history.

Additional Criteria Considerations

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:

- (a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- (b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.
- (d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- (e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- (g) A property achieving significance within the past 50 years if it is of exceptional importance

SURVEY RESULTS AND RECOMMENDATIONS

Survey Recommendations

The Phase I survey overall resulted in 51 new structures recorded (one update) in the City of Dunedin. This is a step towards preserving Dunedin’s cultural heritage. The research resulted in two areas being identified as concentrations of the oldest structures in the City. The structures within the two identified areas were evaluated and out of the two areas, 46 of the structures were considered contributing to a potential historic district. The assumption, from assessing the heat map (Exhibit A), was that there would be a great number of historically significant structures in the survey area. This was found to be the case. The majority of the structures retain their integrity and are in good condition. The Historic Context section within this report indicates the City was established in the late 1800s. The survey revealed the area contains at least a few structures from that time frame. We know from the National Register Nomination for the J.O. Douglas House that it is the oldest (1880) remaining structures in Dunedin. However, in addition to the Douglas House, the Episcopal Church at 639 Edgewater Drive dates back to 1889. There are also four (4) other structures listed as being constructed in 1900. With this being said, the recommendation for the period of significance for a potential historic district would be at least 1880 to 1971. The end date of 1971 would allow for any important structures to be considering contributing if they are at least 50 years old.

Secondly, the Phase I survey area is a small sample of the historic structures within the City of Dunedin. It is recommended that each of the two survey areas be expanded to the north and south. This could potentially result in two separate districts or one large district. The City does intend on apply for Small Matching Grants from the State’s Division of Historical Resources in order to continue with the Survey Master Plan. Phase 2 of the survey would include the expansion (north and south) of the west survey area. Phase 3 would include the expansion (north and south) of the east survey area.

As the Survey Master Plan continues, the City of Dunedin should investigate the options of nominating the survey areas either as local or National Register of Historic Places Historic Districts. If the City determines a local historic district is advantageous to the City and the community, they should consider incorporating local tax incentives for historic districts into their City Code. In addition to the added sense of place benefit, a historic district would add to the community, tax incentives would be a monetary benefit to the community. If the City investigates nominating one or both survey areas to the National Register of Historic Places as historic districts, there are already Federal Historic Tax Incentive programs in place for structures either located in a National Register of Historic Places Historic District or individually listed on the National Register of Historic Places.

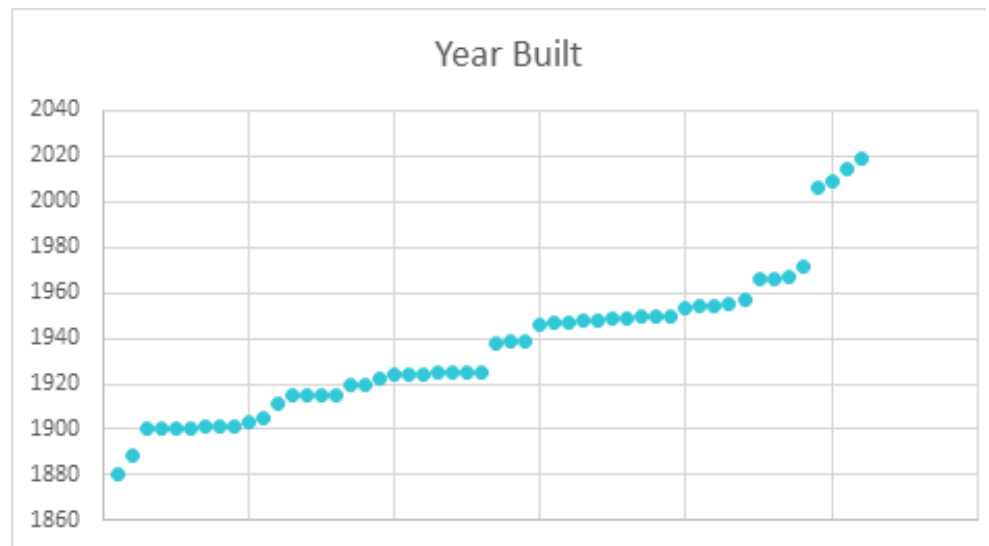


Figure 15. Phase 1 Survey Year Built Graph

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BIBLIOGRAPHY

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APPENDIX A. INVENTORY OF RESOURCES

APPENDIX A. INVENTORY OF RESOURCES

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Built
215	Albert Street	PI13745	Contributing	Minimal Traditional	1939
224	Albert Street	PI13742	Contributing	Frame Vernacular	1949
238	Albert Street	PI13741	Contributing	Minimal Traditional	1948
243	Albert Street	PI13747	Contributing	Bungalow	1949
244	Albert Street	PI13740	Contributing	Frame Vernacular	1924
250	Albert Street	PI13739	Contributing	Frame Vernacular	1915
258	Albert Street	PI13738	Non-Contributing	Mixed (none)	2006
259	Albert Street	PI13749	Contributing	Bungalow	1900
239-241	Albert Street	PI13746	Non-Contributing	No Style	2019
618	Broadway	PI13752	Contributing	Minimal Traditional	1925
632	Broadway	PI13750	Contributing	Bungalow	1946
656	Broadway	PI13736	Contributing	Ranch	1966
612-614	Broadway	PI13776	Contributing	Mid-Century Modern	1955
650-652	Broadway	PI13737	Contributing	Minimal Traditional	1950
620	Broadway	PI13751	Contributing	Mid-Century Modern	1967
637	Douglas Avenue	PI13773	Contributing	Frame Vernacular	1911
641	Douglas Avenue	PI13774	Contributing	Frame Vernacular	1901
647	Douglas Avenue	PI13775	Contributing	Bungalow	1900
659	Douglas Avenue	PI13768	Contributing	Bungalow	1920
705	Douglas Avenue	PI13761	Non-Contributing	Colonial Revival	2014
617	Edgewater Drive	PI13760	Contributing	Ranch	1947
661	Edgewater Drive	PI13743	Contributing	Dutch Colonial Revival	1903
639	Edgewater Drive (Church)	PI13744	Contributing	Frame Vernacular	1889
639	Edgewater Drive (School)	PI13748	Contributing	Mid-Century Modern	1950
212	President Street	PI13759	Contributing	Ranch	1950
216	President Street	PI13758	Contributing	Bungalow	1920
228	President Street	PI13757	Contributing	Craftsman	1924
240	President Street	PI13756	Contributing	Minimal Traditional	1948
250	President Street	PI13755	Non-Contributing	No Style	1972
256	President Street	PI13732	Contributing	Bungalow	1922
266	President Street	PI13753	Contributing	Ranch	1954
204	Scotland Street	PI13726	Contributing	Craftsman	1915
214	Scotland Street	PI13727	Contributing	Bungalow	1925
220	Scotland Street	PI13728	Contributing	Frame Vernacular	1966
230	Scotland Street	PI13729	Contributing	Bungalow	1939

APPENDIX A. INVENTORY OF RESOURCES

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Built
235	Scotland Street	PI13734	Contributing	Frame Vernacular	1938
244	Scotland Street	PI13731	Contributing	Minimal Traditional	1947
247	Scotland Street	PI13735	Contributing	Octagon	1905
256	Scotland Street	PI13732	Non-Contributing	Mixed (none)	1900
412	Scotland Street	PI13762	Contributing	Ranch	1957
417	Scotland Street	PI13769	Contributing	Minimal Traditional	1954
419	Scotland Street	PI13770	Contributing	Queen Anne Revival	1915
420	Scotland Street	PI13763	Contributing	Frame Vernacular	1901
426	Scotland Street	PI13764	Non-Contributing	Frame Vernacular	2009
429	Scotland Street	PI13771	Contributing	Queen Anne Revival	1900

APPENDIX B. SURVEY LOG AND MAP

APPENDIX B. SURVEY LOG AND MAP

Page 1

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

[Clear Form Values](#)

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

Phase I-Dunedin Historic Resources Survey

Report Title (exactly as on title page)

City of Dunedin
Historic Resources Survey
Phase I

Report Authors (as on title page)

1. Blair Knighting

3. _____

2. _____

4. _____

Publication Year 2021

Number of Pages in Report (do not include site forms) _____

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Supervisors of Fieldwork (even if same as author) Names Blair Knighting

Affiliation of Fieldworkers: Organization Kimley-Horn and Associates

City Jacksonville

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structures*, *survey*, *architecture*, etc.)

1. Dunedin

3. _____

5. _____

7. _____

2. _____

4. _____

6. _____

8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

Name Frances Leong Sharp

Organization _____

Address/Phone/E-mail 1415 Pinehurst Rd, Suite F, Dunedin fsharp@dunedinfl.net 727-298-3200

Recorder of Log Sheet Blair Knighting

Date Log Sheet Completed 1-26-2021

Is this survey or project a continuation of a previous project? ☒ No ☐ Yes: Previous survey #s (FMSF only) _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. Pinellas

3. _____

5. _____

2. _____

4. _____

6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name DUNEDIN

Year 2019

4. Name _____

Year _____

2. Name _____

Year _____

5. Name _____

Year _____

3. Name _____

Year _____

6. Name _____

Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 12-21-2020 End 12-21-2020 Total Area Surveyed (fill in one) _____ hectares 18.70 acres

Number of Distinct Tracts or Areas Surveyed _____

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

APPENDIX B. SURVEY LOG AND MAP

Page 2

Survey Log Sheet

Survey # _____

Research and Field Methods

Types of Survey (select all that apply): ☐ archaeological ☒ architectural ☐ historical/archival ☐ underwater
☐ damage assessment ☐ monitoring report ☐ other (describe): _____

Scope/Intensity/Procedures

Small sample survey of historic resources in the City of Dunedin.

Preliminary Methods (select as many as apply to the project as a whole)

☐ Florida Archives (Gray Building) ☐ library research - local/public ☒ local property or tax records ☐ other historic maps ☐ LIDAR
☐ Florida Photo Archives (Gray Building) ☐ library-special collection ☐ newspaper files ☐ soils maps or data ☐ other remote sensing
☒ Site File property search ☐ Public Lands Survey (maps at DEP) ☐ literature search ☒ windshield survey ☐ aerial photography
☐ Site File survey search ☒ local informant(s) ☒ Sanborn Insurance maps
☐ other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☒ Check here if NO archaeological methods were used.
☒ surface collection, controlled ☐ shovel test-other screen size ☐ block excavation (at least 2x2 m) ☐ metal detector
☐ surface collection, uncontrolled ☐ water screen ☐ soil resistivity ☐ other remote sensing
☐ shovel test-1/4" screen ☐ posthole tests ☐ magnetometer ☐ pedestrian survey
☐ shovel test-1/8" screen ☐ auger tests ☐ side scan sonar ☐ unknown
☐ shovel test 1/16" screen ☐ coring ☐ ground penetrating radar (GPR)
☐ shovel test-unscreened ☐ test excavation (at least 1x2 m) ☐ LIDAR
☐ other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐ Check here if NO historical/architectural methods were used.
☐ building permits ☐ demolition permits ☒ neighbor interview ☒ subdivision maps
☒ commercial permits ☒ windshield survey ☒ occupant interview ☐ tax records
☐ interior documentation ☒ local property records ☐ occupation permits ☐ unknown
☐ other (describe): _____

Survey Results

Resource Significance Evaluated? ☒ Yes ☐ No [Clear Check Boxes](#)

Count of Previously Recorded Resources _____ Count of Newly Recorded Resources 51

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

PI000235

List Newly Recorded Site ID#s (attach additional pages if necessary)

PI13726-PI13776

Site Forms Used: ☐ Site File Paper Forms ☒ Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY		SHPO USE ONLY		SHPO USE ONLY	
Origin of Report:	<input type="checkbox"/> 872 <input type="checkbox"/> Public Lands <input type="checkbox"/> UW <input type="checkbox"/> 1A32 # _____	<input type="checkbox"/> Academic <input type="checkbox"/> Contract <input type="checkbox"/> Avocational			
	<input type="checkbox"/> Grant Project # _____	<input type="checkbox"/> Compliance Review: CRAT # _____			
Type of Document:	<input type="checkbox"/> Archaeological Survey <input type="checkbox"/> Historical/Architectural Survey <input type="checkbox"/> Marine Survey <input type="checkbox"/> Cell Tower CRAS <input type="checkbox"/> Monitoring Report				
	<input type="checkbox"/> Overview <input type="checkbox"/> Excavation Report <input type="checkbox"/> Multi-Site Excavation Report <input type="checkbox"/> Structure Detailed Report <input type="checkbox"/> Library, Hist. or Archival Doc				
	<input type="checkbox"/> Desktop Analysis <input checked="" type="checkbox"/> MPS <input type="checkbox"/> MRA <input type="checkbox"/> TG <input type="checkbox"/> Other: _____				
Document Destination:	<u>Plottable Projects</u>	Plotability:			

HR8E0880718, effective 06/2018
Rule 1A-48.001, F.A.C.

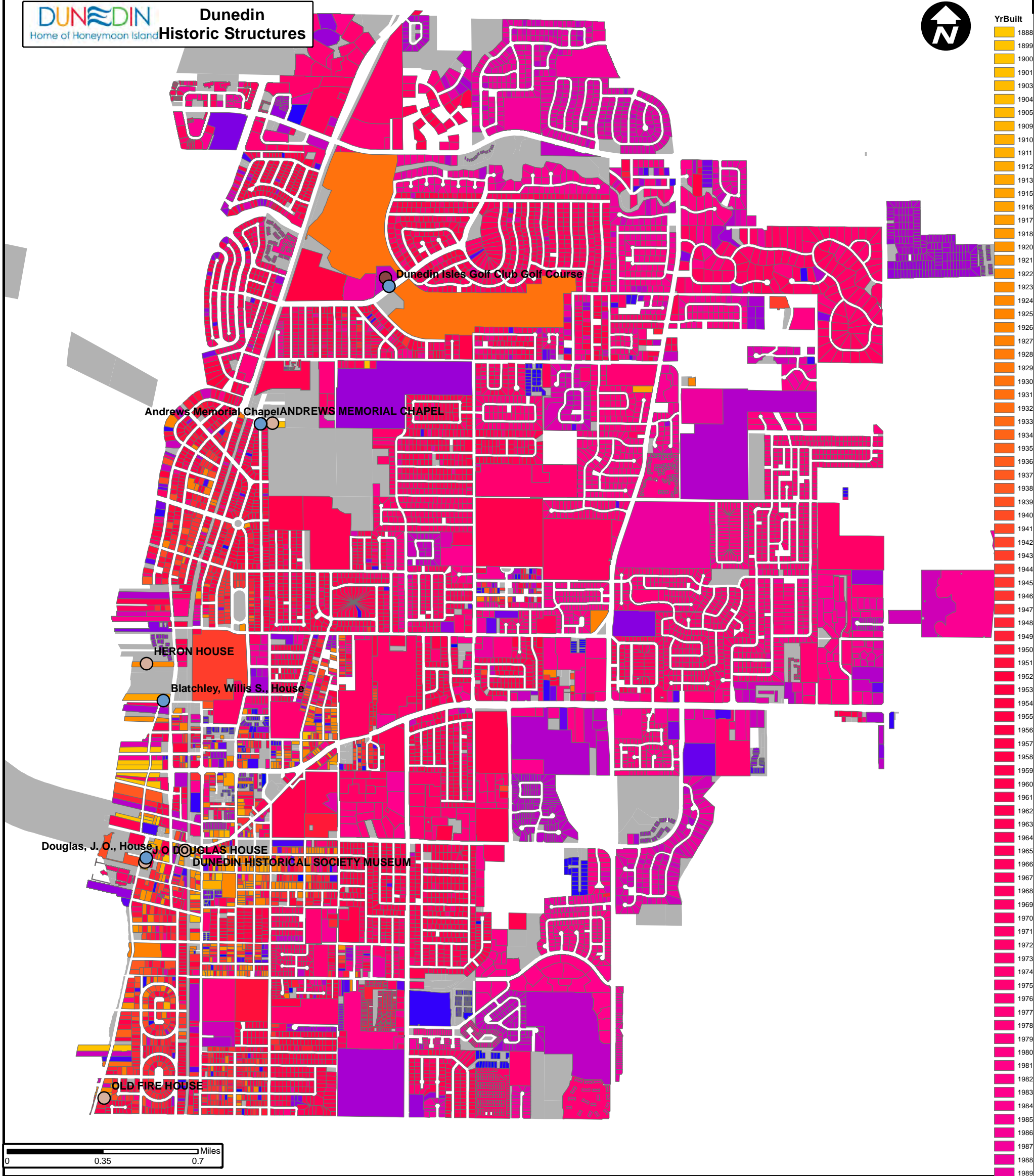
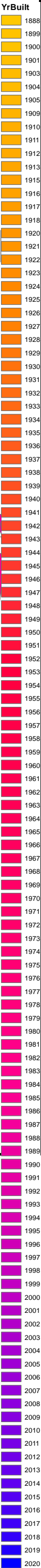
Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 600 S Bronough St., Tallahassee, Florida 32399-0260
Phone 860.245.8440, Fax 860.245.8439, Email: SiteFile@dos.myflorida.com

APPENDIX B. SURVEY LOG AND MAP

Address	Site Number
204 SCOTLAND ST	PI13726
218 SCOTLAND ST	PI13727
220 SCOTLAND ST	PI13728
230 SCOTLAND ST	PI13729
236 SCOTLAND ST	PI13730
244 SCOTLAND ST	PI13731
256 SCOTLAND ST	PI13732
209 SCOTLAND ST	PI00235
221 SCOTLAND ST	PI13733
238 SCOTLAND ST	PI13734
247 SCOTLAND ST	PI13735
656 BROADWAY	PI13736
650 BROADWAY	PI13737
258 ALBERT ST	PI13738
250 ALBERT ST	PI13739
244 ALBERT ST	PI13740
238 ALBERT ST	PI13741
224 ALBERT ST	PI13742
661 EDGEWATER DR	PI13743
639 EDGEWATER DR	PI13744
215 ALBERT ST	PI13745
239 ALBERT ST	PI13746
243 ALBERT ST	PI13747
639 EDGEWATER DR	PI13748
259 ALBERT ST	PI13749
632 BROADWAY	PI13750
600 BROADWAY	PI13751
618 BROADWAY	PI13752
266 PRESIDENT ST	PI13753
296 PRESIDENT ST	PI13754
250 PRESIDENT ST	PI13755
240 PRESIDENT ST	PI13756
228 PRESIDENT ST	PI13757
216 PRESIDENT ST	PI13758
212 PRESIDENT ST	PI13759
617 EDGEWATER DR	PI13760
705 DOUGLAS AVE	PI13761
412 SCOTLAND ST	PI13762
420 SCOTLAND ST	PI13763
428 SCOTLAND ST	PI13764
432 SCOTLAND ST	PI13765
440 SCOTLAND ST	PI13766
458 SCOTLAND ST	PI13767
659 DOUGLAS AVE	PI13768
417 SCOTLAND ST	PI13769
419 SCOTLAND ST	PI13770
429 SCOTLAND ST	PI13771
455 SCOTLAND ST	PI13772
637 DOUGLAS AVE	PI13773
637 DOUGLAS AVE	PI13774
637 DOUGLAS AVE	PI13775
612-614 BROADWAY	PI13776



EXHIBIT A. HEAT MAP



LEGEND

- National Register of Historic Places
- Historic Markers
- Historical Sites
- Other Dunedin Parcels

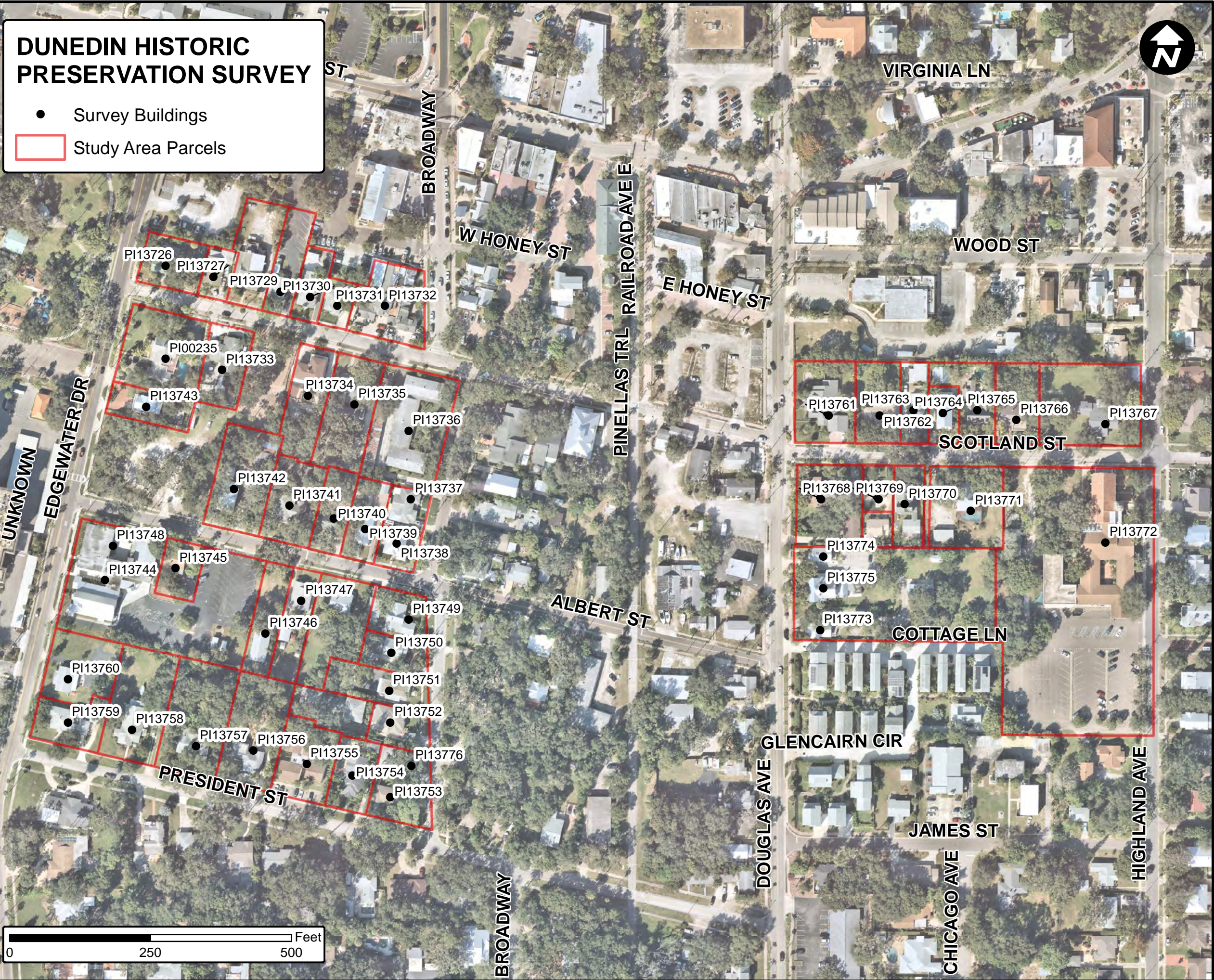
EXHIBIT B. PHASE 1 SURVEY BOUNDARY

DUNEDIN HISTORIC
PRESERVATION SURVEY

●

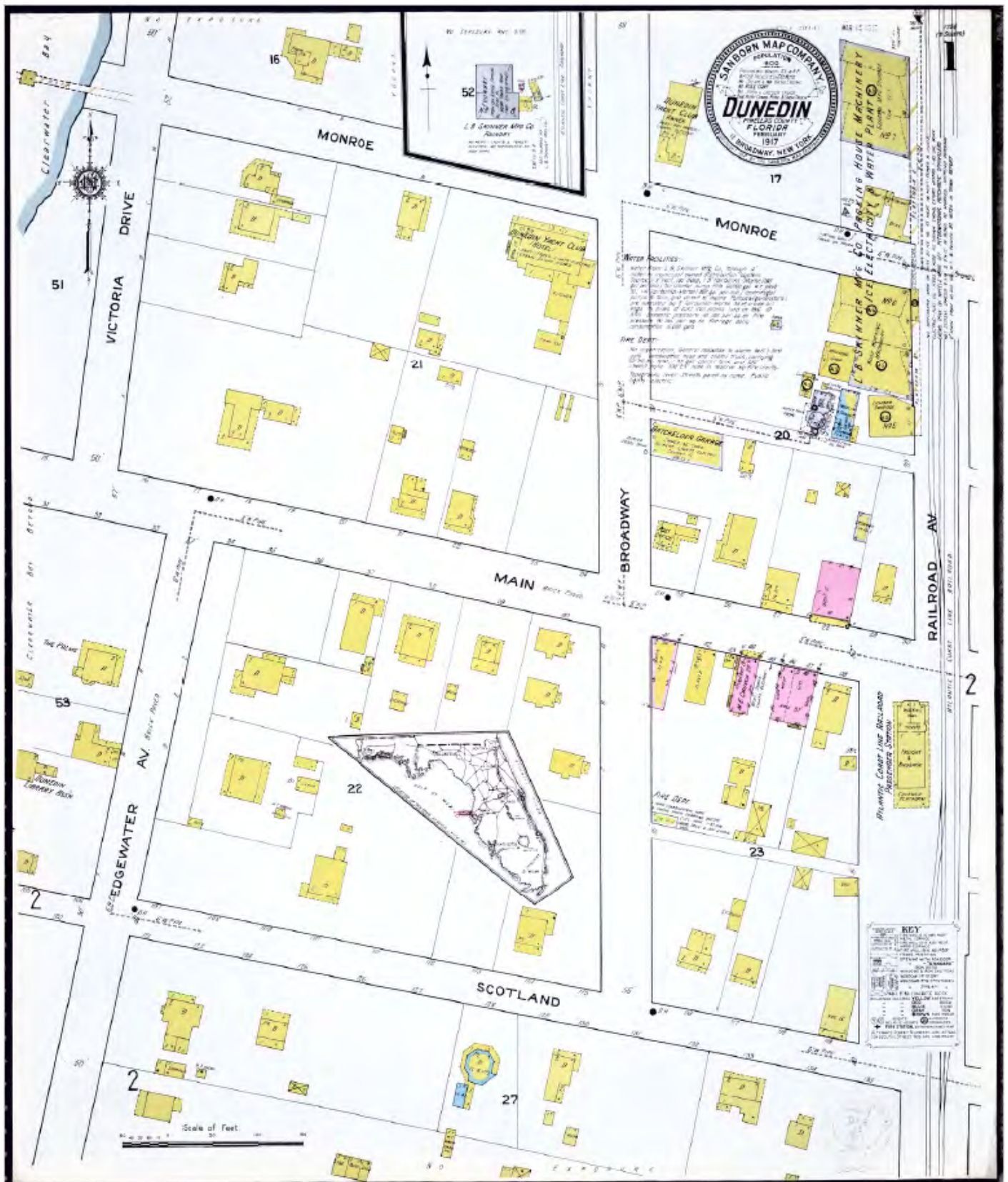
Survey Buildings

Study Area Parcels



Address	Site Number
204 SCOTLAND ST	PI13726
214 SCOTLAND ST	PI13727
220 SCOTLAND ST	PI13728
230 SCOTLAND ST	PI13729
236 SCOTLAND ST	PI13730
244 SCOTLAND ST	PI13731
256 SCOTLAND ST	PI13732
209 SCOTLAND ST	PI00235
221 SCOTLAND ST	PI13733
235 SCOTLAND ST	PI13734
247 SCOTLAND ST	PI13735
656 BROADWAY	PI13736
650 BROADWAY	PI13737
258 ALBERT ST	PI13738
250 ALBERT ST	PI13739
244 ALBERT ST	PI13740
238 ALBERT ST	PI13741
224 ALBERT ST	PI13742
661 EDGEWATER DR	PI13743
639 EDGEWATER DR	PI13744
215 ALBERT ST	PI13745
239 ALBERT ST	PI13746
243 ALBERT ST	PI13747
639 EDGEWATER DR	PI13748
259 ALBERT ST	PI13749
632 BROADWAY	PI13750
620 BROADWAY	PI13751
618 BROADWAY	PI13752
266 PRESIDENT ST	PI13753
256 PRESIDENT ST	PI13754
250 PRESIDENT ST	PI13755
240 PRESIDENT ST	PI13756
228 PRESIDENT ST	PI13757
216 PRESIDENT ST	PI13758
212 PRESIDENT ST	PI13759
617 EDGEWATER DR	PI13760
705 DOUGLAS AVE	PI13761
412 SCOTLAND ST	PI13762
420 SCOTLAND ST	PI13763
426 SCOTLAND ST	PI13764
432 SCOTLAND ST	PI13765
440 SCOTLAND ST	PI13766
458 SCOTLAND ST	PI13767
659 DOUGLAS AVE	PI13768
417 SCOTLAND ST	PI13769
419 SCOTLAND ST	PI13770
429 SCOTLAND ST	PI13771
455 SCOTLAND ST	PI13772
637 DOUGLAS AVE	PI13773
637 DOUGLAS AVE	PI13774
637 DOUGLAS AVE	PI13775
612-614 BROADWAY	PI13776

EXHIBIT C. 1917 SANBORN MAP





HISTORIC RESOURCES SURVEY

PHASE 2

Pinellas County, Florida



Prepared for:
City of Dunedin

Prepared by:
Blair Knighting, AICP
Historical Preservation Planner

AUGUST 2023

Kimley»Horn

12740 Gran Bay Parkway West
Suite 2350
Jacksonville, FL 32258
904.828.3900

EXECUTIVE SUMMARY

In 2020, the City of Dunedin's Historic Preservation Advisory Committee (HPAC) and City staff contracted with Kimley-Horn and Associates, Inc. to complete a Survey Master Plan. This plan resulted in three Phases. Phase 1 was a small 52 structure historic resources survey. The City was awarded a Small Matching Grant from the Division of Historical Resources to conduct Phase 2. Phase 2 commenced in late 2022 with the field work complete in March 2023. Phase 2 is a continuation of Phase 1, which resulted in the appearance of two (2) dis-contiguous survey areas: (1) a northern portion, and (2) a southern portion of the Phase 2 survey boundary. However, if you combine Phase 1 and Phase 2, the survey boundaries are contiguous.

The Phase 2 survey was conducted using the requirements of Chapter 1A-46 of the Florida Administrative Code and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. The Survey Master Plan survey area was determined by identifying concentrations of the oldest historic structures in the City as well as the original City plat map. Due to limited funds, only a small area was able to be designated as Phase 1. As requested by the HPAC, Phase 2 included areas to the west of Phase 1.

The architectural styles discovered during the survey were typical of the growth pattern of the area. The City was established in the late 1880s which is confirmed with a few of the remaining early historic structures identified within the area. There were a variety of architectural styles found within the area such as Dutch Colonial Revival, Frame Vernacular, Craftsman, Bungalow, Minimal Traditional, Ranch, and Mid-Century Modern. Considering Phase 2 was developed later than Phase 1, Minimal Traditional and Ranch were the predominant styles found within this survey area. Minimal Traditional and Ranch styles are known as post-WWII building designs which are very popular styles within Florida.

As predicted by the concentrations of older historic homes, the majority of the structures inventoried as part of Phase 2 were evaluated as contributing. Of the 270 structures included within the survey boundary, 231 structures were deemed contributing. The other 39 remaining structures were determined to be non-contributing due to being less than 50 years old, or there were severe alterations to the original form of the structure. In addition, the Phase 2 survey resulted in 26 individual resources potentially eligible for the National Register of Historic Places. The resources were evaluated for eligibility for listing in the National Register using the National Register Criteria for Evaluation as outlined in 36 CFR Part 60.4.

As concluded from the Phase 2 survey, it is recommended that Phase 3 further assesses the potential for up to four (4) historic districts. The four (4) potential historic districts being one (1) for Phase 1, one (1) for the northern portion of Phase 2, one (1) for the southern portion of Phase 2, and potentially one (1) for Phase 3 (if determined). However, the four potential districts could be combined into one (1) large, contiguous district. This will be further determined in Phase 3. It is also recommended that the City further investigate listing the 26 individual resources potentially eligible for the National Register of Historic Places.

ACKNOWLEDGEMENTS

Thanks to the initiative of the City of Dunedin's Historic Preservation Advisory Committee (HPAC) and City staff for pushing to get this project started and moving. In addition to the HPAC, a special thank you to Commissioner Deborah Kynes for attending and providing feedback at the Phase 1 project kick-off coordination meeting and training. The forethought to make historic preservation a priority for the community should be applauded.

A special thanks to the State's Division of Historic Resources for providing resources for the archival research portion as well as providing the Florida Master Site Files numbers for each structure inventoried.

The Kimley-Horn team would also like to thank the Pinellas County Property Appraiser for the use of their property data to complete various maps and individual property research attributes.

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INTRODUCTION

The City of Dunedin approached Kimley-Horn and Associates, Inc. in 2020 to discuss the potential of surveying their historic resources through an existing on-call planning contract. A comprehensive historic resources survey has never been conducted within the City. The City of Dunedin is a Certified Local Government and therefore established a Historic Preservation Advisory Committee (HPAC) in 2016 to safeguard Dunedin's heritage, preserve historic landmarks, and maintain an inventory of historic structures. Kimley-Horn worked with the HPAC and City staff to discuss ways to survey their historic resources through virtual coordination sessions. It was decided at one of the virtual sessions to come up with a Survey Master Plan. Due to limited funds only a small area (approximately 50 structures) was identified. The small area (now known as Phase 1) was determined by a "heat map" Kimley-Horn created (Exhibit B). The heat map takes "year built" data from the Pinellas County Property Appraiser and color codes all structures over 50 years old on a map. The original city plat maps and the heat map was used to find pockets of the oldest structures within the City. Two areas were determined by the HPAC to be the Phase 1 of the Survey Master Plan (see Appendix C). There are two other phases identified in the Survey Master Plan. Phase 2 is the current project funded by a Small Matching Grant from the State's Division of Historical Resources. It was announced in June 2023, that Phase 3 will be funded for the 2023-2024 fiscal year. This survey report focuses on Phase 2.

The Phase 2 survey field work was conducted in March 2023. The City and the HPAC are focused on preserving their city's cultural heritage. This survey is one way to accomplish this goal by identifying areas and structures for potential historic districts.

Phase 2 included historic research on the City of Dunedin and Pinellas County, field work which included Geographic Information System (GIS) based photographs and inventorying all the structures within the areas defined for the survey, creation of maps and completion of Florida Master Site File forms for each structure, and compiling all the work into the survey report.

The field work resulted in 270 inventoried structures included within the survey boundary. Of those 270 structures, 231 structures were deemed contributing to a potential historic district(s). The structures deemed contributing were all similar in age, scale, massing, and architectural features. The other 39 remaining structures were determined to be non-contributing to a potential historic district due to less than 50 years old, or there were severe alterations to the original form of the structure. Of the 270 structures inventoried, 3 were updates.

It is important for a city like Dunedin to survey their historic resources to evaluate their significance. These surveys help determine significant patterns of growth within a city, help develop historic contexts of a city, identifies structures within a boundary that could potentially become protected historic districts which help a city create a sense of place.

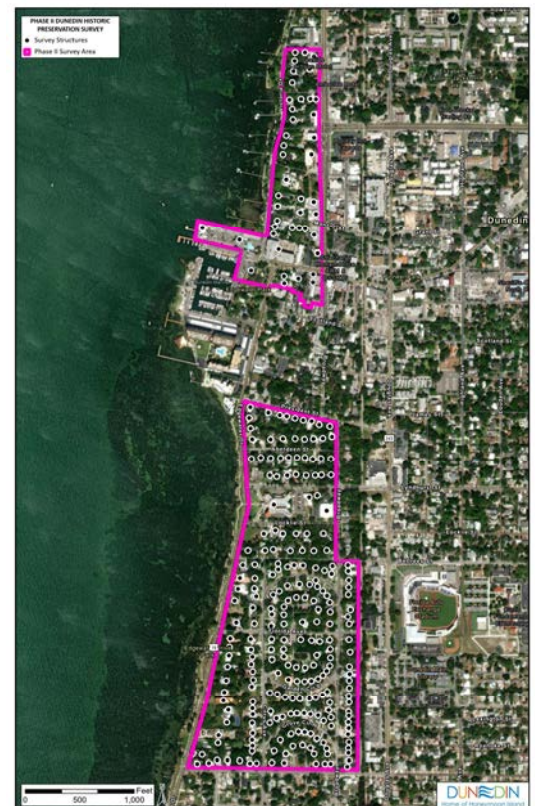


Exhibit A. Phase 2 Survey Boundary
(Aerial Map)

Exhibit B. Heat Map

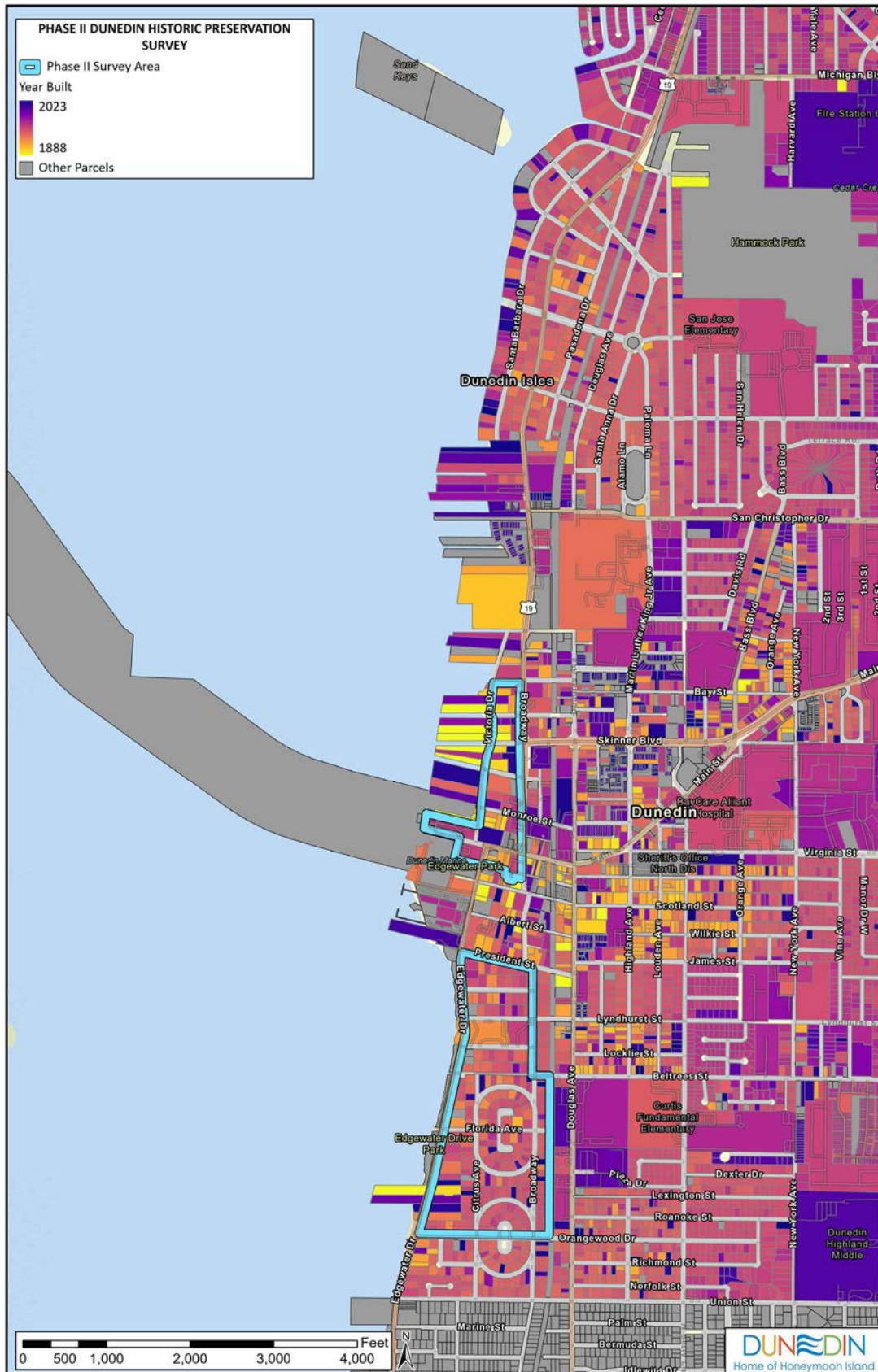
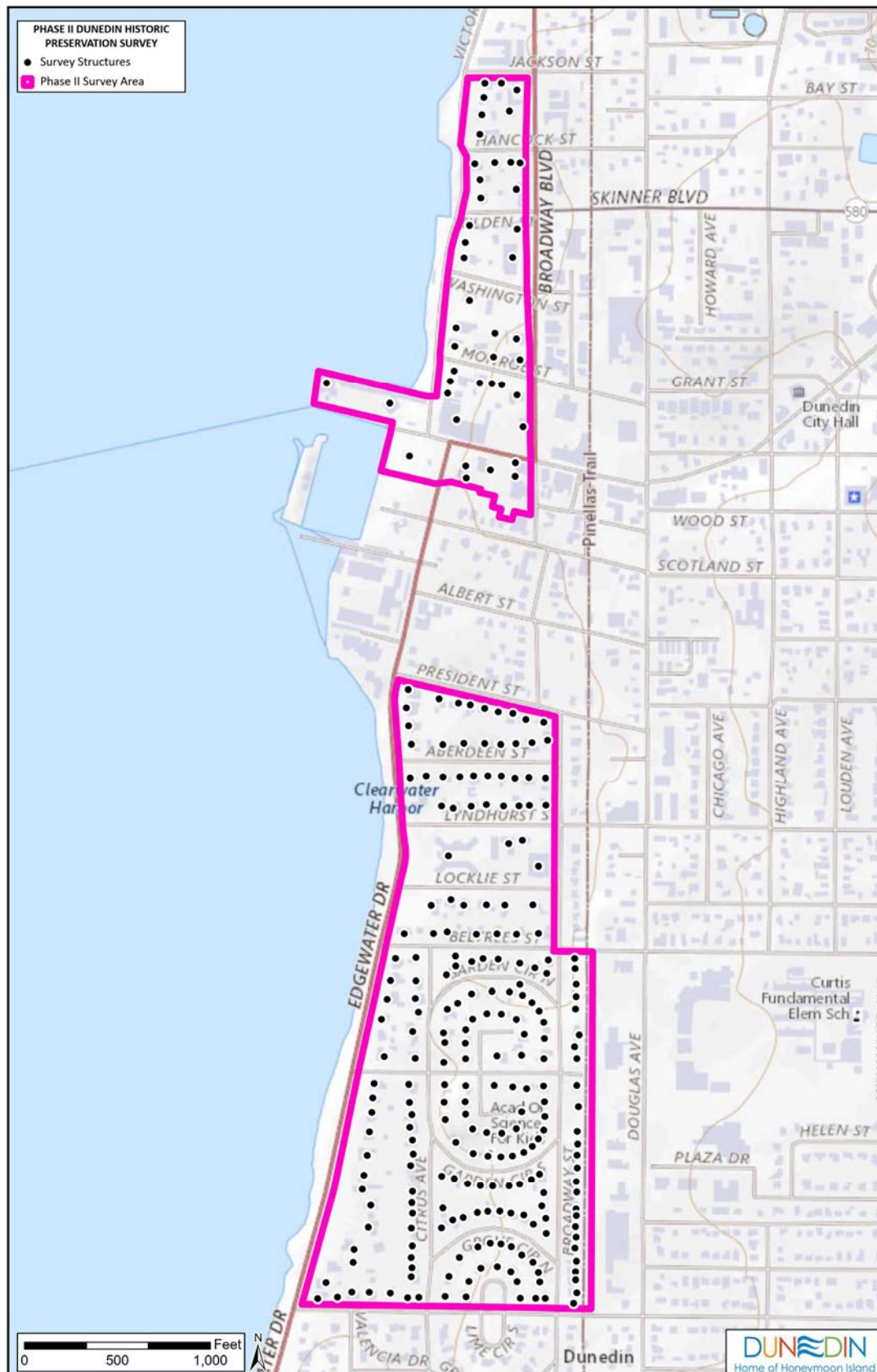


Exhibit C. Phase 2 Survey Boundary (USGS Map)



SURVEY CRITERIA AND METHODOLOGY

It is important for cities to evaluate their historic resources to determine which ones are significant to the community. Conducting a survey to identify, record, and evaluate a group of historic resources helps such community plan and preserve their cultural heritage. A survey is also a way to distinguish certain areas for future historic districts, either locally regulated or listed on the National Register for Historic Places.

Background and Archival Research

In conducting Phase 1 survey, a variety of archival research sources were used to develop the survey area, the historic context, and complete the Florida Master Site File forms. Planning staff from the City provided background research to help develop the historical context. Kimley-Horn supplemented the provided background information with historical research such as plat map research, reports, and books focused on Pinellas County and Dunedin. Additionally, the 1917 City of Dunedin Sanborn Map was referenced to investigate building histories for the completion of the Florida Master Site File forms. Phase 2 built upon Phase 1's research. There were 3 structures within the Phase 2 boundary which were previously recorded and updated as part of this survey. There have been no previous historic resource surveys conducted in within the City of Dunedin and no known Cultural Resource Assessment Surveys (CRAS).



Exhibit D. 1917 Sanborn Map

Survey Criteria

Per the State of Florida's Division of Historic Resources, all historic resource surveys conducted in the State of Florida are required to adhere to Chapter 1A-46 of the Florida Administrative Code. Kimley-Horn ensured the survey report and accompanied field work followed the guidelines of 1A-46.001 as well as Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Survey Methodology

The City of Dunedin approached Kimley-Horn and Associates, Inc. in 2020 to discuss the potential of surveying their historic resources through an existing on-call planning contract. A comprehensive historic resources survey has never been conducted within the City. The City of Dunedin is a Certified Local Government and therefore established a Historic Preservation Advisory Committee (HPAC) in 2016 to safeguard Dunedin's heritage, preserve historic landmarks, and maintain an inventory of historic structures. Kimley-Horn worked with the HPAC and City staff to discuss ways to survey their historic resources through virtual coordination sessions. It was decided at one of the virtual sessions to come up with a Survey Master Plan. Due to limited funds only a small area (approximately 50 structures) was identified. The small area (now known as Phase 1) was determined by a "heat map" Kimley-Horn created (Exhibit B). The heat map takes "year built" data from the Pinellas County Property Appraiser and color codes all structures over 50 years old on a map. The original city plat maps and the heat map was used to find pockets of the oldest structures within the City. Two areas were determined by the HPAC to be the Phase 1 of the Survey Master Plan (see Appendix C). There are two other phases identified in the Survey Master Plan. Phase 2 is the current project funded by a Small Matching Grant from the State's Division of Historical Resources. It was announced in June 2023, that Phase 3 will be funded for the 2023-2024 fiscal year.

SURVEY CRITERIA AND METHODOLOGY

Survey Methodology (cont.)

This survey report focuses on Phase 2.

A geographic survey was determined to be the best way to conduct the Phase 2 survey considering a survey has not been completed and these types of surveys result in a large amount of information for each structure within the boundaries. Due to the size of the areas, a designated route was used. The route started from the north and consultants worked their way south and east. The consultant surveyed one side of the street and turned around and moved to the opposite side of the street to ensure each structure within the block was accounted for. All structures within the boundaries were recorded regardless of age. If the structure was less than 50 years old, the complete Florida Master Site File form was completed but was deemed as not contributing to a potential historic district.

The equipment used to conduct the field work included the use of ArcGIS Survey123 application on a Global Positioning System (GPS) enabled iPhone which was set up prior to the field work. All required fields on the Florida Master Site File form which are focused on the physical aspect of the structure were loaded into the ArcGIS Survey123 app to allow the consultant to complete all field work on the iPhone. The ArcGIS Survey123 app contains a picture option with GPS coordinates to ensure accurate location of each photo to create Geographic Information System (GIS) data for mapping the location of each structure.

The majority of the sections on the Florida Master Site File form are intuitive and simple data collection entries that is easily completed using the County's Property Appraiser data. However, there are areas on the form that require extensive knowledge of building materials, architectural features, and architectural styles. The consultant conducting the field work and completing the Florida Master Site File forms qualifies as an Architectural Historian according to the National Park Service¹. In addition to experience, the consultant utilized McAlester's, A Field Guide to American Houses, to confirm attributes such as architectural style and architectural features. McAlester's, A Field Guide to American Houses, is the standard book used in the Historic Preservation field for these types of attributes.

Based on the information collected in the field and other archival research, recommendations for preservation were composed and further discussed in the Conclusions and Recommendations section of this report.

¹ Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation

HISTORIC CONTEXT

Introduction

This historical context was developed using the City of Dunedin's Background and History report for the 2035 Comprehensive Plan, Pinellas County Historical Background prepared by the Pinellas County Planning Department, and the book Dunedin by Vincent Luisi and A.M. de Quesada, Jr.

The City of Dunedin is located within Pinellas County, which is situated on the Gulf Coast of Florida between Palm Harbor and Clearwater with approximately 37,000 residents.

Pre-Columbia Era-1880¹

The gulf coast of Florida contains a long history of inhabitants. According to the Pinellas County Historical Background report, by using archaeological evidence, the first known inhabitants arrived between 10,000 and 8,000 B.C. along the gulf coast.



Figure 1. Panfilo de Narvaez
(Sourced from Florida Memory)

"By 2,500 years ago, native Indians along the Gulf Coast organized into village complexes and developed what has come to be known as the Manasota culture. Middle Archaic Period (5000-3000 BCE) artifacts extracted from the Weedon Island archaeological site during a famous 1920s excavation led by the Smithsonian's Walter Fewkes include arrow points, knives, drills, hammerstones, and other evidence supporting the existence of permanent settlements on the Pinellas Peninsula during this early period. The discoveries at Weedon Island is such that today, the title Weedon Island culture designates an entire group of Indians living on the Florida peninsula pre-A.D. 750."

Weedon Island is located south of Dunedin near the current day St. Petersburg peninsula.

"Ultimately, in the five centuries before the arrival of the Spanish, Indian culture around Tampa Bay evolved into a rather complex society, governed by a hierarchical system of chieftains, whose settlements contained large plazas and tall, pyramid shaped mounds. At the time of the first Spanish exploration, several related groups of Timucuan speakers inhabited the area that is now Pinellas."

According to the National Park Service², the Timucuan were a large group of native Americans separated into different tribes with their own dialects and regions.

¹ Pinellas County Historical Background. (entire section)

² The Timucua: North Florida's Early People.

³ Pinellas County Historical Background. (entire section)

HISTORIC CONTEXT

The Spanish Era

It is widely known that when the Spanish came to Florida, they were not kind to the native Indians. Between the fighting and the new diseases the Spanish brought with them, the native Indian population ultimately declined including the Pinellas Indians. The name Pinellas translates to, “punta pinal” or point of pines in Spanish. As evidenced by some areas untouched by development on the current Gulf Coast, the Pinellas Peninsula was mostly pine forests and beaches.

In 1528, Panfilo de Narvaez, a Spanish explorer, arrived in Florida. Historians agree, the Pinellas Peninsula was the mostly likely location of his arrival and claimed the land for Spain. The next notable Spanish explorer to arrive to the area was Hernando de Soto in 1539. Hernando’s goal in arriving in Florida was to establish a colony for Spain. This quickly changed, like other explorers when he got caught up in search for gold and treasure. The Spanish continued to live and grow in Florida from the 1500s until they relinquished control of Florida to the British in 1763. Eventually, Florida was ceded to the United States in 1819.

“The 18th century brought a variety of groups to Florida such as the Seminoles, fugitive African-Americans, and Cuban fishermen. In the Summer of 1821, Colonel Charles Miller led a band of mercenaries to raid the Cuban fish camps and capture runaway slaves. The expedition burned many camps between Tampa Bay and Charlotte Harbor and captured about 300 African Americans. The first federal government establishment in the Tampa Bay was an army fort set up in 1824 at the mouth of the Hillsborough River, created to oversee a 245 square mile Indian reservation. Pinellas County was not part of the reservation and was one of the few Southwest Florida regions that saw no encounters between Indians and whites during the Seminole Wars of 1835-1842.”

“In 1845, Congress granted Florida statehood. At that time, Pinellas Peninsula was but a small piece of Hillsborough County, which extended from present day Hernando County south to Fort Myers and east to the Kissimmee River. Only three other sprawling counties comprised the rest of sparsely settled south Florida: Monroe, Dade, and St. Lucie.”

Beginnings of the City of Dunedin

The City of Dunedin started out like many towns along the southwest of Florida—with a small settlement along the coast for passing boat travelers. John Branch established a dock with a small store in present day Dunedin in 1870. His dock was able to catch the attention of boats passing by. George L. Jones was also one the first settlers to establish a general store and trading post along the Dunedin coast. He initially named the town Jonesboro. Other settlers in the area were farmers with crops of citrus, cotton, and other food items. The cotton grown in the area needed a cotton gin and Major M.G. Anderson filled that need with a cotton gin along the waterfront.⁴

After George L. Jones named the town Jonesboro, two Scottish merchants came to town to establish another general store located in Anderson’s cotton gin building. The two merchants also established a Post Office (1878) in the cotton gin which gave them naming rights for the town.

⁴ Dunedin

⁵ Comprehensive Plan Background.

HISTORIC CONTEXT

Beginnings of the City of Dunedin (cont.)

The two Scottish merchants did not like the name Jonesboro, therefore they petitioned to name the town Dunedin which is the Gaelic interpretation of their hometown Edinburgh. Because the Post Office was located within their general store, the government allowed them to rename the town to Dunedin.⁶

Dunedin continued to grow especially with the introduction of the Orange Belt Railroad stop in 1888. By 1898, there were approximately 100 Dunedin residents. The town was incorporated in 1899.

The railroad stop helped bring goods and tourism to the city. The location of the stop (Main Street) helped develop what is now known as the downtown of Dunedin. Many of the first residential structures in Dunedin were built close to the waterfront due to the location of the services in town. These first residential structures were built by the first settlers in the late 1800s, some of which are still standing, such as J.O. Douglas' house located on Scotland Street. This structure is listed on the National Register of Historic Places.⁷

However, the growth of the City did not substantially increase until the 1920s with Dunedin's first real estate boom and bust.⁸

Roaring Twenties in Dunedin⁹

Prior to the 1920s, there were not many subdivisions in Dunedin. However, the mid-1920s housing boom brought many subdivisions to the City. For a little while during 1920s, new subdivisions were announced every month. One of the subdivisions announced during the 1920s was the Dunedin Isles Subdivision. The lofty plan included residential lots, five man made islands, and a golf course totaling almost 3,000 acres, with a projected population increase of 24,000 people. Unfortunately, by the time the Great Depression hit, the project went under foreclosure with only the golf course and a few Spanish Mediterranean homes built.



Figure 2. Main Street, 1949

Post-War in Dunedin¹⁰

The building stock in the City of Dunedin, similar to most towns in Florida, boomed after World War II. According to the City, at the end of the war, the population was at 2,000 people and by the time 1978 came around the City's population increased to 30,000 people. There are many contributing factors which helped Dunedin rapidly grow in the post war years. One interesting factor contributing to the growth of the City was the establishment of the Senior Professional Golf Association (PGA) at the Dunedin Golf Club in 1945. Having a premier golf league based in Dunedin helped spur growth in the immediate area.



Figure 3. Main Street, 2021

⁶ Dunedin

⁷ Dunedin

⁸ Comprehensive Plan Background.

⁹ Comprehensive Plan Background. (entire section)

¹⁰ Comprehensive Plan Background. (entire section)

¹¹ McAlester

HISTORIC CONTEXT

Post-War in Dunedin (cont.)

Another contributing factor to Dunedin's growth was the extension of the Gulf Coast Highway (U.S. 19) to St. Petersburg. In 1945, the last segment of the Gulf Coast Highway connecting Tallahassee all the way down to St. Petersburg was constructed. This resulted in more travelers and development further south with Dunedin being directly north of St. Petersburg.

Two of the platted neighborhoods included in the Phase 2 survey were platted in 1924 (Shore Crest) and 1925 (Belle Terre). Due to the Great Depression, only a few structures were actually constructed pre-war. Further confirming the rapid growth in Dunedin post-war, the majority of the existing homes in these subdivisions were built after 1946. Post-war, and all the way into the 1960s, the City and County experienced high growth rates. During the 1950s and 1960s, the County saw a growth rate of more than 135% . This growth rate was unprecedented in the County.

Downtown Revitalization¹³

Like most downtowns in America, Dunedin's main street area surrounding the original train station and railroad went into decline with the post war race to the suburbs. Fortunately for Dunedin, a grassroots movement started in the 1988s to revitalize the neglected downtown. This movement resulted in the establishment of a Community Redevelopment Agency (CRA). The purpose of CRAs is to allocate tax money to improvements for certain areas designated as needy. This particular CRA focused the improvements on ensuring the downtown felt like a village that is pedestrian-friendly and walkable. The CRA's goals were accomplished. Today, Dunedin's Downtown is a walkable tourist mecca with many small businesses such as retail stores and restaurants.

¹² Pinellas County

¹³ Comprehensive Plan Background. (entire section)

ARCHITECTURAL CONTEXT

The City of Dunedin was established in the late 1800s, and the City saw a rather slow growth up until the 1920s with the land boom of the Roaring 20s, and then the growth tapered off with the Great Depression. Dunedin's growth went through a typical increase after the troops returned from World War II. The architectural styles found within the boundaries of the survey clearly indicate this growth pattern.

In conducting Phase 2 survey, *A Field Guide to American Houses*¹ was used to substantiate the consultant's determination of the architectural style for the structures within the survey boundaries.

Architectural Style	Total
Bungalow	13
Colonial Revival	5
Commercial/Commercial Vernacular	9
Dutch Colonial Revival	3
Frame Vernacular	30
Mediterranean Revival	8
Mid-Century Modern	11
Minimal Traditional	28
Mixed	21
Modernistic	1
Prairie	1
Queen Anne Revival	1
Ranch/Minimal Ranch/Transitional Ranch	135
Shingle	1
Spanish Colonial	1
Tudor Revival	2

Table 1. List of Architectural Styles Within Phase 2 Survey

¹ McAlester

ARCHITECTURAL CONTEXT

Bungalow

The Bungalow style was very popular during 1920-1930. This style is very similar with Craftsman and both styles feature large front porches with substantial columns. The columns are usually square or tapered with brick piers supporting the columns. It is common to feature a front facing gable with a different type of siding in the gable. Brick cheek walls with concrete stairs are also common character defining features of both. The Craftsman style differs from the Bungalow in that, the Craftsman style usually feature more decorative ornamentation than a Bungalow such as large, heavy brackets in the gables, wider open eaves, lattice vents in the gables, complicated intersecting gable roofs and Prairie light windows.

Within the Phase 2 survey boundaries, there were thirteen (13) Bungalow style structures recorded.



Figure 4. Bungalow
(235 Aberdeen Street)



Figure 5. Colonial Revival
(311 Edgewater Drive)

Colonial Revival

Colonial Revival is also another style that become very popular in Florida as well as the United States during 1880-1955³. McAlester's book distinguishes this style as the "dominant" style for residential structures in the country. The character-defining features of this style include symmetrical facades, a centered entrance typically with a gabled pedimented stoop with classical style pilasters, and multi-light over multi-light sash style windows and accompanied functional shutters.

Within the Phase 2 survey boundaries, there were five (5) Colonial Revival style structures recorded.

² McAlester

ARCHITECTURAL CONTEXT

Commercial/Commercial Vernacular

The Commercial/Commercial Vernacular style was dominant from 1890-1920 and generally reflects advances in construction technology that permitted the creation of taller buildings. Typically decorative detailing is reduced to the bare minimum and the structure is primarily for commercial use.

As further detailed and expanded upon in Richard Longstreth's book, *The Buildings of Main Street*, the one-part, two-part, etc, commercial block style³ was the predominant commercial building form all throughout downtowns in the United States during the early 1900s. The style focused more on building form, as opposed to architectural features. This style was popular in downtown areas because the storefront would be on the first floor, and the shop owners would live on the second floor. As such, it is common the first floors of Commercial/Commercial Vernacular buildings were altered throughout history due to frequent changes of ownership and use.

Within the Phase 2 survey boundaries, there were nine (9) Commercial/Commercial Vernacular style structures recorded.



Figure 6. Commercial/Commercial Vernacular
(245 Main Street)



Figure 7. Dutch Colonial Revival
(228 Garden Circle N)

Dutch Colonial Revival

Dutch Colonial Revival style is a revival style of the original Dutch Colonial style popular in early colonial days in America (1625-1840). Later versions of this style as referred to revivals. This style is almost always distinguished by a gambrel roof, centered entrance, and simple decorative features such as wood shingles in the gables. This style would be considered rare similar to the Octagon style.

Within the Phase 2 survey boundaries, there were three (3) Dutch Colonial Revival style structures recorded.

³ Longstreth

ARCHITECTURAL CONTEXT

Frame Vernacular

Frame Vernacular is a style which is traditional constructed with the materials available locally. Vernacular, by definition, is “no style” and fits a broad classification of building types. The Frame Vernacular style was the most common building type found across the United States throughout the 19th and 20th centuries. However, Frame Vernacular homes are still being built in the 21st century. The Frame Vernacular structures recorded in the Phase 2 survey boundaries were constructed during the 20th and 21st century, with the oldest construction date being 1900. Eleven (11) of the Frame Vernacular homes were constructed prior to WWI, six (6) homes were constructed Interwar (between WWI and WWII), and thirteen (13) were constructed post WWII. The Frame Vernacular style is typically not designed by an architect but instead by a local builder, either in groups of structures or individually. In this area, Frame Vernacular style is typically defined by horizontal lap siding, simple columns, front facing gables, and sash style windows.



Figure 8. Frame Vernacular
(523 Edgewater Drive)

Within the Phase 2 survey boundaries, there were thirty (30) Frame Vernacular style structures recorded.



Figure 9. Mediterranean Revival
(535 Edgewater Drive)

Mediterranean Revival

The Mediterranean Revival style commonly features arched windows, clay barrel tile roofs, and rough stucco walls. This style combines elements from differing Mediterranean styles and includes definitive features such as broad, overhanging eaves, low-pitched roofs, and wrought-iron details.

Within the Phase 2 survey boundaries, there were eight (8) Mediterranean Revival style structures recorded.

Mid-Century Modern

The Mid-Century Modern style was very popular in Florida considering Florida is known for the post-World War II housing boom they experienced. Mid-Century Modern expanded upon the core tenets and lessons of the Modernist Movement while expressing new ideologies influenced by World War II. This style is typically architect designed blending a grouping of styles with the focus of incorporating the outside with the inside living spaces. In Florida, Mid-Century Modern styles usually feature a breeze block wall incorporated into the façade. Typical character defining features include flat roof or butterfly roof designs, attached carports, ribbon windows, large statement fireplaces, and two types of exterior materials.



Figure 10. Mid-Century Modern
(51 Main Street)

Within the Phase 2 survey boundaries, there were eleven (11) Mid-Century Modern style structures recorded.

ARCHITECTURAL CONTEXT

Minimal Traditional

The Minimal Traditional style is greatly attributed to efforts to save the housing industry and provide people with affordable housing during the Great Depression. However, the Minimal Traditional style was also used as a dominant form of government housing during WWII and remained popular after WWII. The Minimal Traditional style was the dominant style in domestic architecture before the Ranch style home became popular. Common Characteristics of Minimal Traditional style homes are small plan footprint, minimal ornamentation, front gable, very small eaves, large windows, and little to no porch. Typically, Minimal Traditional style homes do not have garages or carports unless they were built after 1950. Typically, you will see this style in more than one house on the block, as they were very easily replicated for subdivisions or they were mass produced in connection to contractor and military family housings near bases.

Within the Phase 2 survey boundaries, there were twenty-eight (28) Minimal Traditional style structures recorded.



Figure 11. Minimal Traditional
(250 Garden Circle S)

Mixed

This Mixed/Non-dominant style is reserved for structures that do not resemble one, dominant style. For this survey, there were a few newly built structures with architectural features from different architectural styles such as, more than two roof forms, square Doric columns mixed with brick piers and dentil moldings in the fascia. In addition, there were a few structures built over 50 years ago which have been altered and no longer represent a particular architectural style. Those structures were included in this category.

Within the Phase 2 survey boundaries, there were twenty-one (21) Mixed style structures recorded.



Figure 12. Mixed
(905 Victoria Drive)

Modernistic

Modernistic style is a more contemporary style, with an emphasis on asymmetrical compositions and minimal ornamentation. Modernist style housing commonly has smooth, streamlined design in which decorative detailing is reduced to the bare minimum.

Within the Phase 2 survey boundaries, there was one (1) Modernistic style structure recorded.



Figure 13. Modernistic
(211 Broadway)

ARCHITECTURAL CONTEXT

Prairie

Prairie style is defined by low-pitched roof, usually hipped, with wide overhanging eaves. Commonly, Prairie style homes are two stories with eaves, cornices, and façade detailing emphasizing horizontal lines. The Prairie style originated in Chicago and is one of the few indigenous American styles. Known as the master of the Prairie house, Frank Lloyd Wright's early work in Prairie style homes ultimately led to defining the asymmetrical hipped form that is now definitive of the Prairie style.



Figure 14. Prairie
(305 Edgewater Drive)

Within the Phase 2 survey boundaries, there was one (1) Prairie style structure recorded.



Figure 15. Queen Anne Revival
(1047 Victoria Drive, non-contributing)

Queen Anne Revival

A *Field Guide to American Houses*⁴ lists this style as just Queen Anne not Queen Anne Revival. The Florida Master Site File form adds the “Revival” to the style. In the Historic Preservation field the two are synonyms. This style was very popular in Florida and the United States from 1880-1910. This style is typically distinguished by the use of many architectural features such as decorative wood shingles in gables (with high pitches), gingerbread details, asymmetrical facades with porches, unique balustrade or spindle designs, and decorative brackets within the porches.

Within the Phase 2 survey boundaries, there was only one (1) Queen Anne Revival style (non-contributing) structure recorded

Ranch/Minimal Ranch/Traditional Ranch

Ranch style homes are defined by single-story construction, horizontal emphasis of the buildings, low-pitched roofs, and asymmetrical facades. Typically Ranch style homes have an asymmetrical rectangular, “L” or “U” shape, often include an attached garage, and have wide eaves. The Ranch style home first appeared in the 1930s and was extremely popular post-WWII. The Ranch style replaced the Minimal Traditional style as the dominant architectural style in the early 1950s. The Ranch style was influenced by Spanish Colonial, Craftsman, and Prairie modernism styles.



Figure 16. Ranch/Minimal Ranch/
Transitional Ranch
(271 President Street)

⁴ McAlester

ARCHITECTURAL CONTEXT

Ranch/Minimal Ranch/Traditional Ranch (Cont.)

The early, basic form of the Ranch style is defined as Transitional Ranch, also known as Minimal Ranch style which shared characteristics with the Minimal Traditional style. This style features one-story horizontal massing, asymmetrical fenestration, low-pitched roofing with wide eave overhang, recessed entrance or small stoop, and an attached carport/garage. Transitional/Minimal Ranch style homes typically lack the ornate elements usually associated with the Ranch style house. The length-to-width ratio of a Transitional/Minimal Ranch style is defined as less than two to one. The Transitional Ranch evolved to the traditional Ranch style, which incorporated innovative design elements such as patios with sliding glass doors, picture windows, and built-in planter boxes.

Within the Phase 2 survey boundaries, there were one hundred thirty-five (135) Ranch style structures recorded.

Shingle

The Shingle style, similar to the Stick and spindlework Queen Anne, was a uniquely American adaptation of other traditions. Identifying features of the Shingle style are wall cladding and roofing of continuous wood shingles, shingled walls without interruption at corners, and an asymmetrical façade with irregular, steeply pitched roof line. Characteristics of the Shingle style include borrowed wide porches, shingled surfaces, asymmetrical forms, gambrel roofs, rambling lean-to additions, classical columns, and Palladian windows. Borrowed from the contemporaneous Richardsonian Romanesque, the Shingles style often has an emphasis on irregular, sculpted shapes, and Romanesque arches. Most Shingle houses were built between 1880 and 1900, with relatively few examples dating from the late 1870s and from the first decade of this century. The Shingle style never gained the wide popularity of its contemporary, the Queen Anne Style, and thus Shingle houses are relatively uncommon except in coastal New England.



Figure 17. Shingle
(125 Edgewater Drive)

Within the Phase 2 survey boundaries, there was one (1) Shingle style structure recorded.



Figure 18. Spanish Colonial
(204 Citrus Ave)

Spanish Colonial

The Spanish Colonial style structures tend to be one-story, low-pitched roof lines with stucco facades. The predominant roof line is a low-pitched side gable roof with barrel tiles. The windows are you usually single window openings versus pairs. The windows are usually a gridded pattern.

Within the Phase 2 survey boundaries, there was one (1) Spanish Colonial style structure recorded.

ARCHITECTURAL CONTEXT

Tudor Revival

Tudor Revival style is loosely based on a variety of early English building traditions. Typical Tudor Revival styles feature a steeply pitched roof, façade dominated by one or more prominent cross gables, tall, narrow windows usually in multiple groups and with multi-pane glazing, and massive chimneys. It is also typical of Tudor Revival styles to feature a massive chimney, commonly crowned by a decorative chimney pot. The Tudor Revival style was used for a large proportion of early 20th century suburban houses throughout the country.

Within the Phase 2 survey boundaries, there were two (2) Tudor Revival style structures recorded.



Figure 19. Tudor Revival
(150 Orangewood Drive)

SURVEY RESULTS AND RECOMMENDATIONS

Survey Results

Phase 2 Survey resulted in 267 structures recorded and three (3) updated recordings for a total of 270 structures surveyed. See Exhibit C for the boundaries of the survey.

The survey boundaries are located in an area in the City of Dunedin which is within walking distance to the bay and the Main Street area. This area of Dunedin contains higher value homes which are well cared for and maintained. The majority of the structures recorded were listed as “good” on the Florida Master Site File form. The difference between “excellent” and “good” is subjective. The field consultant considered structures in excellent condition to be in the very best of condition; therefore, not many fell into that category, but most did fall into the “good” category considering the area is very well maintained.

Of the two hundred and seventy (270) structures that were evaluated, thirty-nine (39) were considered non-contributing to a potential historic district(s). The thirty-nine structures that were considered non-contributing were primarily due to being less than 50 years old, with the exception of a few non-conforming structures that were severely altered from their original form.

The remaining 231 contributing structures were deemed contributing to a potential historic district(s) due to either the integrity of the location, design, setting, materials, workmanship, or feeling. Each individual Florida Master Site File form explains the rationale for the evaluation determination for each structure.

When evaluating the structures for contributing/non-contributing status, the consultant used the National Park Service’s Criteria for Evaluation¹:

The criteria applied to evaluate properties (other than areas of the National Park System and National Historic Landmarks) for the National Register are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by NPS in reviewing nominations, and for evaluating National Register eligibility of properties. Guidance in applying the criteria is further discussed in the “How To” publications, Standards & Guidelines sheets and Keeper’s opinions of the National Register. Such materials are available upon request.

National Register criteria for evaluation: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) That are associated with the lives of persons significant in our past; or
- (c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) That have yielded, or may be likely to yield, information important in prehistory or history.

¹ 36CFR60.4

SURVEY RESULTS AND RECOMMENDATIONS

Criteria Considerations

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:

- (a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- (b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.
- (d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- (e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- (g) A property achieving significance within the past 50 years if it is of exceptional importance.

Survey Recommendations

Phase 2 was evaluated under Criterion A and appears to possess a local level of significance in the area of community planning as there are many subdivisions, such as the original 1889 Dunedin plat, the 1924 Belle Terre plat, which have merged together over time to become a cohesive area. Said neighborhoods and plats were important to the growth of the City of Dunedin during the period of significance. The Phase 2 survey overall resulted in 267 new structures recorded (three updates) in the City of Dunedin. The Phase 2 survey is a continuation of Phase 1 survey (51 new recordings, 1 update). This is a step towards preserving Dunedin's cultural heritage. Phase 2 survey and research resulted in 231 structures were considered contributing to two potential historic districts (northern portion and southern portion of survey boundary). There were 39 structures considered non-contributing either based on age or level of alteration. The assumption, from assessing the heat map (Exhibit A), was that there would be a great number of historically significant structures in the survey area. This was found to be the case. The majority of the contributing structures retain their integrity and are in good condition. The survey area exhibits many of the planning characteristics common to other subdivisions found throughout the state in the early to mid-20th century, including automobile-oriented streets, uniform lot sizes, standard street frontage widths, and uniform front and side yard setbacks.

SURVEY RESULTS AND RECOMMENDATIONS

Survey Recommendations (cont.)

The Historic Context section within this report indicates the City was established in the late 1800s with a dip in growth in the 1920s and an increase post-WWII. The Phase 2 survey confirms this with the majority of the structures being constructed between 1943-1962. With this being said, the recommendation for the period of significance for a potential historic district would be at least 1880 to 1971. The end date of 1971 would allow for any important structures to be considering contributing if they are at least 50 years old. The number and level of integrity of the contributing structures within the Phase 2 boundary are certainly enough to constitute a potential historic district(s).

The intent with this Survey Master Plan is to survey the three areas (Phase 1, Phase 2, and Phase 3) and then evaluate the entire area holistically to see the best path forward for the City of Dunedin. As part of Phase 3, the areas will be evaluated as to whether it makes sense to break up the phased areas into smaller historic districts, one big district, or based on their geography in order to protect and preserve these historic resources

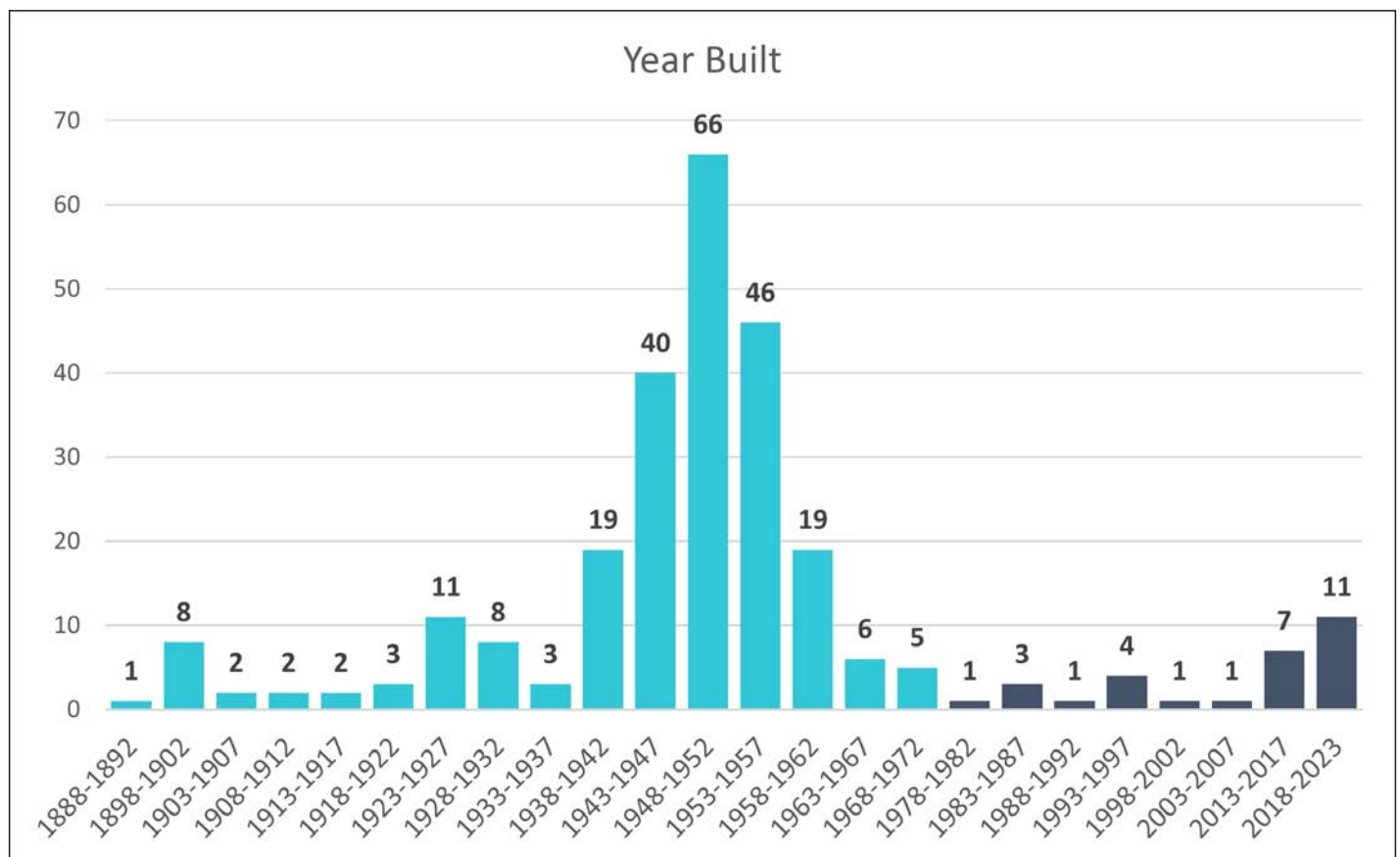


Figure 20. Distribution of the years each surveyed structure was built. Teal colored data bars represent structures that are 50+ years old and therefore can qualify as contributing.

SURVEY RESULTS AND RECOMMENDATIONS

Survey Recommendations (cont.)

In June 2023, the State informed the City, that Phase 3 will be funded for the 2023-2024 fiscal year. This Phase will begin as soon as Phase 2 is accepted by the Compliance Section of the Division of Historical Resources. As concluded from the Phase 2 survey, it is recommended that Phase 3 further assesses the potential for up to four (4) historic districts. The four (4) potential historic districts being one (1) for Phase 1, one (1) for the northern portion of Phase 2, one (1) for the southern portion of Phase 2, and potentially one (1) for Phase 3 (if determined). However, the four potential districts could be combined into one (1) large, contiguous district. This will be further determined in Phase 3.

In addition to potential historic districts, the Phase 2 survey resulted in 26 individual resources potentially eligible for the National Register of Historic Places. The resources were evaluated for eligibility for listing in the National Register using the National Register Criteria for Evaluation as outlined in 36 CFR Part 60.4. The resources appear to meet Criterion C as they possess local and state level of significance in the area of architecture for their styles and they represent a significant trend in Dunedin and Florida's architectural history.

Listing of significant buildings and historic districts on the NRHP will help document the identity of the architectural and historical significance of the City of Dunedin. National Register listings also promote rehabilitation of historic buildings through tax incentives for owners of income-producing historic properties. Furthermore, historic resources listed on the National Register are more easily identified during the Section 106 Consultation Process. The federal government (agency) must consider what potential impacts an undertaking may have on historic properties, even with a Programmatic Agreement.

As the Survey Master Plan continues, the City of Dunedin should investigate the options of nominating the survey areas either as local or National Register of Historic Places Historic Districts. If the City determines a local historic district is advantageous to the City and the community, they should consider incorporating local tax incentives for historic districts into their City Code. In addition to the added sense of place benefit a historic district would add to the community, the tax incentives would be a monetary benefit to the community. If the City investigates nominating any of the survey areas to the National Register of Historic Places as historic districts, there are already Federal Historic Tax Incentive programs in place for structures either located in a National Register of Historic Places Historic District or individually listed on the National Register of Historic Places.

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APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
211	Aberdeen Street	PI14695	Contributing	Frame Vernacular	1930
217	Aberdeen Street	PI14588	Non-Contributing	Frame Vernacular	1951
222	Aberdeen Street	PI14552	Contributing	Ranch	1958
227	Aberdeen Street	PI14633	Contributing	Mediterranean Revival	1925
234	Aberdeen Street	PI14539	Contributing	Mediterranean Revival	1926
235	Aberdeen Street	PI14638	Contributing	Bungalow	1922
243	Aberdeen Street	PI14527	Non-Contributing	Mixed	1993
244	Aberdeen Street	PI14586	Contributing	Ranch	1949
250	Aberdeen Street	PI14663	Contributing	Minimal Traditional	1946
251	Aberdeen Street	PI14682	Contributing	Bungalow	1947
260	Aberdeen Street	PI14571	Contributing	Mixed	1951
261	Aberdeen Street	PI14681	Contributing	Ranch	1953
271	Aberdeen Street	PI14667	Contributing	Ranch	1953
272	Aberdeen Street	PI14686	Contributing	Ranch	1957
277	Aberdeen Street	PI14585	Contributing	Ranch	1950
280	Aberdeen Street	PI14542	Contributing	Ranch	1947
159	Beltrees Street	PI14548	Contributing	Bungalow	1938
204	Beltrees Street	PI14656	Contributing	Mediterranean Revival	1937
222	Beltrees Street	PI14698	Contributing	Ranch	1939
232	Beltrees Street	PI14655	Contributing	Ranch	1948
234	Beltrees Street	PI14666	Contributing	Ranch	1951
250	Beltrees Street	PI14531	Contributing	Ranch	1992
275	Beltrees Street	PI14572	Non-Contributing	Frame Vernacular	2015
101	Broadway	PI14783	Contributing	Mixed	1952
109	Broadway	PI14777	Contributing	Ranch	1953
114	Broadway	PI14733	Contributing	Ranch	1950
115	Broadway	PI14778	Contributing	Ranch	1953
121	Broadway	PI14775	Contributing	Minimal Traditional	1952
122	Broadway	PI14740	Contributing	Minimal Traditional	1950
127	Broadway	PI14776	Contributing	Ranch	1952
131	Broadway	PI14781	Contributing	Ranch	1953
137	Broadway	PI14779	Contributing	Ranch	1954
142	Broadway	PI14768	Non-Contributing	Mixed	2015
143	Broadway	PI14782	Contributing	Ranch	1954
149	Broadway	PI14780	Contributing	Ranch	1953

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
150	Broadway	PI14758	Non-Contributing	Mixed	1948
155	Broadway	PI14774	Contributing	Minimal Traditional	1951
158	Broadway	PI14763	Contributing	Mid-Century Modern	1954
200	Broadway	PI14785	Contributing	Ranch	1952
203	Broadway	PI14711	Contributing	Ranch	1953
211	Broadway	PI14717	Non-Contributing	Modernistic	2022
217	Broadway	PI14708	Contributing	Ranch	1947
227	Broadway	PI14710	Contributing	Frame Vernacular	1930
231	Broadway	PI14709	Non-Contributing	Frame Vernacular	2023
232	Broadway	PI14689	Contributing	Ranch	1961
239	Broadway	PI14720	Contributing	Ranch	1947
240	Broadway	PI14545	Contributing	Bungalow	1947
246	Broadway	PI14577	Contributing	Ranch	1955
247	Broadway	PI14713	Contributing	Ranch	1945
252	Broadway	PI14700	Contributing	Minimal Traditional	1947
257	Broadway	PI14722	Contributing	Ranch	1946
301	Broadway	PI14715	Non-Contributing	Ranch	1947
309	Broadway	PI14718	Contributing	Ranch	1979
319	Broadway	PI14712	Contributing	Ranch	1953
320	Broadway	PI14622	Contributing	Colonial Revival	1938
324	Broadway	PI14626	Contributing	Minimal Traditional	1946
333	Broadway	PI14721	Contributing	Ranch	1953
334	Broadway	PI14645	Non-Contributing	Ranch	1956
339	Broadway	PI14716	Contributing	Ranch	1953
345	Broadway	PI14714	Contributing	Ranch	1948
348	Broadway	PI14543	Contributing	Ranch	1959
351	Broadway	PI14719	Non-Contributing	Frame Vernacular	2021
357	Broadway	PI14707	Contributing	Ranch	1953
400	Broadway	PI14619	Contributing	Ranch	1956
826	Broadway	PI14637	Contributing	Mediterranean Revival	1925
840	Broadway	PI14658	Contributing	Mid-Century Modern	1967
900	Broadway	PI14559	Contributing	Commercial	1963
920	Broadway	PI14538	Contributing	Commercial	1960
950	Broadway	PI14644	Non-Contributing	Mixed	2016
990	Broadway	PI14685	Non-Contributing	Commercial	2023

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
1006	Broadway	PI14706	Contributing	Commercial	1966
1040	Broadway	PI14567	Contributing	Bungalow	1920
1064	Broadway	PI14581	Contributing	Mid-Century Modern	1959
100	Citrus Avenue	PI14773	Contributing	Ranch	1949
114	Citrus Avenue	PI14753	Contributing	Ranch	1947
115	Citrus Avenue	PI14748	Contributing	Ranch	1947
120	Citrus Avenue	PI14729	Contributing	Ranch	1950
130	Citrus Avenue	PI14731	Contributing	Minimal Traditional	1950
132	Citrus Avenue	PI14755	Contributing	Ranch	1950
139	Citrus Avenue	PI14724	Contributing	Ranch	1953
140	Citrus Avenue	PI14756	Contributing	Ranch	1948
142	Citrus Avenue	PI14744	Non-Contributing	Frame Vernacular	2022
154	Citrus Avenue	PI14769	Contributing	Ranch	1960
155	Citrus Avenue	PI14765	Contributing	Ranch	1953
204	Citrus Avenue	PI14661	Contributing	Spanish Colonial	1948
222	Citrus Avenue	PI14589	Contributing	Ranch	1956
226	Citrus Avenue	PI14650	Contributing	Ranch	1947
232	Citrus Avenue	PI14697	Contributing	Ranch	1948
240	Citrus Avenue	PI14699	Contributing	Ranch	1949
245	Citrus Avenue	PI14606	Contributing	Ranch	1940
246	Citrus Avenue	PI14610	Contributing	Mixed	1956
252	Citrus Avenue	PI14608	Contributing	Colonial Revival	1938
253	Citrus Avenue	PI14647	Contributing	Ranch	1957
301	Citrus Avenue	PI14597	Contributing	Mediterranean Revival	1926
315	Citrus Avenue	PI14693	Contributing	Bungalow	1947
320	Citrus Avenue	PI14601	Contributing	Ranch	1951
321	Citrus Avenue	PI14584	Contributing	Minimal Traditional	1947
330	Citrus Avenue	PI14553	Contributing	Ranch	1941
340	Citrus Avenue	PI14703	Non-Contributing	Mixed	2016
350	Citrus Avenue	PI14624	Contributing	Ranch	1940
107	Edgewater Drive	PI14760	Contributing	Ranch	1956
115	Edgewater Drive	PI14657	Contributing	Ranch	1949
125	Edgewater Drive	PI14732	Contributing	Shingle	1932
131	Edgewater Drive	PI14754	Non-Contributing	Frame Vernacular	2016
139	Edgewater Drive	PI14750	Contributing	Dutch Colonial Revival	1997

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
147	Edgewater Drive	PI14736	Contributing	Frame Vernacular	1900
205	Edgewater Drive	PI14534	Non-Contributing	Mixed	2021
215	Edgewater Drive	PI14664	Contributing	Ranch	1956
225	Edgewater Drive	PI14701	Contributing	Colonial Revival	1935
235	Edgewater Drive	PI14592	Contributing	Ranch	1951
245	Edgewater Drive	PI14631	Contributing	Ranch	1957
255	Edgewater Drive	PI14639	Contributing	Bungalow	1948
265	Edgewater Drive	PI14549	Contributing	Mixed	1948
305	Edgewater Drive	PI14625	Contributing	Prairie	1921
311	Edgewater Drive	PI14568	Contributing	Colonial Revival	1929
333	Edgewater Drive	PI14580	Contributing	Ranch	1951
345	Edgewater Drive	PI14529	Contributing	Mixed	1948
363	Edgewater Drive	PI14602	Contributing	Ranch	1947
405	Edgewater Drive	PI14612	Contributing	Ranch	1940
453	Edgewater Drive	PI11908	Contributing	Mediterranean Revival	1924
523	Edgewater Drive	PI14669	Contributing	Frame Vernacular	1931
535	Edgewater Drive	PI14578	Contributing	Mediterranean Revival	1951
549	Edgewater Drive	PI14607	Contributing	Ranch	1971
557	Edgewater Drive	PI14525	Contributing	Ranch	1959
571	Edgewater Drive	PI14652	Contributing	Ranch	1959
725	Edgewater Drive	PI14530	Contributing	Frame Vernacular	1904
733	Edgewater Drive	PI14649	Contributing	Frame Vernacular	1905
160	Florida Avenue	PI14566	Contributing	Minimal Traditional	1940
161	Florida Avenue	PI14673	Contributing	Ranch	1947
201	Florida Avenue	PI14688	Non-Contributing	Mixed	1938
220	Florida Avenue	PI14550	Contributing	Ranch	1951
229	Florida Avenue	PI14671	Contributing	Minimal Traditional	1947
234	Florida Avenue	PI14627	Contributing	Frame Vernacular	1946
239	Florida Avenue	PI14653	Contributing	Dutch Colonial Revival	1926
244	Florida Avenue	PI14687	Contributing	Minimal Traditional	1910
249	Florida Avenue	PI14611	Contributing	Ranch	1968
260	Florida Avenue	PI14628	Contributing	Ranch	1956
263	Florida Avenue	PI14665	Contributing	Mid-Century Modern	1951
201	Garden Circle	PI14562	Contributing	Tudor Revival	1926
201	Garden Circle	PI14789	Non-Contributing	Mixed	1940

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
202	Garden Circle	PI14526	Contributing	Ranch	1949
204	Garden Circle	PI14679	Non-Contributing	Bungalow	2019
205	Garden Circle	PI14544	Contributing	Minimal Traditional	1940
207	Garden Circle	PI14791	Non-Contributing	Frame Vernacular	1997
210	Garden Circle	PI14683	Contributing	Minimal Traditional	1928
215	Garden Circle	PI14790	Contributing	Ranch	1947
217	Garden Circle	PI14659	Contributing	Ranch	1940
220	Garden Circle	PI14540	Contributing	Ranch	1958
220	Garden Circle	PI14556	Contributing	Minimal Traditional	1955
225	Garden Circle	PI14793	Contributing	Ranch	1930
228	Garden Circle	PI14575	Contributing	Dutch Colonial Revival	1924
231	Garden Circle	PI14640	Contributing	Ranch	1941
233	Garden Circle	PI14788	Contributing	Ranch	1953
234	Garden Circle	PI14634	Contributing	Ranch	1948
236	Garden Circle	PI14675	Contributing	Bungalow	1936
238	Garden Circle	PI14614	Contributing	Minimal Traditional	1947
239	Garden Circle	PI14784	Contributing	Ranch	1946
241	Garden Circle	PI14702	Contributing	Minimal Traditional	1926
242	Garden Circle	PI14561	Contributing	Minimal Traditional	1947
245	Garden Circle	PI14787	Contributing	Ranch	1950
246	Garden Circle	PI14678	Contributing	Ranch	1960
247	Garden Circle	PI14694	Contributing	Minimal Traditional	1963
250	Garden Circle	PI14662	Contributing	Minimal Traditional	1947
252	Garden Circle	PI14680	Contributing	Ranch	1947
252	Garden Circle	PI14690	Non-Contributing	Mixed	2004
255	Garden Circle	PI14704	Contributing	Minimal Traditional	1950
255	Garden Circle	PI14786	Contributing	Ranch	1948
261	Garden Circle	PI14792	Contributing	Ranch	1946
205	Grove Circle	PI14771	Contributing	Ranch	1947
208	Grove Circle	PI14739	Contributing	Frame Vernacular	1950
212	Grove Circle	PI14727	Contributing	Ranch	1955
217	Grove Circle	PI14757	Non-Contributing	Mixed	1948
222	Grove Circle	PI14725	Contributing	Minimal Traditional	1950
228	Grove Circle	PI14772	Contributing	Ranch	1948
231	Grove Circle	PI14738	Contributing	Minimal Traditional	1950

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
234	Grove Circle	PI14751	Non-Contributing	Ranch	1949
239	Grove Circle	PI14759	Contributing	Ranch	1957
240	Grove Circle	PI14726	Non-Contributing	Ranch	2021
245	Grove Circle	PI14764	Contributing	Ranch	1957
246	Grove Circle	PI14723	Contributing	Ranch	1950
250	Grove Circle	PI14737	Contributing	Ranch	1951
251	Grove Circle	PI14730	Contributing	Ranch	1950
261	Grove Circle	PI14741	Contributing	Ranch	1951
215	Hancock Street	PI14599	Non-Contributing	Frame Vernacular	1987
225	Hancock Street	PI14674	Non-Contributing	Frame Vernacular	2013
227	Hancock Street	PI14617	Non-Contributing	Frame Vernacular	2019
219	Jackson Street	PI14536	Contributing	Ranch	1954
220	Lime Circle	PI14767	Contributing	Ranch	1947
224	Lime Circle	PI14747	Contributing	Ranch	1961
228	Lime Circle	PI14745	Contributing	Ranch	1955
232	Lime Circle	PI14752	Contributing	Ranch	1947
234	Lime Circle	PI14735	Contributing	Ranch	1950
236	Lime Circle	PI14770	Contributing	Ranch	1947
215	Locklie Street	PI14620	Contributing	Ranch	1938
225	Locklie Street	PI14582	Contributing	Ranch	1947
235	Locklie Street	PI14574	Contributing	Ranch	1956
245	Locklie Street	PI14573	Contributing	Ranch	1948
255	Locklie Street	PI14705	Contributing	Ranch	1960
277	Locklie Street	PI14696	Contributing	Ranch	1940
280	Locklie Street	PI14615	Contributing	Commercial	1972
220	Lyndhurst Street	PI14576	Contributing	Minimal Traditional	1940
224	Lyndhurst Street	PI14557	Contributing	Bungalow	1950
234	Lyndhurst Street	PI14546	Contributing	Mixed	1950
240	Lyndhurst Street	PI14684	Contributing	Ranch	1969
250	Lyndhurst Street	PI14563	Contributing	Ranch	1947
251	Lyndhurst Street	PI14651	Contributing	Commercial	1967
260	Lyndhurst Street	PI14533	Non-Contributing	Mid-Century Modern	1984
261	Lyndhurst Street	PI14603	Contributing	Ranch	1958
266	Lyndhurst Street	PI14632	Contributing	Ranch	1959
280	Lyndhurst Street	PI14654	Contributing	Ranch	1947

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
51	Main Street	PI13845	Contributing	Mid-Century Modern	1960
200	Main Street	PI14676	Non-Contributing	Commercial	2016
221	Main Street	PI14630	Contributing	Bungalow	1916
235	Main Street	PI14595	Non-Contributing	Commercial	2019
245	Main Street	PI14594	Contributing	Commercial	1956
148	Marina Plaza	PI14554	Contributing	Mid-Century Modern	1962
150	Marina Plaza	PI14537	Contributing	Mid-Century Modern	1962
223	Monroe Street	PI14560	Contributing	Bungalow	1917
231	Monroe Street	PI14579	Contributing	Frame Vernacular	1900
234	Monroe Street	PI14569	Contributing	Ranch	1951
236	Monroe Street	PI13777	Contributing	Ranch	1952
239	Monroe Street	PI14629	Contributing	Ranch	1962
120	Orangewood Drive	PI14761	Contributing	Mid-Century Modern	1957
126	Orangewood Drive	PI14762	Contributing	Ranch	1948
138	Orangewood Drive	PI14734	Contributing	Frame Vernacular	1927
150	Orangewood Drive	PI14746	Contributing	Tudor Revival	1947
158	Orangewood Drive	PI14766	Contributing	Minimal Traditional	1947
200	Orangewood Drive	PI14728	Contributing	Ranch	1950
244	Orangewood Drive	PI14743	Contributing	Ranch	1949
254	Orangewood Drive	PI14749	Non-Contributing	Mixed	1947
262	Orangewood Drive	PI14742	Contributing	Minimal Traditional	1954
211	Park Circle	PI14643	Contributing	Ranch	1947
219	Park Circle	PI14598	Contributing	Ranch	1947
222	Park Circle	PI14613	Contributing	Ranch	1954
224	Park Circle	PI14583	Contributing	Ranch	1952
226	Park Circle	PI14642	Contributing	Frame Vernacular	1948
227	Park Circle	PI14558	Contributing	Ranch	1950
228	Park Circle	PI14692	Contributing	Ranch	1953
230	Park Circle	PI14596	Contributing	Ranch	1951
232	Park Circle	PI14616	Non-Contributing	Mixed	1954
233	Park Circle	PI14564	Contributing	Ranch	1950
234	Park Circle	PI14604	Non-Contributing	Bungalow	1947
239	Park Circle	PI14621	Contributing	Ranch	1948
247	Park Circle	PI14668	Non-Contributing	Mixed	2019
253	Park Circle	PI14547	Contributing	Ranch	1954

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
266	Park Circle	PI14591	Contributing	Ranch	1967
225	President Street	PI14677	Contributing	Mediterranean Revival	1927
235	President Street	PI14648	Contributing	Ranch	1960
241	President Street	PI14600	Contributing	Minimal Traditional	1940
245	President Street	PI14535	Contributing	Ranch	1954
255	President Street	PI14555	Contributing	Ranch	1950
261	President Street	PI14593	Contributing	Minimal Traditional	1950
271	President Street	PI14609	Contributing	Ranch	1956
285	President Street	PI14605	Contributing	Ranch	1955
821	Victoria Drive	PI14646	Contributing	Frame Vernacular	1900
827	Victoria Drive	PI14636	Contributing	Frame Vernacular	1900
835	Victoria Drive	PI14691	Contributing	Frame Vernacular	1928
905	Victoria Drive	PI14541	Non-Contributing	Mixed	2001
915	Victoria Drive	PI14641	Non-Contributing	Mid-Century Modern	1949
937	Victoria Drive	PI11944	Non-Contributing	Frame Vernacular	1938
951	Victoria Drive	PI14528	Contributing	Frame Vernacular	1900
961	Victoria Drive	PI14623	Contributing	Mid-Century Modern	1972
969	Victoria Drive	PI14670	Contributing	Frame Vernacular	1900
1005	Victoria Drive	PI14660	Contributing	Colonial Revival	1888
1015	Victoria Drive	PI14672	Contributing	Frame Vernacular	1900
1025	Victoria Drive	PI14618	Non-Contributing	Mixed	1985
1037	Victoria Drive	PI12809	Contributing	Frame Vernacular	1900
1047	Victoria Drive	PI14590	Non-Contributing	Queen Anne (Revival)	1993
1057	Victoria Drive	PI14570	Contributing	Frame Vernacular	1911
1069	Victoria Drive	PI14551	Contributing	Minimal Traditional	1954

APPENDIX B. SURVEY LOG AND MAP

Page 1

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

[Clear Form Values](#)

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

Phase 2-Dunedin Historic Resources Survey

Report Title (exactly as on title page)

City of Dunedin
Historic Resources Survey
Phase 2

Report Authors (as on title page)

1. Blair Knighting, AICP 3. _____
2. _____ 4. _____

Publication Year 2023 Number of Pages in Report (do not include site forms) 46

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Supervisors of Fieldwork (even if same as author) Names Blair Knighting

Affiliation of Fieldworkers: Organization Kimley-Horn and Associates City Jacksonville

Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

1. Dunedin 3. _____ 5. _____ 7. _____
2. _____ 4. _____ 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

[Clear Sponsor Values](#)

Name Frances Leong Sharp Organization _____

Address/Phone/E-mail 1415 Pinehurst Rd, Suite F, Dunedin fsharp@dunedinfl.net 727-298-3200

Recorder of Log Sheet Blair Knighting Date Log Sheet Completed 6-22-2023

Is this survey or project a continuation of a previous project? ☐ No ☒ Yes: Previous survey #s (FMSF only) PI13726-PI13776

Project Area Mapping

[Clear Mapping Values](#)

Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. Pinellas 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name DUNEDIN Year 2013 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 3-28-2023 End 3-31-2023 Total Area Surveyed (fill in one) _____ hectares 107.00 acres

Number of Distinct Tracts or Areas Surveyed _____

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

HR6E066R0319, effective 05/2016
Rule 1A-46.001, F.A.C.

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

APPENDIX B. SURVEY LOG AND MAP

Page 2

Survey Log Sheet

Survey # _____

Research and Field Methods

Types of Survey (select all that apply): ☐ archaeological ☒ architectural ☐ historical/archival ☐ underwater
☐ damage assessment ☐ monitoring report ☐ other(describe): _____

Scope/Intensity/Procedures

Phase 2 of a Master Survey Plan to inventory historic resources in the City of Dunedin.

Preliminary Methods (select as many as apply to the project as a whole)

☐ Florida Archives (Gray Building) ☐ library research- *local public* ☒ local property or tax records ☐ other historic maps ☐ LIDAR
☐ Florida Photo Archives (Gray Building) ☐ library-special collection ☐ newspaper files ☐ soils maps or data ☐ other remote sensing
☒ Site File property search ☐ Public Lands Survey (maps at DEP) ☐ literature search ☒ windshield survey
☐ Site File survey search ☒ local informant(s) ☒ Sanborn Insurance maps ☒ aerial photography
☐ other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☒ Check here if **NO** archaeological methods were used.
☐ surface collection, controlled ☐ shovel test-other screen size ☐ block excavation (at least 2x2 m) ☐ metal detector
☐ surface collection, uncontrolled ☐ water screen ☐ soil resistivity ☐ other remote sensing
☐ shovel test-1/4" screen ☐ posthole tests ☐ magnetometer ☐ pedestrian survey
☐ shovel test-1/8" screen ☐ auger tests ☐ side scan sonar ☐ unknown
☐ shovel test 1/16" screen ☐ coring ☐ ground penetrating radar (GPR)
☐ shovel test-unscreened ☐ test excavation (at least 1x2 m) ☐ LIDAR
☐ other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐ Check here if **NO** historical/architectural methods were used.
☐ building permits ☐ demolition permits ☒ neighbor interview ☒ subdivision maps
☐ commercial permits ☒ windshield survey ☒ occupant interview ☐ tax records
☐ interior documentation ☒ local property records ☐ occupation permits ☐ unknown
☐ other (describe): _____

Survey Results

Resource Significance Evaluated? ☒ Yes ☐ No [Clear Check Boxes](#)

Count of Previously Recorded Resources 3 Count of Newly Recorded Resources 267

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

PI11908, PI11944, PI12809

List Newly Recorded Site ID#s (attach additional pages if necessary)

PI13777, PI13845, PI14525-PI14793

Site Forms Used: ☐ Site File Paper Forms ☒ Site File PDF Forms

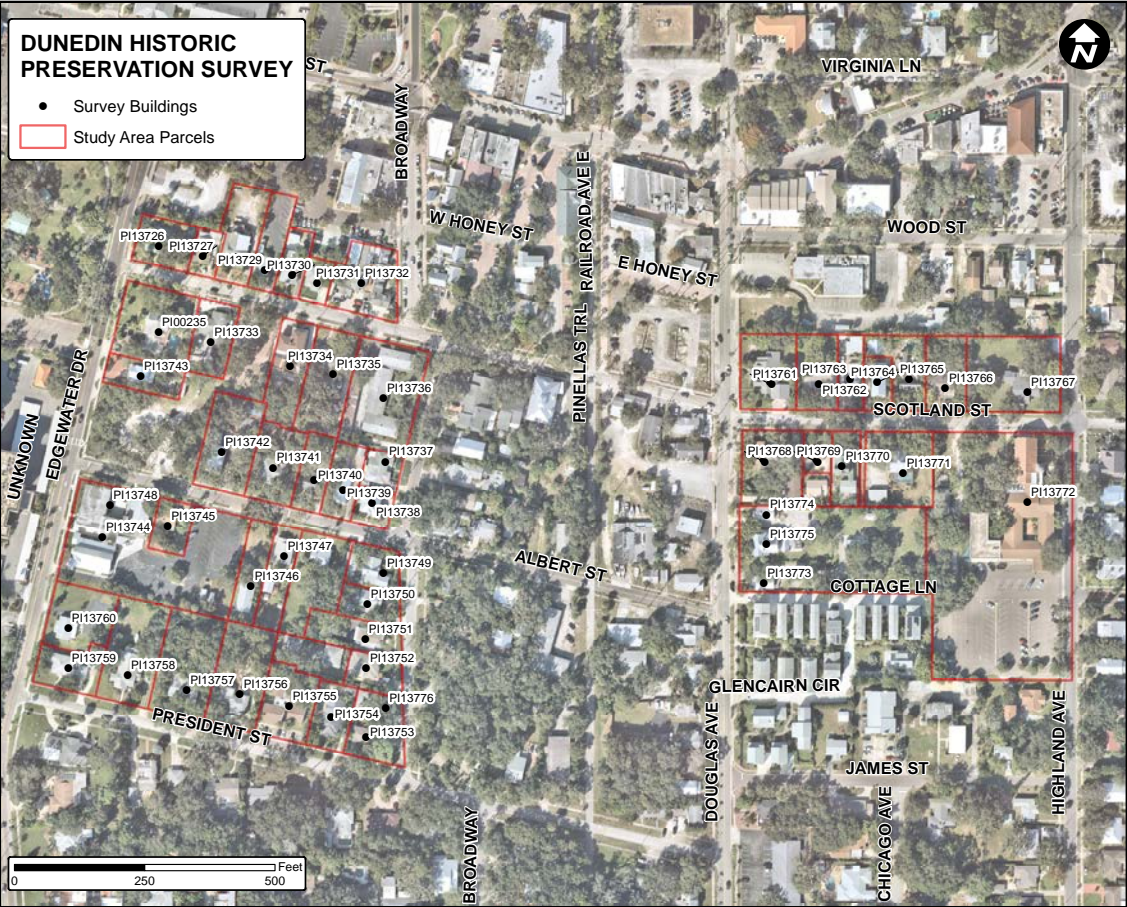
REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY	SHPO USE ONLY	SHPO USE ONLY
Origin of Report: <input type="checkbox"/> 872 <input type="checkbox"/> Public Lands <input type="checkbox"/> UW <input type="checkbox"/> 1A32 # _____	<input type="checkbox"/> Academic <input type="checkbox"/> Contract <input type="checkbox"/> Avocational	
<input type="checkbox"/> Grant Project # _____	<input type="checkbox"/> Compliance Review: CRAT # _____	
Type of Document: <input type="checkbox"/> Archaeological Survey <input type="checkbox"/> Historical/Architectural Survey <input type="checkbox"/> Marine Survey <input type="checkbox"/> Cell Tower CRAS <input type="checkbox"/> Monitoring Report	<input type="checkbox"/> Overview <input type="checkbox"/> Excavation Report <input type="checkbox"/> Multi-Site Excavation Report <input type="checkbox"/> Structure Detailed Report <input type="checkbox"/> Library, Hist. or Archival Doc	
<input type="checkbox"/> Desktop Analysis <input type="checkbox"/> MPS <input type="checkbox"/> MRA <input type="checkbox"/> TG <input type="checkbox"/> Other: _____		
Document Destination: <u>Plottable Projects</u>	Plotability: _____	

HR6E066R0718, effective 05/2016
Rule 1A-46.001, F.A.C.

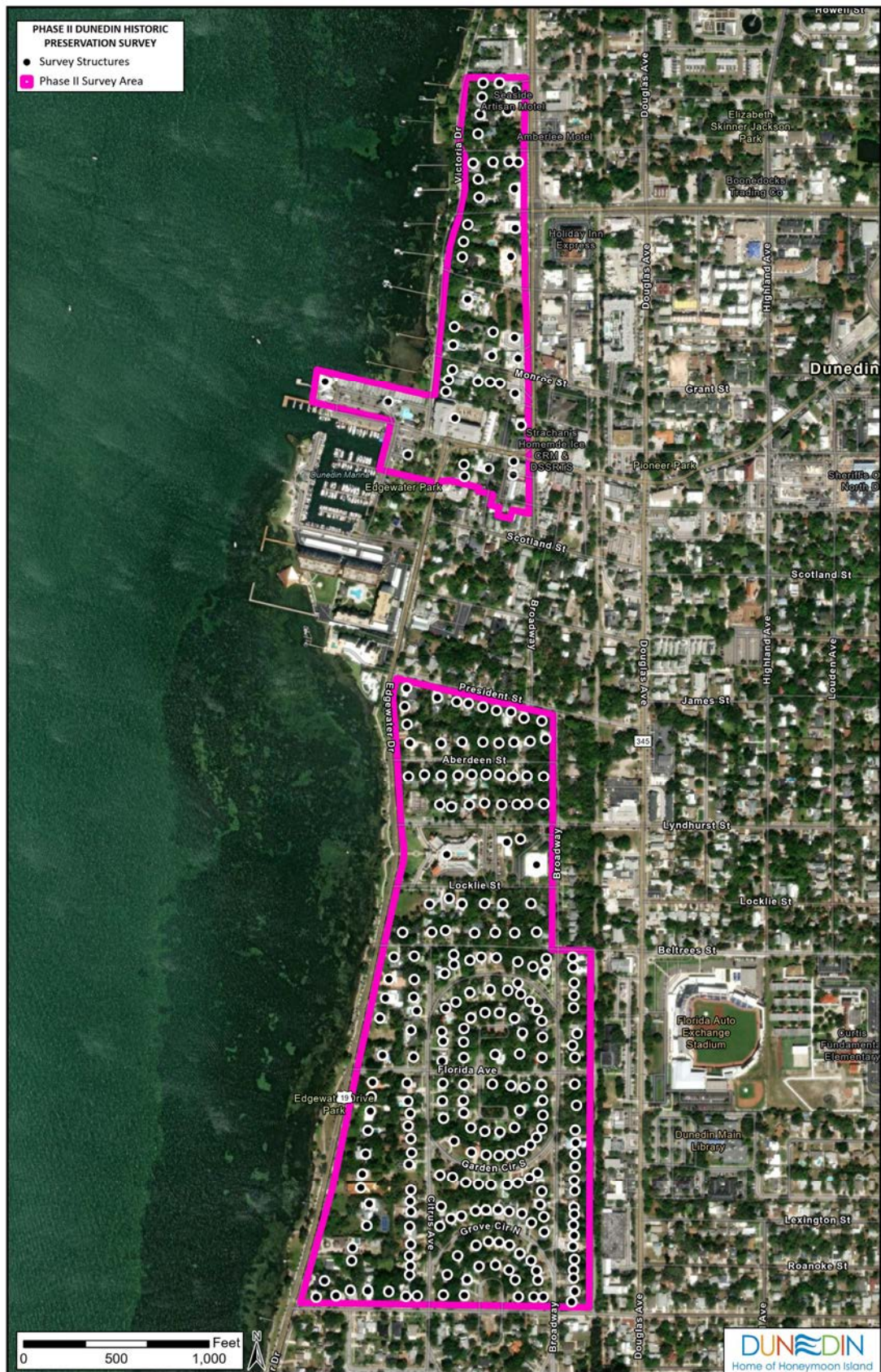
Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

APPENDIX C. PHASE 1 SURVEY BOUNDARY



Address	Site Number
204 SCOTLAND ST	PI13726
214 SCOTLAND ST	PI13727
220 SCOTLAND ST	PI13728
230 SCOTLAND ST	PI13729
236 SCOTLAND ST	PI13730
244 SCOTLAND ST	PI13731
256 SCOTLAND ST	PI13732
209 SCOTLAND ST	PI00235
221 SCOTLAND ST	PI13733
235 SCOTLAND ST	PI13734
247 SCOTLAND ST	PI13735
656 BROADWAY	PI13736
650 BROADWAY	PI13737
258 ALBERT ST	PI13738
250 ALBERT ST	PI13739
244 ALBERT ST	PI13740
238 ALBERT ST	PI13741
224 ALBERT ST	PI13742
661 EDGEWATER DR	PI13743
639 EDGEWATER DR	PI13744
215 ALBERT ST	PI13745
239 ALBERT ST	PI13746
243 ALBERT ST	PI13747
639 EDGEWATER DR	PI13748
259 ALBERT ST	PI13749
632 BROADWAY	PI13750
620 BROADWAY	PI13751
618 BROADWAY	PI13752
266 PRESIDENT ST	PI13753
256 PRESIDENT ST	PI13754
250 PRESIDENT ST	PI13755
240 PRESIDENT ST	PI13756
228 PRESIDENT ST	PI13757
216 PRESIDENT ST	PI13758
212 PRESIDENT ST	PI13759
617 EDGEWATER DR	PI13760
705 DOUGLAS AVE	PI13761
412 SCOTLAND ST	PI13762
420 SCOTLAND ST	PI13763
426 SCOTLAND ST	PI13764
432 SCOTLAND ST	PI13765
440 SCOTLAND ST	PI13766
458 SCOTLAND ST	PI13767
659 DOUGLAS AVE	PI13768
417 SCOTLAND ST	PI13769
419 SCOTLAND ST	PI13770
429 SCOTLAND ST	PI13771
455 SCOTLAND ST	PI13772
637 DOUGLAS AVE	PI13773
637 DOUGLAS AVE	PI13774
637 DOUGLAS AVE	PI13775
612-614 BROADWAY	PI13776

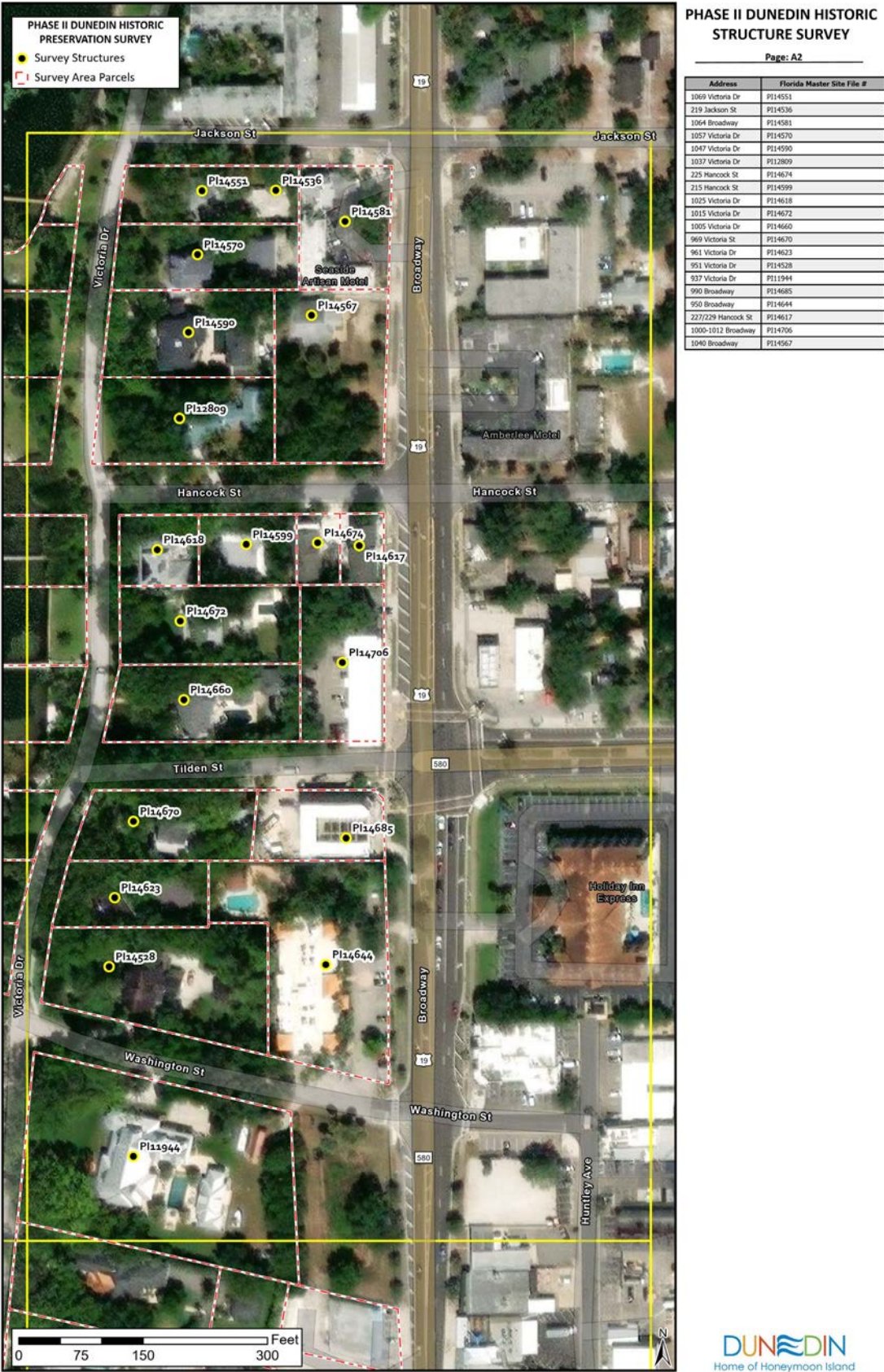
APPENDIX D. PHASE 2 SURVEY BOUNDARY



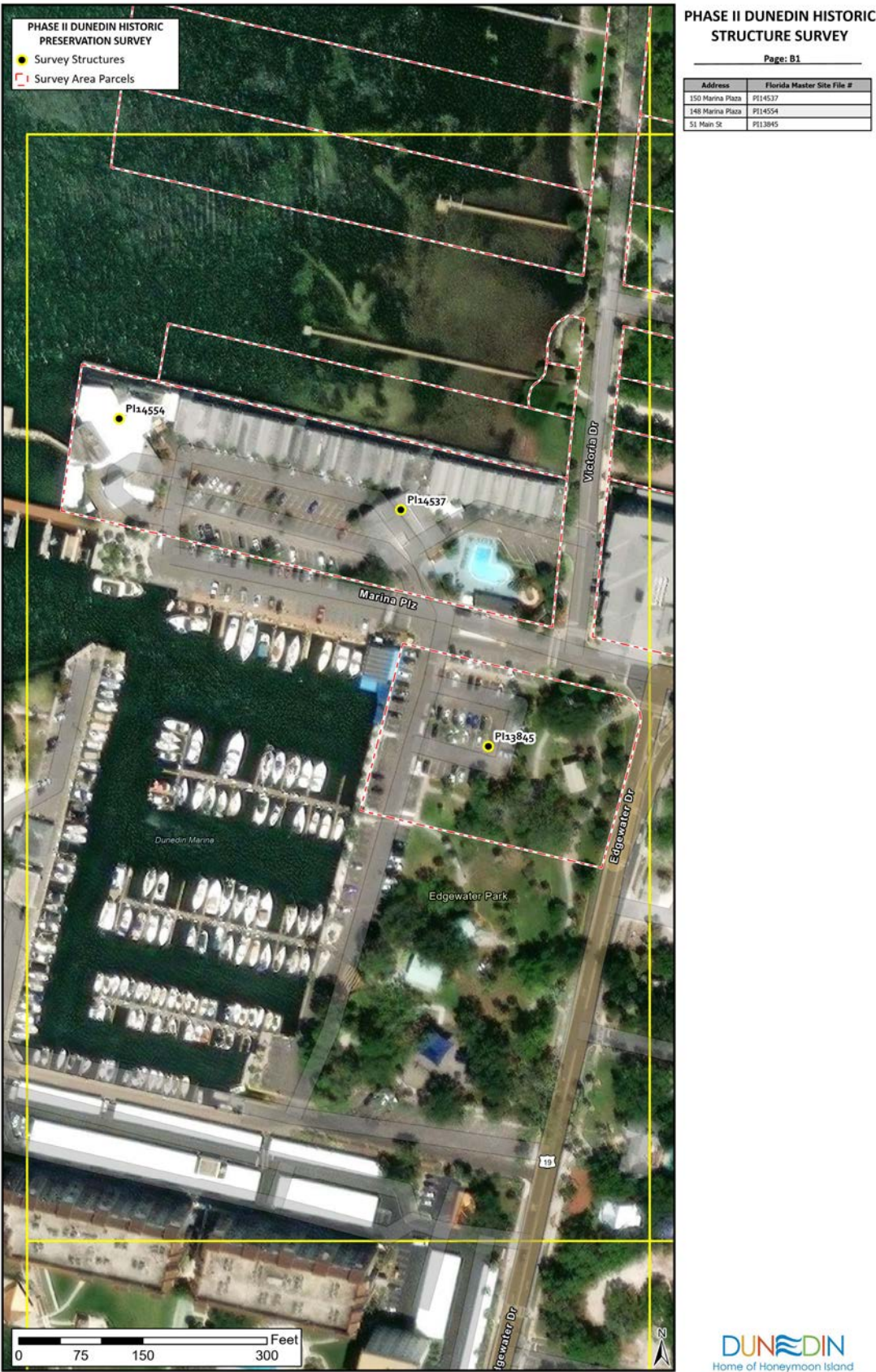
40 The City of Dunedin | Phase 2 Historic Resources Survey



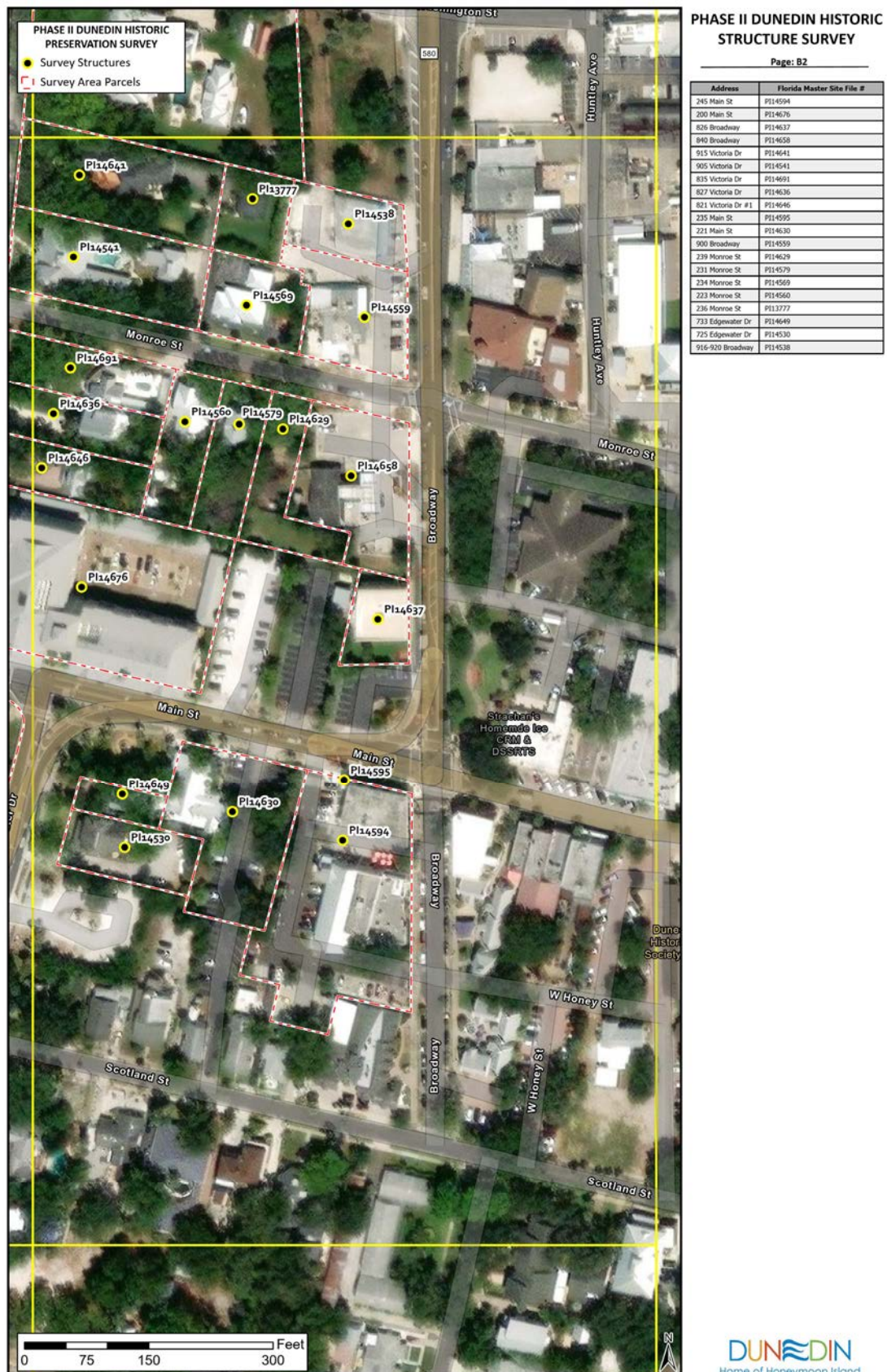
APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION A2 MAP



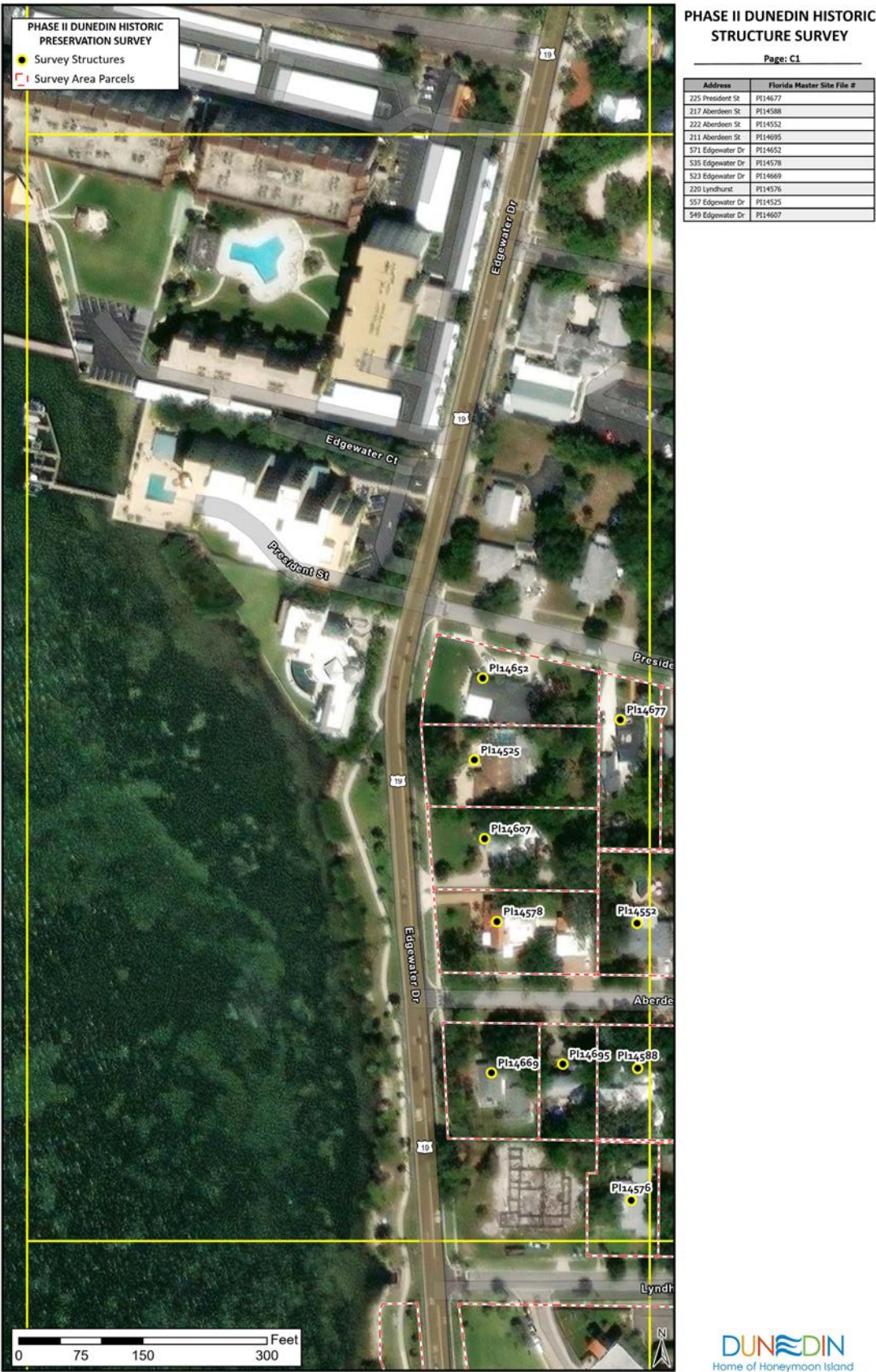
APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION B1 MAP



APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION B2 MAP



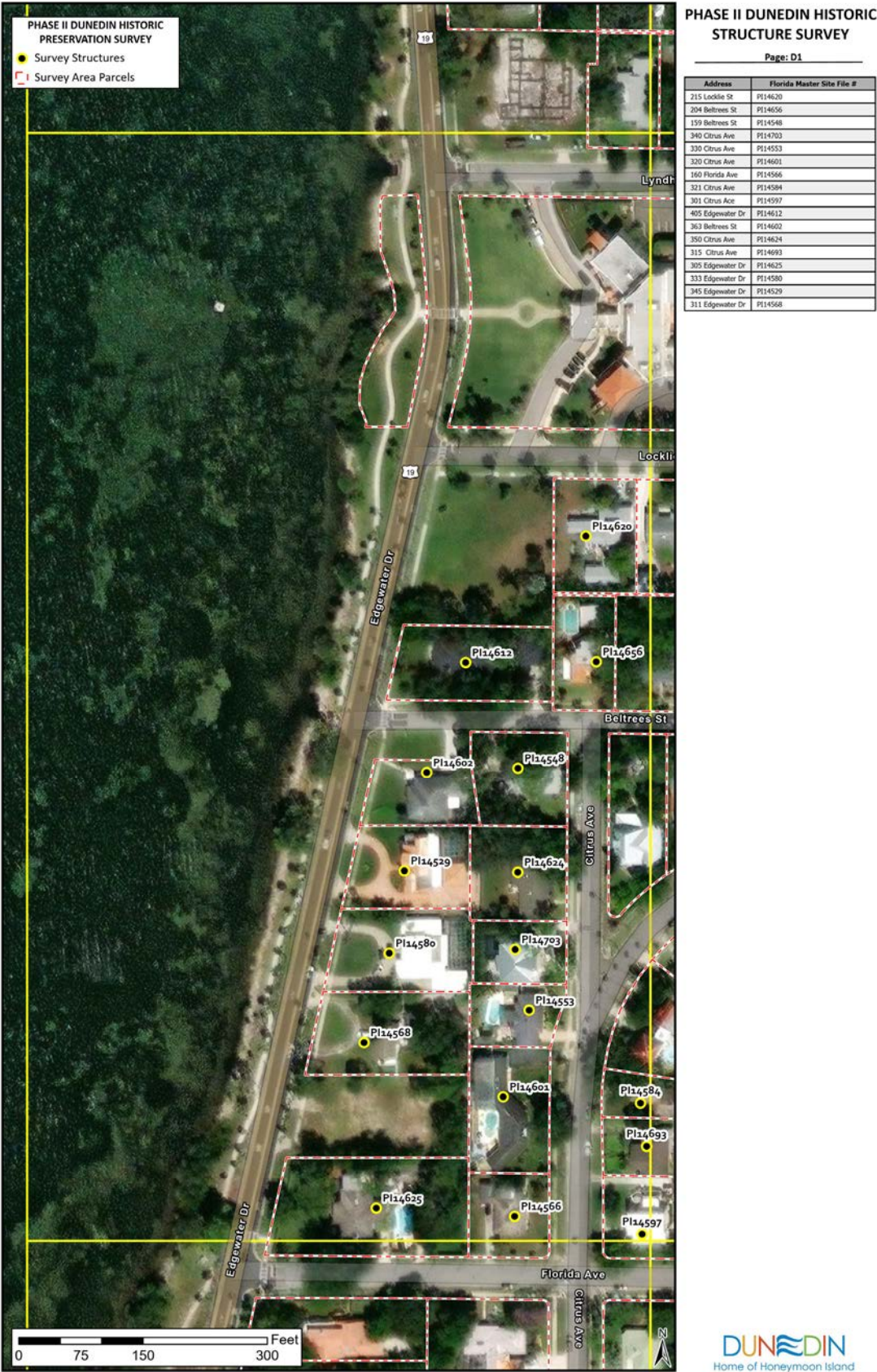
APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION C1 MAP



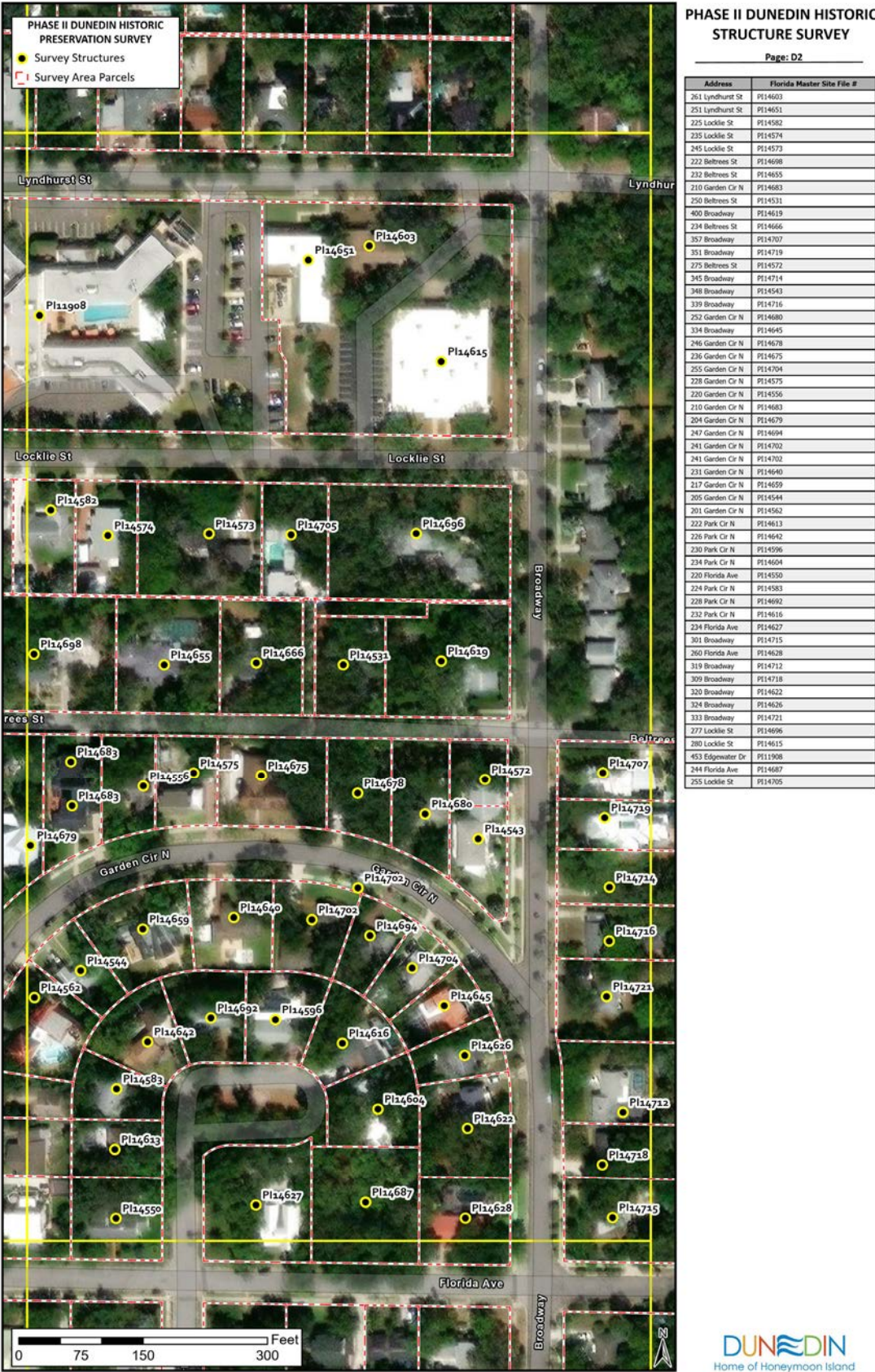
APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION C2 MAP



APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION D1 MAP



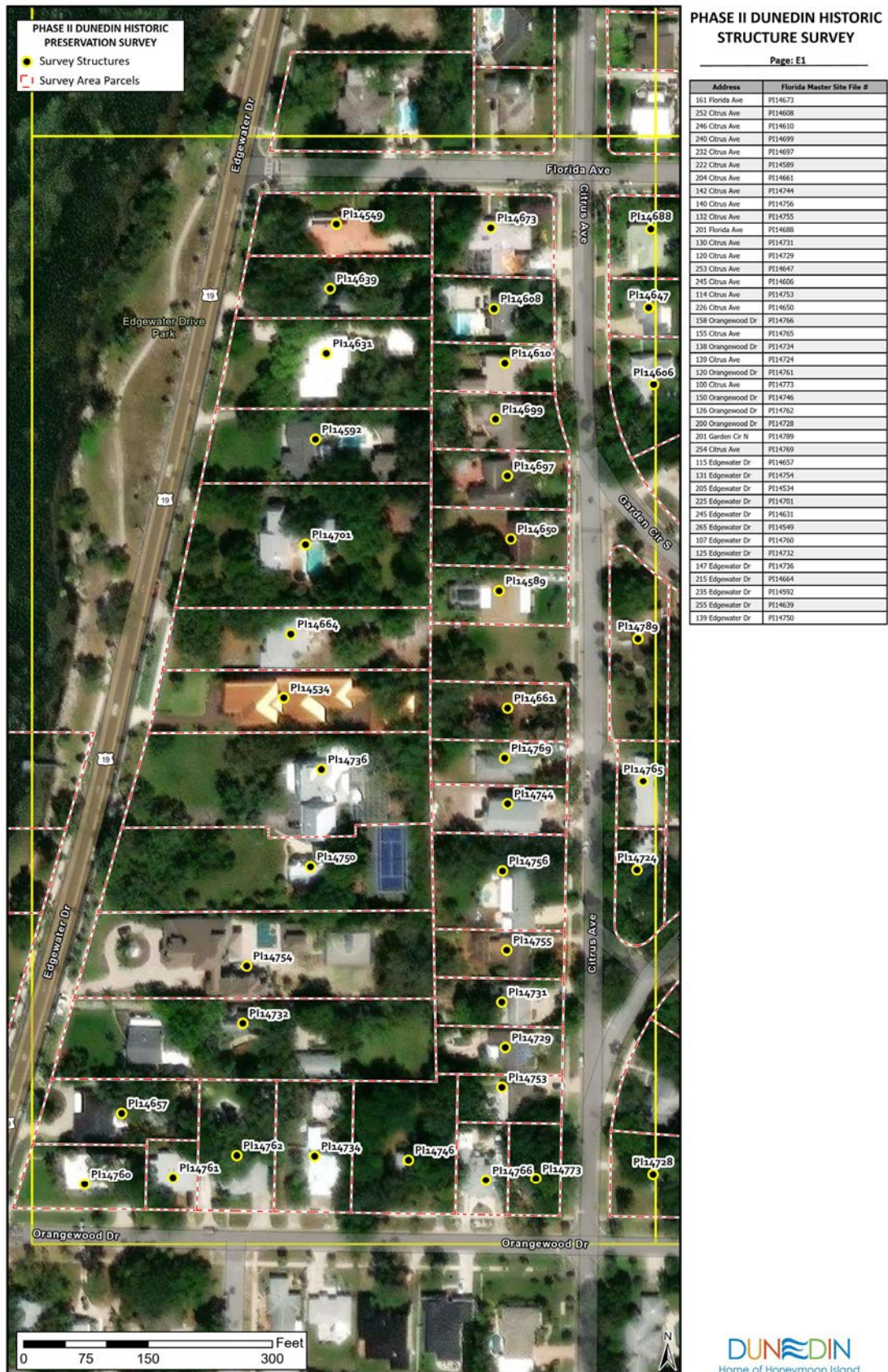
APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION D2 MAP



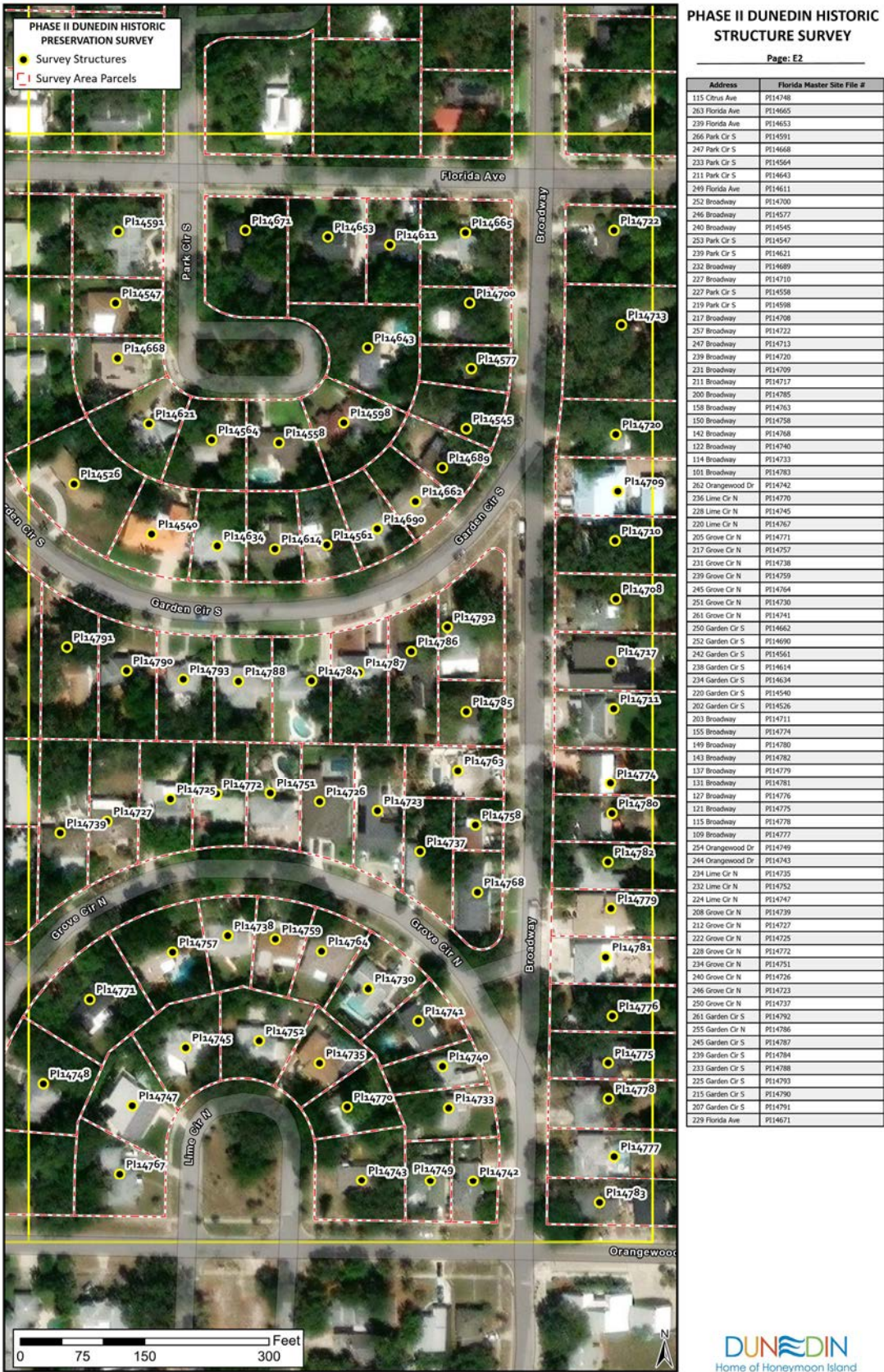
0 75 150 300 Feet

DUNEDIN
Home of Honeymoon Island

APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION E1 MAP



APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION E2 MAP



The cover page features a background image of a street in Dunedin, Florida. The top half shows a view down a tree-lined street with a 'DUNEDIN' archway and a large cross sculpture. The bottom half shows a street view with historic buildings and parked cars. The title is in the top left, and project details are in the bottom right.

DUNEDIN

**HISTORIC
RESOURCES**
SURVEY

PHASE 3

Pinellas County, Florida

Prepared for:

City of Dunedin

Prepared by:

Blair Knighting, AICP

Historical Preservation Planner

REVISED AUGUST 2024

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EXECUTIVE SUMMARY

The City of Dunedin approached Kimley-Horn and Associates, Inc. in 2020 to discuss the potential of surveying their historic resources through an existing on-call planning contract. A comprehensive historic resources survey has never been conducted within the City. The City of Dunedin is a Certified Local Government and therefore established a Historic Preservation Advisory Committee (HPAC) in 2016 to safeguard Dunedin's heritage, preserve historic landmarks, and maintain an inventory of historic buildings. Kimley-Horn worked with the HPAC and City staff to discuss ways to survey their historic resources through virtual coordination sessions. It was decided at one of the virtual sessions to come up with a Survey Master Plan. Due to limited funds, only a small area (approximately 50 buildings) was initially identified. The small area (now known as Phase 1) was determined by a "heat map" Kimley-Horn created (Exhibit B). The heat map takes "year built" data from the Pinellas County Property Appraiser and color codes all buildings, based on the building year built, on a map. The original city plat maps and the heat map was used to find pockets of the oldest buildings within the City. Two areas were determined by the HPAC to be the Phase 1 of the Survey Master Plan. There are two other phases identified in the Survey Master Plan (Phase 2 & 3). Phase 2 was funded in 2022 by a Small Matching Grant from the State's Division of Historical Resources and was completed in 2023. It was announced in June 2023, that Phase 3 was funded for the 2023-2024 fiscal year. This survey report focuses on Phase 3 but also includes recommendations for all three phases.

Phase 3 survey was conducted using the requirements of Chapter 1A-46 of the Florida Administrative Code and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. The Survey Master Plan survey area was determined by identifying concentrations of the oldest historic buildings in the City as well by referencing the original city plat map.

The architectural styles discovered during the survey were typical of the growth pattern of the area. The City was established in the late 1880s which is confirmed with a few of the remaining early historic buildings identified within the area. There were a variety of architectural styles found within the area such as Frame Vernacular, Craftsman, Bungalow, Minimal Traditional, Ranch, and Mid-Century Modern. The majority of the buildings surveyed were built before 1960. Interestingly, there were seventy-eight (78) buildings surveyed during this phase that built between 1915 and 1933 and another large group (115 buildings) built from 1940-1955.

Of the two hundred and sixty-nine (269) buildings that were evaluated, sixty-four (64) were considered non-contributing to a potential historic district and sixteen (16) buildings were identified as potentially eligible for the National Register for Historic Places individually and local eligible for landmark designation. The sixty-four (64) buildings that were determined to be non-contributing were primarily non-contributing due to being less than 50 years old, with the exception of a few non-conforming buildings that were severely altered from their original form.

This three-phase project resulted in 591 buildings recorded with 483 buildings determined as contributing to a potential historic district. In addition, the three phases combined had 43 buildings that may be potentially individually eligible for the National Register for Historic Places and potential local landmark designations.

The summation of this project, as detailed in the recommendations section, is a recommendation for one (1) potential local historic district and/or National Register Historic District and a total of 43 buildings that may be potentially individually eligible for the National Register for Historic Places and/or potential local landmark designations.

ACKNOWLEDGEMENTS

Kimley-Horn is thankful to the City of Dunedin and the Historic Preservation Advisory Committee for trusting us to complete this multi-year, multi-phase project. This partnership is invaluable to Kimley-Horn.

A special thanks to the State's Division of Historic Resources for providing resources for the archival research portion as well as providing the Florida Master Site Files numbers for each structure inventoried.

The Kimley-Horn team would also like to thank the Pinellas County Property Appraiser for the use of their property data to complete various maps and individual property research attributes.

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INTRODUCTION

The City of Dunedin approached Kimley-Horn and Associates, Inc. in 2020 to discuss the potential of surveying their historic resources through an existing on-call planning contract. A comprehensive historic resources survey has never been conducted within the City. The City of Dunedin is a Certified Local Government and therefore established a Historic Preservation Advisory Committee (HPAC) in 2016 to safeguard Dunedin's heritage, preserve historic landmarks, and maintain an inventory of historic buildings. The HPAC is responsible for regulating Chapter 111 of the City's Land Development Code which is the City's Historic Preservation ordinance. Currently, the ordinance provides the HPAC authority to designate local landmarks but not local historic districts. Kimley-Horn and the HPAC are currently working on updating the ordinance to include HPAC authority to designate local historic districts. The HPAC is also responsible for reviewing Certificate of Appropriateness (COA) applications for modifications to any designated local landmarks.

Kimley-Horn worked with the HPAC and City staff to discuss ways to survey their historic resources through virtual coordination sessions. It was decided at one of the virtual sessions to come up with a Survey Master Plan. Due to limited funds only a small area (approximately 50 buildings) was initially identified. The small area (now known as Phase 1) was determined by a "heat map" Kimley-Horn created (Exhibit B). The heat map takes "year built" data from the Pinellas County Property Appraiser and color codes all buildings, based on the building year built, on a map. The original city plat maps and the heat map was used to find pockets of the oldest buildings within the City. Two areas were determined by the HPAC to be the Phase 1 of the Survey Master Plan. There are two other phases identified in the Survey Master Plan. Phase 2 was funded (in 2022) by a Small Matching Grant from the State's Division of Historical Resources and was completed in 2023. It was announced in June 2023, that Phase 3 will be funded for the 2023-2024 fiscal year. This survey report focuses on Phase 3 but also includes recommendations for all three phases.

The Phase 3 survey field work was conducted towards the end of January and early February of 2024. The City and the HPAC are focused on preserving their city's cultural heritage. By identifying areas and buildings for potential historic districts, this survey is one way to accomplish their goal.

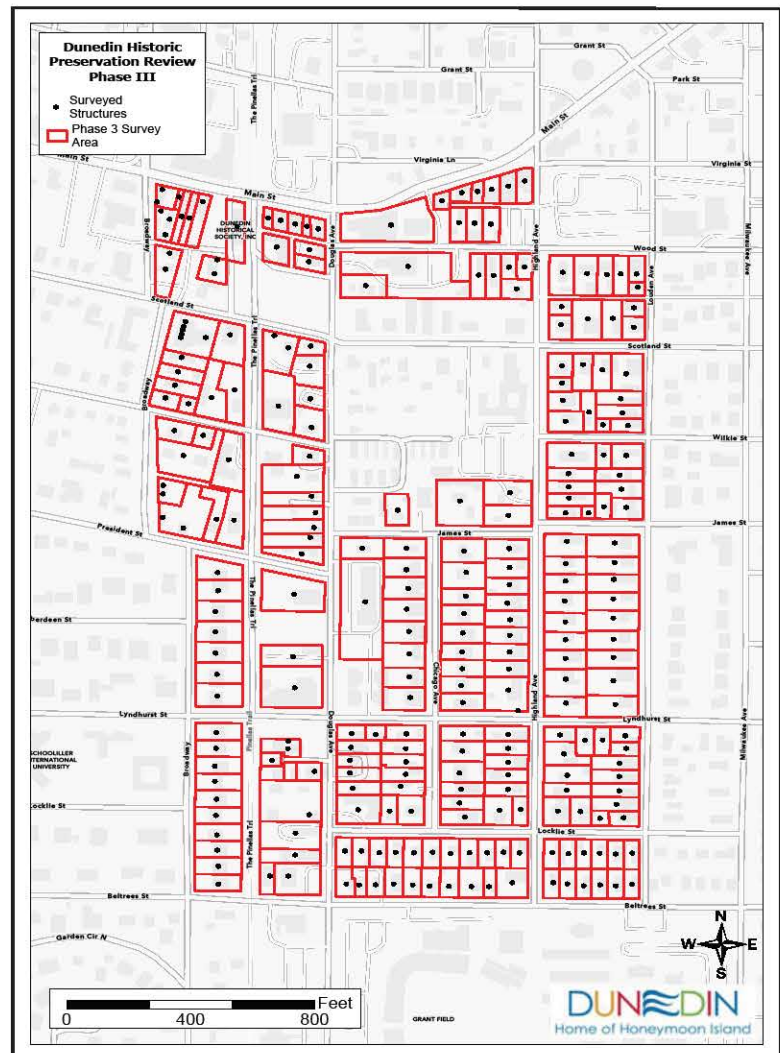
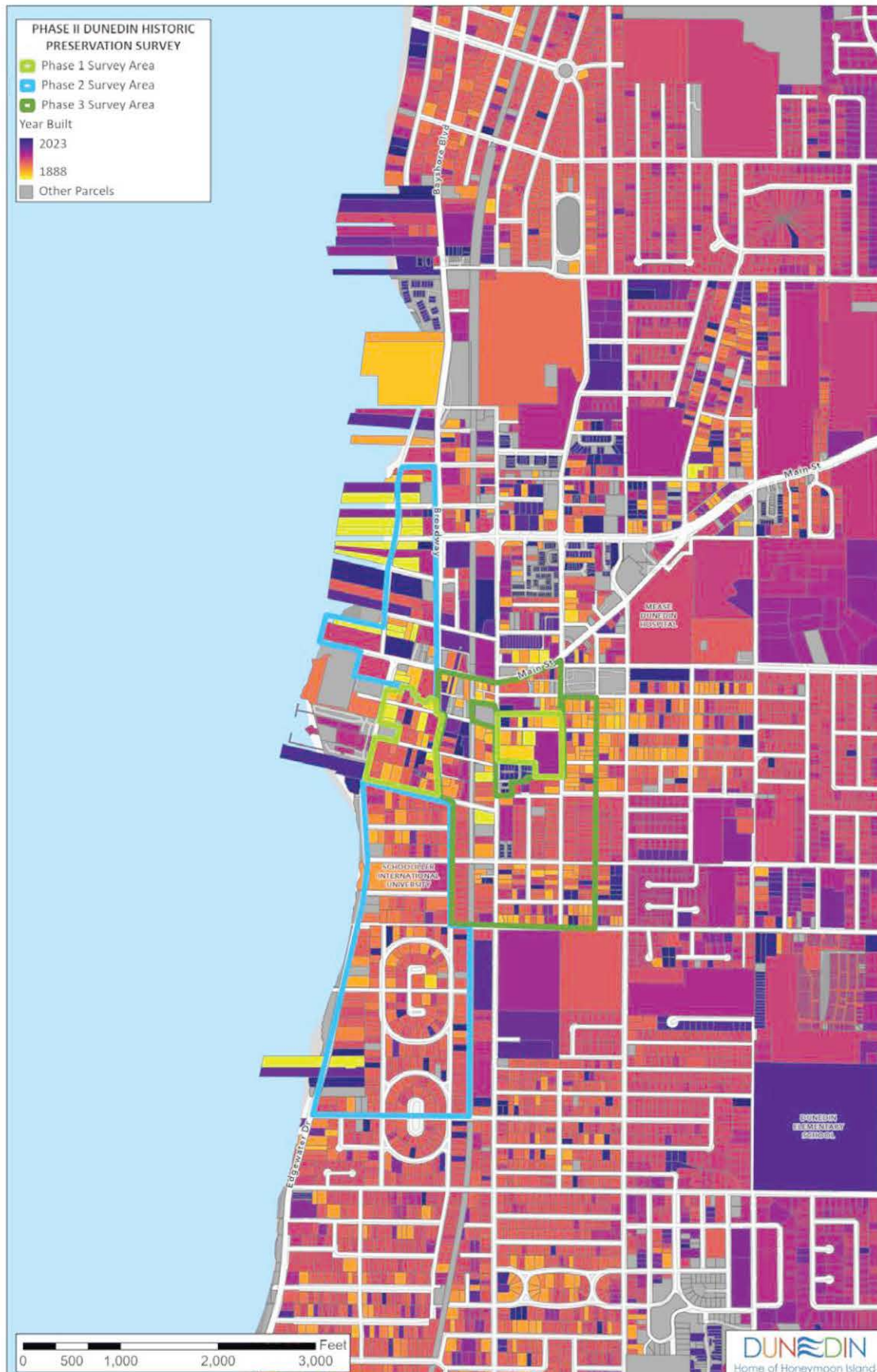


Exhibit A. Phase 3 Survey Boundary

Exhibit B. Heat Map of The City of Dunedin



INTRODUCTION

Introduction (cont.)

Phase 3 included field work, street map and USGS map creation for each surveyed building, completing the Florida Master Site File form for each building, compiling all the work into a survey report, and synthesizing Phase 1, Phase 2, and Phase 3 findings into recommendations for the City and the HPAC.

Phase 3 field work included Geographic Information System (GIS) based surveying, photographs, and inventorying all identified buildings within the areas defined for the survey. The field work resulted in 269 inventoried buildings included within the survey boundary. Of those 269 buildings, 205 buildings were deemed contributing to a potential historic district. The buildings deemed contributing to a potential historic district were all similar in age, scale, massing, and architectural features. The 64 remaining buildings were determined to be non-contributing to a potential historic district due to less than 50 years old, or there were severe alterations to the original form of the building. Of the 205 buildings deemed contributing to a potential historic district, 16 were determined to be potentially eligible for the National Register individually and potentially eligible for local landmark designation. Of the 269 buildings inventoried, 2 were updates.

It is important for a city like Dunedin to survey their historic resources to evaluate their significance. These surveys help determine significant patterns of growth within a city, help develop historic contexts of a city, and identifies buildings within a boundary that could potentially become historic districts which help a city create a sense of place.

SURVEY CRITERIA AND METHODOLOGY

It is important for cities to evaluate their historic resources to determine which ones are significant to the community. Conducting a survey to identify, record, and evaluate a group of historic resources helps such community plan and preserve their cultural heritage. A survey is also a way to distinguish certain areas for future historic districts either locally regulated or listed on the National Register for Historic Places.

Archival Research

In conducting the Phase 1 survey, a variety of archival research sources were used to develop the survey area, the historic context, and complete the Florida Master Site File forms. Planning staff from the City provided background research to help develop the historical context. Kimley-Horn supplemented the provided background information with historical research such as plat map research, reports, and books focused on Pinellas County and Dunedin. Additionally, the 1917 City of Dunedin Sanborn Map was referenced to investigate building histories for the completion of the Florida Master Site File forms. Phase 2 and 3 built upon Phase 1's research. There were 2 buildings within the Phase 3 boundary which were previously recorded and updated as part of this survey.

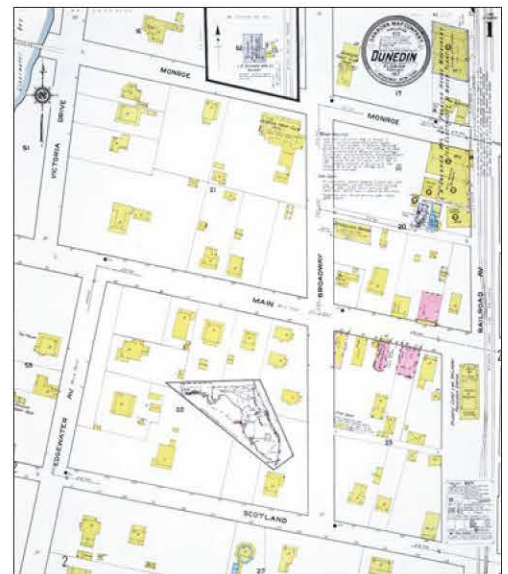


Exhibit C. 1917 Sanborn Map

Survey Criteria

Per the State of Florida's Division of Historic Resources, all historic resource surveys conducted in the State of Florida are required to adhere to Chapter 1A-46 of the Florida Administrative Code. Kimley-Horn ensured the survey report and accompanied field work followed the guidelines of 1A-46.001 as well as Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Survey Methodology

The City of Dunedin approached Kimley-Horn and Associates, Inc. in 2020 to discuss the potential of surveying their historic resources through an existing on-call planning contract. A comprehensive historic resources survey has never been conducted within the City. The City of Dunedin is a Certified Local Government and therefore established a Historic Preservation Advisory Committee (HPAC) in 2016 to safeguard Dunedin's heritage, preserve historic landmarks, and maintain an inventory of historic buildings. Kimley-Horn worked with the HPAC and City staff to discuss ways to survey their historic resources through virtual coordination sessions. It was decided at one of the virtual sessions to come up with a Survey Master Plan. Due to limited funds only a small area (approximately 50 buildings) was initially identified. The small area (now known as Phase 1) was determined by a "heat map" Kimley-Horn created (Exhibit A). The heat map takes "year built" data from the Pinellas County Property Appraiser and color codes all buildings, based on the building year built, on a map. The original city plat maps and the heat map was used to find pockets of the oldest buildings within the City. Two areas were determined by the HPAC to be the Phase 1 of the Survey Master Plan (see Exhibit B). There are two other phases identified in the Survey Master Plan. The HPAC and Kimley-Horn met virtually to determine which areas to survey after Phase 1. It was decided, by the HPAC, that Phase 2 should start with Victoria Drive area as that is a very old portion of the City and unique in that it is located on the bay along the original foot path that dates back to the late 1800s. This portion was a priority to the HPAC. The HPAC also decided to move south and try to survey as many resources as possible south of the Phase 1 area. The goal was also to keep all areas contiguous. Phase 2 was funded (in 2022) by a Small Matching Grant from the State's Division of Historical Resources and was completed in 2023. Phase 3 was funded for the 2023-2024 fiscal year and the field work was completed in 2024. This survey report focuses on Phase 3 but also includes recommendations for all three phases.

A geographic survey was determined to be the best way to conduct the Phase 3 survey considering a survey has not been completed and these types of surveys result in a large amount of information for each building within the survey boundaries. Due to the size of the survey area, the consultants surveyed each area by way of the main thoroughfares such as Broadway, Douglas Ave, Chicago Ave, Highland Ave, Loudon Ave, and so on. The consultants then worked their way through the intersecting streets, managing to survey the entirety of the survey area. A small area central to the Phase 3 survey area, and adjacent to the Phase 1 completed survey area, was not included in the survey. This area is a concentration of new-build (2010-2019) townhomes. Given the number of buildings in the Phase 3 survey area, it was determined that by skipping this concentration of newly built townhomes, time and resources could be better allocated to survey buildings that could be contributing to a potential historic district. Aside from this small area, all buildings within the boundaries were recorded regardless of age. If the building was less than 50 years old, the complete Florida Master Site File form was completed but was deemed as not contributing to a potential historic district.

SURVEY CRITERIA AND METHODOLOGY

Survey Methodology (cont.)

The equipment used to conduct the field work included use of the ArcGIS Field Maps application on a Global Positioning System (GPS) enabled iPhone which was set up prior to the field work. All required fields on the Florida Master Site File form which are focused on the physical aspect of the building were documented in the field via photographs, notes, and/or survey data loaded into the Field Maps app. The ArcGIS Field Maps app contains a picture option with GPS coordinates to ensure accurate location of each photo to create Geographic Information System (GIS) data for mapping the location of each building.

The majority of the sections on the Florida Master Site File form are intuitive and simple data collection entries that is easily completed using the County's Property Appraiser data. However, there are areas on the form that require extensive knowledge of building materials, architectural features, and architectural styles. The consultant conducting the field work and completing the Florida Master Site File forms qualifies as an Architectural Historian according to the National Park Service¹. In addition to experience, the consultant utilized McAlester's, *A Field Guide to American Houses*, to confirm attributes such as architectural style and architectural features. McAlester's, *A Field Guide to American Houses*, is the standard book used in the Historic Preservation field for these types of attributes.



Appendix D. Phase 3 Contributing Map

Based on the information collected in the field and other archival research, recommendations for preservation were composed and further discussed in the Conclusions and Recommendations section of this report.

¹ Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation

DUNEDIN SURVEY HISTORY

Introduction

The City of Dunedin is located within Pinellas County, which is situated on the Gulf Coast of Florida between Palm Harbor and Clearwater. The City of Dunedin was initially incorporated as the Town of Dunedin in 1899 and became the City of Dunedin in 1926. Today the City of Dunedin has approximately 37,000 residents.

This historical context was developed using the City of Dunedin's Background and History report for the 2035 Comprehensive Plan, Pinellas County Historical Background prepared by the Pinellas County Planning Department, and the book Dunedin by Vincent Luisi and A.M. de Quesada, Jr.

Pre-Columbia Era¹

The Gulf Coast of Florida contains a long history of inhabitants. According to the *Pinellas County Historical Background* report, by using archaeological evidence, the first known inhabitants arrived between 10,000 and 8,000 B.C. along the gulf coast.

"By 2,500 years ago, native Indians along the Gulf Coast organized into village complexes and developed what has come to be known as the Manasota culture."

"Ultimately, in the five centuries before the arrival of the Spanish, Indian culture around Tampa Bay evolved into a rather complex society, governed by a hierarchical system of chieftains, whose settlements contained large plazas and tall, pyramid shaped mounds. At the time of the first Spanish exploration, several related groups of Timucuan speakers inhabited the area that is now Pinellas."

According to the National Park Service², the Timucuan were a large group of native Americans separated into different tribes with their own dialects and regions.

Like all of Pinellas County, Dunedin area was most likely inhabited by many groups of native Indians prior to the Spanish Era.

The Spanish Era³

It is widely known that when the Spanish came to Florida, they were atrocious to the native Indians. The Spanish brought new diseases and fighting to Florida, contributing to the native Indian population, including the Pinellas Indians, ultimately declining.

In 1528, Panfilo de Narvaez, a Spanish explorer, arrived in Florida. Historians agree, the Pinellas Peninsula is the mostly likely location of his arrival and, upon his arrival, he claimed the land for Spain. The name



Figure 1. Panfilo de Narvaez
(Sourced from Florida Memory)

¹ Pinellas County Historical Background (entire section)

² The Timucua: North Florida's Early People

³ Pinellas County Historical Background (entire section)

DUNEDIN SURVEY HISTORY

The Spanish Era (cont.)³

Pinellas translates to, “punta pinal” or point of pines in Spanish. As evidenced by some areas untouched by development on the current gulf coast, the Pinellas Peninsula at the time of Panfilo De Narvaez’s arrival was mostly pine forests and beaches.

The next notable Spanish explorer to arrive to the area was Hernando de Soto in 1539. Hernando’s goal when he arrived in Florida was to establish a colony for Spain. The Spanish continued to live and grow in Florida and battle with Britain for control of Florida for many years. Eventually Florida was ceded to the United States in 1819.

“In 1845, Congress granted Florida statehood. At that time, Pinellas Peninsula was but a small piece of Hillsborough County, which extended from present day Hernando County south to Fort Myers and east to the Kissimmee River. Only three other sprawling counties comprised the rest of sparsely settled south Florida: Monroe, Dade, and St. Lucie.”

Beginnings of the City of Dunedin

Similar to many towns along the southwest of Florida, The City of Dunedin started out as a small settlement along the coast for passing boat travelers. John Branch established a dock with a small store in 1870 in present day Dunedin. Branch’s dock was able to catch the attention of boats passing by, giving him a successful start. George L. Jones was another one of the first settlers to establish a general store and trading post along the Dunedin coast. Jones initially named the town “Jonesboro”. Other settlers in the area were farmers with crops of citrus, cotton, and other agriculture products. Major M.G. Anderson recognized an untapped market as there was not a cotton gin in the area to process the locally grown cotton. As a result, Anderson established a cotton gin along the waterfront.⁴ Unfortunately for Anderson, the citrus industry took over by the 1880s when his cotton gin caught fire.

After George L. Jones named the town Jonesboro, two Scottish merchants, J.O. Douglas and James Somerville, came to town to establish another general store located in Anderson’s cotton gin building. In 1878 the two merchants also established a Post Office in the cotton gin, which gave them naming rights for the town⁵. Determined to change the mutually disliked Town name of Jonesboro, the two merchants petitioned to name the town “Dunedin”, which is the Gaelic interpretation of their hometown Edinburgh. Because the Post Office was located within their general store, the Federal government allowed them to rename the town to Dunedin⁶.

As a result of the Branch’s dock on the bay and the services such as the post office, and general store established along the waterfront in town, many of the first residential structures in Dunedin were built close to the waterfront. The first residential structures in town, some of which are still standing, were built by settlers in the late 1800s. One of the original residential structures still standing today is J.O. Douglas’ house located on Scotland Street and is currently listed⁷ on the National Register of Historic Places⁸.

⁴ Dunedin

⁵ Comprehensive Plan Background

⁶ Dunedin

⁷ Nomination-Douglas House

⁸ Dunedin

DUNEDIN SURVEY HISTORY

Railroad Town

With its newly established town name, Dunedin continued to grow steadily. The introduction of the Orange Belt Railroad stop in 1888 led to a spur of growth for Dunedin. By 1898 there were approximately 100 Dunedin residents, and the town was ultimately incorporated in 1899.

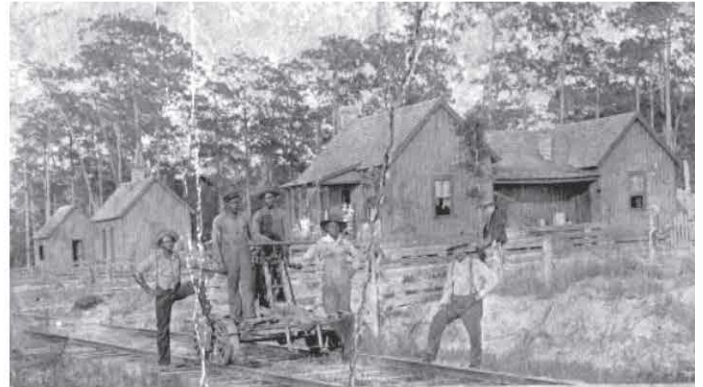


Figure 2. Orange Belt Railroad-Florida Memory

The Orange Belt Railroad stop helped bring goods and tourism to the city. The location of the stop along Main Street helped develop what is now known as the downtown of Dunedin. The Orange Belt Railroad eventually became part of the Atlantic Coast Line⁹. The Orange Belt Railroad ran from Tarpon Springs to the north of Dunedin through many small towns including Dunedin to its terminus to the south, St. Petersburg¹⁰. Henry Plant purchased the Orange Belt rail system and converted it to standard gauge in 1895¹¹ which helped further the use of the railroad and continue the growth of the towns on each stop along the way.

Citrus Industry

With the railroad in Dunedin, it made shipping much easier for the residents. One local resident took advantage of the railroad in a big way. L.B. Skinner purchased abandoned orange groves after the 1890s freeze and capitalized on the growing citrus industry¹². L.B.'s son Bronson (also known as B.C. Skinner) had a knack for machinery¹³. By 1913, Bronson made the citrus industry a family affair by developing the citrus and concentration process with specialized equipment. This equipment, and accompanying family business, grew to become the largest manufacturer of citrus packing house equipment in the world.¹⁴ The Skinner's company was eventually bought out by Minute Maid¹⁵, but not before they shipped over 52,000 gallons of citrus to Great Britain between 1936-1941.¹⁶ Bronson was also interested in flying. In 1929, Bronson and a partner purchased land in the northern part of the city for the Skinner Skyport. The Skyport served as a training area for local pilots and a location to house the Skinner's private airplane.¹⁷

The Skinners were not the only ones who helped Dunedin get on the map with the citrus industry, William Y. Douglas (the brother of the John Douglas who named the city) farmed over 200 acres of citrus groves¹⁸. The citrus industry was part of the culture of Dunedin for almost one-hundred years until 1956 when Minute Maid moved their Dunedin area manufacturing to Orlando¹⁹. This portion of Dunedin's history is interesting to note because the technology used to concentrate the citrus juice was not widely used. B.C. Skinner eventually founded Citrus Concentrate, Inc. in 1935 which patented the technology and helped further the manufacturing of citrus juice and the industry in Dunedin²⁰.

⁹ Florida Memory

¹⁰ Pinellas County

¹¹ Pinellas County

¹² Dunedin

¹³ Tampa Tribune

¹⁴ Dunedin

¹⁵ Orlando

¹⁶ Dunedin

¹⁷ Dunedin

¹⁸ Dunedin

¹⁹ Dunedin

²⁰ Pinellas County

DUNEDIN SURVEY HISTORY

Citrus Industry (cont.)

Dunedin's growth was relatively consistent during its beginning years. Between 1900 and 1920, Dunedin's population increased by 468 percent (from 113-642)²¹. However, the growth of the City did not substantially increase in numbers until the 1920s, which was Dunedin's first real estate boom and bust²².

Roaring Twenties in Dunedin²³

The citrus industry in Dunedin continued into the 1920s and 1930s. Throughout the entire county, 80% of the employment was attributed to the agriculture industry²⁴.

Citrus was not the only industry that was popular in Dunedin. Tourism all along the west coast of Florida was becoming popular. In the late 19th century and early 20th century, there was a national focus on cleansing waters such as hot springs and artesian wells. In the 1920s, Dunedin was known for the best artesian water. Dunedin had a few artesian wells, the most infamous being the centrally located well in Edgewater Park. The well was so popular people would come from nearby areas to fill up water jugs in the park.²⁵

Prior to the 1920s, there were not many subdivisions in Dunedin. However, the mid-1920s housing boom brought many subdivisions to the City. For a little while during the 1920s, new smaller subdivisions were announced every month. One of the larger and more notable subdivisions announced during the 1920s was the Dunedin Isles Subdivision. E.S. Frischkorn was the developer of this subdivision plan. The lofty plan included residential lots, five man-made islands, and a golf course totaling almost 3,000 acres, and was projected to spur a population increase of 24,000 people. The 18-hole golf course for Dunedin Isles Subdivision opened on January 1st, 1927²⁶. Unfortunately, by the time the Great Depression hit, the project went under foreclosure with only the golf course and a few Spanish Mediterranean homes built. After years of neglect from the crash, the City of Dunedin took over ownership of the golf course in 1938. The City used Works Progress Administration (WPA) funds to rehabilitate the golf course. During Spring Training, the baseball players would use the golf course. The most notable baseball player to ever use the golf course was Babe Ruth,²⁷ who came to Dunedin to play baseball at Grant Field. This field, still in existence today as the Toronto Blue Jays Spring training field, was built using WPA funds in the 1930s²⁸.



Figure 3. Main Street, 1949



Figure 4. Main Street, 2023

²¹ Pinellas County

²² Comprehensive Plan Background

²³ Comprehensive Plan Background (entire section)

²⁴ Pinellas County

²⁵ Dunedin

²⁶ Dunedin

²⁷ Dunedin

²⁸ Dunedin

DUNEDIN SURVEY HISTORY

Roaring Twenties in Dunedin (cont.)

Also during this time in Dunedin, there were social clubs starting to form. A few of note were the Dunedin Garden Club (1923), Dunedin Eastern Star (1923), the Dunedin Chamber of Commerce (1926), and the Dunedin Boat Club (1929)²⁹.

War Time Activities

The small town of Dunedin was instrumental during the second World War. One of the biggest accomplishments in the City's war time history is the invention of the Alligator by Donald Roebling. History tells us that Donald Roebling was in Dunedin when he finalized the designs for the Alligator, which was essentially a water bound tank. During the war the U.S. Marines used the Alligator to transport soldiers safely from water to land. There was even an Amphibian Tractor detachment of the Marines in Dunedin which used the Alligator. For his efforts during WWII Donald was awarded the Medal of Merit.³⁰

Although it was not used for flying, the Skinner Skyport was used during the war for marine barracks and training. Honeymoon Island, within the city limits and just off the coast of Dunedin is part of a unique war time tale. Honeymoon Island was named by Clinton Washburn, who designed the island to be a get away island for honeymooners. Washburn constructed fifty (50) cottages on the island for the newlyweds to escape. The cottages were completed in 1940, but unfortunately with the timing of the War, the honeymoon business made way for other potential income avenues. Washburn leased the island to a defense manufacturer as a place for his employees to escape from the hectic time they were in and relax³¹.

Post War in Dunedin³²

According to the City, at the end of the war, the City had 2,000 residents. During the post war times, many soldiers were returning to the U.S. and starting families. Dunedin certainly experienced this growth with an 82% population increase during the 1940s³³. The population in 1964 was approximately 12,000³⁴. By the time 1978 came around, the City's population increased to 30,000 people. Therefore, the building stock in the City of Dunedin, similar to most towns in Florida, boomed after World War II.

There are many contributing factors which helped Dunedin rapidly grow in the post war years. One interesting factor contributing to the growth of the City was that the Dunedin Golf Club was home to the Professional Golf Association (PGA) of America from 1945-1962³⁵. This is the same golf course that was developed by E.S. Frischkorn for the Dunedin Isles subdivision and still offers PGA lessons today³⁶. Having a premier golf league based in Dunedin helped spur growth in the immediate area.

Another contributing factor to Dunedin's growth was the extension of the Gulf Coast Highway (U.S. 19) to St. Petersburg. In 1955, the last segment of the Gulf Coast Highway connecting Tallahassee all the way down to St. Petersburg was constructed. With Dunedin being directly north of St. Petersburg, the completion of the connection resulted in more travelers and development in the Dunedin, Clearwater, and St. Petersburg area.

²⁹ History Notes

³⁰ Dunedin

³¹ Dunedin

³² Comprehensive Plan Background (entire section)

³³ Pinellas County

³⁴ Pinellas Public Library

³⁵ Florida Historic Golf Trail

³⁶ Dunedin Golf Club

DUNEDIN SURVEY HISTORY

Post War in Dunedin (cont.)

Two of the platted neighborhoods included in the Phase 2 survey were platted in 1924 (Shore Crest) and 1925 (Belle Terre). Due to the Great Depression, only a few structures were actually constructed pre-war. Further confirming the rapid growth in Dunedin post-war, the majority of the existing homes in these subdivisions were built after 1946. Post-war, and all the way into the 1960s, the City and County experienced high growth rates. During the 1950s and 1960s, the County saw a growth rate of more than 135%³⁷. This growth rate was unprecedented in the County.

African American Community in Dunedin³⁸

According to the Director of the Dunedin History Museum, the history of Dunedin's African American community is somewhat untold. He has been completing oral histories with members of the community for years to understand more. What we know of this community, prior to desegregation (1970s), the community mostly kept to the area between Skinner Blvd and San Christopher Drive. Unfortunately, like many other African American communities in the southern part of the United States, Dunedin's African American community was segregated from the majority population. This community was not allowed to use Dunedin's public cemetery or public facilities and often had their own entrances to public places. Due to the segregation, they kept to themselves mostly and were a vibrant internal community with their own churches and entertainment. We look forward to more research from the History Museum on this important group of Dunedin residents in the future.

Downtown Revitalization³⁹

The commercial downtown of Dunedin is surrounding the original Orange Belt Railroad station depot off Main Street. The majority of the existing structures were built after the 1920s and are small scale commercial structures. The downtown was fairly popular late into the mid-century⁴⁰. Unfortunately, like most downtowns in America, Dunedin's main street area went into decline with the post war race to the suburbs. Fortunately for Dunedin, a grassroots movement started in 1988 to revitalize the neglected downtown. This movement resulted in the establishment of a Community Redevelopment Agency (CRA). The purpose of a CRA is to allocate tax increment funds (TIF) to improvements for certain areas designated as prime for redevelopment. The Dunedin downtown CRA focused improvements on ensuring the downtown felt like a village with pedestrian-friendly walkability. As is evident by downtown Dunedin today, the CRA's goals were accomplished. Today, Dunedin's Downtown is a walkable tourist mecca with many small businesses such as retail stores and restaurants. This three-phase survey of the historic structures surrounding the Downtown, may help spur even more revitalization and preservation within in the City.



Figure 5. Main Street, 2021

³⁷ Pinellas County

³⁸ Luisi

³⁹ Comprehensive Plan Background (entire section)

⁴⁰

ARCHITECTURAL CONTEXT

The City of Dunedin was established in the late 1800s and the city saw a rather slow growth up until the 1920s with the land boom of the Roaring 20s and the growth tapered off with the Great Depression. Dunedin's growth went through a typical increase after the troops returned from World War II. The architectural styles found within the boundaries of the survey clearly indicate this growth pattern.

In conducting Phase 3 survey *A Field Guide to American Houses*¹ was used to substantiate the consultant's determination of the architectural style for the structures within the survey boundaries.

Architectural Styles	Total
Bungalow	41
Commercial	21
Folk Victorian	3
Frame Vernacular	32
Industrial Vernacular	2
Masonry Vernacular	1
Mediterranean Revival	3
Mid-Century Modern	2
Minimal Ranch	9
Minimal Traditional	55
No Style	42
Ranch	58
Grand Total	269

Table 1. List of Architectural Styles Within Phase 3 Survey

¹ McAlester

ARCHITECTURAL CONTEXT

Bungalow

The Bungalow form was very popular during 1920-1930. This building form typically feature large front porches with substantial columns. The columns are usually square or tapered with brick piers supporting the columns. It is common to feature a front facing gable with a different type of siding in the gable. Brick cheek walls with concrete stairs are also common character defining features of both. The Craftsman style can be applied to a Bungalow form with the Craftsman style usually feature more decorative ornamentation such as large, heavy brackets in the gables, wider open eaves, lattice vents in the gables, complicated intersecting gable roofs and Prairie light windows.

Within the Phase 3 survey boundaries, there were forty-one (41) Bungalow structures recorded.

Commercial

The Commercial/Commercial Vernacular style is a popular style in the United States and generally reflects advances in construction technology that permitted the creation of taller buildings. Typically, decorative detailing is reduced to the bare minimum and the structure is primarily for commercial use.

As further detailed and expanded upon in Richard Longstreth's book, *The Buildings of Main Street*, the one-part, two-part, etc, commercial block style² was the predominant commercial building form all throughout downtowns in the United States during the early 1900s. The style focused more on building form, as opposed to architectural features. This style was popular in downtown areas because the storefront would be on the first floor, and the shop owners would live on the second floor. As such, it is common the first floors of Commercial/Commercial Vernacular buildings were altered throughout history due to frequent changes of ownership and use.

Within the Phase 3 survey boundaries, there were twenty-one (21) Commercial style structures recorded.

Folk Victorian

Folk Victorian style is similar to the Queen Anne style however, it is much less ornamental in nature than Queen Anne. These styles usually have first floor front porches, turned spindles, brackets in the eaves, and decorative details in the porch bays.

Within the Phase 3 survey boundaries, there were three (3) Folk Victorian style structures recorded.



Figure 6. Bungalow (456 Wood St)



Figure 7. Commercial (319 Main St)



Figure 8. Folk Victorian (512 Scotland St.)

²Longstreth

Frame Vernacular

Frame Vernacular is a style which is traditional constructed with the materials available locally. Vernacular, by definition, is “no style” and fits a broad classification of building types. The Frame Vernacular style was the most common building type found across the United States throughout the 19th and 20th centuries. However, Frame Vernacular homes are still being built in the 21st century. The Frame Vernacular structures recorded in the Phase 2 survey boundaries were constructed during the 20th and 21st century, with the oldest construction date being 1900. Eleven (11) of the Frame Vernacular homes were constructed prior to WWI, six (6) homes were constructed Interwar (between WWI and WWII), and thirteen (13) were constructed post WWII. The Frame Vernacular style is typically not designed by an architect but instead by a local builder, either in groups of structures or individually. In this area, Frame Vernacular style is typically defined by horizontal lap siding, simple columns, front facing gables, and sash style windows.

Within the Phase 3 survey boundaries, there were thirty-two (32) Frame Vernacular style structures recorded.

Industrial Vernacular

The Industrial Vernacular style structures are similar to Frame and Masonry Vernacular in that they are traditional constructed with the materials available locally. Vernacular, by definition, is “no style” and fits a broad classification of building types. Industrial Vernacular is different from both Frame and Masonry Vernacular styles in because they are typically supported by metal exterior materials versus lap siding exteriors. However, wooden frames were sometimes used to construct industrial vernacular structures. The Industrial Vernacular style is typically not designed by an architect but instead by a local builder, either in groups of structures or individually. Stylistic features of industrial vernacular structures include simple rectangular or L-shaped structures, flat or shallow pitch roofs, metal walls, and metal casement windows.

Within the Phase 3 survey boundaries, there were two (2) Industrial Vernacular style structures recorded.

Masonry Vernacular

Masonry Vernacular style structures are similar to Frame Vernacular in that they are traditional constructed with the materials available locally. Vernacular, by definition, is “no style” and fits a broad classification of building types. Masonry Vernacular is different from Frame Vernacular because they are typically constructed of a masonry material such as brick, concrete, clay tile, or stone. The Masonry Vernacular style is typically not designed by an architect but instead by a local builder, either in groups of structures or individually. Stylistic features of masonry vernacular structures include simple rectangular or L-shaped structures, flat or shallow pitch roofs, masonry/stucco walls, and wood double-hung windows.

Within the Phase 3 survey boundaries, there were one (1) Masonry Vernacular style structure recorded.



Figure 9. Frame Vernacular (602 Douglas Ave)



Figure 10. Industrial Vernacular (352 Albert St)



Figure 11. Masonry Vernacular (300 President St)

Mediterranean Revival

The Mediterranean Revival style commonly features arched windows, clay barrel tile roofs, and rough stucco walls. This style combines elements from differing Mediterranean styles and includes definitive features such as arched windows with a grid pattern, low-pitched roofs, and wrought-iron details.

Within the Phase 3 survey boundaries, there were three (3) Mediterranean Revival style structures recorded.



Figure 12. Mediterranean Revival (354-356 Chase Ct)

Mid-Century Modern

The Mid-Century Modern style was very popular in Florida considering Florida is known for the post-World War II housing boom they experienced. This style is typically architect designed with the focus of incorporating the outside with the inside living spaces. In Florida, Mid-Century Modern styles usually feature a breeze block wall incorporated into the façade. Typical character defining features include flat roof or butterfly roof designs, attached carports, ribbon windows, large statement fireplaces, and two types of exterior materials.

Within the Phase 3 survey boundaries, there were two (2) Mid-Century Modern style structures recorded.



Figure 13. Mid-Century Modern (421 Main St)

Minimal Ranch

The Minimal Ranch style is similar to the traditional Ranch style however, the form is less horizontal than a Ranch and more square form more commonly found in the Minimal Traditional style. Where the Minimal Ranch differs from the Minimal Traditional is it typically features an attached carport whereas the Minimal Traditional design usually has a detached garage. The car is not usually housed within the building footprint. This style features minimal ornamentation, hip roof, and the eaves are minimal in width.

Within the Phase 3 survey boundaries, there were nine (9) Minimal Ranch style structures recorded.



Figure 14. Minimal Ranch (446 Highland Ave)

Minimal Traditional

The Minimal Traditional style is greatly attributed to efforts to save the housing industry and provide people with affordable housing during the Great Depression. However, the Minimal Traditional style was also used as a dominant form of government housing during WWII and remained popular after WWII. The Minimal Traditional style was the dominant style in domestic architecture before the Ranch style home became popular. Common Characteristics of Minimal Traditional style homes are small plan footprint, minimal ornamentation, front gable, very small eaves, large windows, and little to no porch. Typically, Minimal Traditional style homes do not have garages or carports



Figure 15. Minimal Traditional (647 Broadway)

unless they were built after 1950. Typically, you will see this style in more than one house on the block, as they were very easily replicated for subdivisions or they were mass produced in connection to contractor and military family housings near bases.

Within the Phase 3 survey boundaries, there were fifty-five (55) Minimal Traditional style structures recorded.

No Style

This No Style category is reserved for structures that do not resemble one, dominant style and who are not older than 50 years. For this survey, there were a few newly built structures with architectural features from different architectural styles such as square Doric columns mixed with brick piers and dentil moldings. In addition, there were a few structures built over 50 years ago which have been altered and no longer represent a particular architectural style. Those structures were included in this category.



Figure 16. No Style (447 Locklie St)

Within the Phase 3 survey boundaries, there were forty-two (42) No Style structures recorded.

Ranch

Ranch style homes are defined by single-story construction, horizontal emphasis of the buildings, low-pitched roofs, and asymmetrical facades. Typically Ranch style homes have an asymmetrical rectangular, “L” or “U” shape, often include an attached garage, and have wide eaves. The Ranch style home first appeared in the 1930s and was extremely popular post-WWII. The Ranch style replaced the Minimal Traditional style as the dominant architectural style in the early 1950s. The Ranch style was influenced by Spanish Colonial, Craftsman, and Prairie modernism styles.



Figure 17. Ranch (559 Chicago Ave)

The early, basic form of the Ranch style is defined as Transitional Ranch, also known as Minimal Ranch style which shared characteristics with the Minimal Traditional style. This style features one-story horizontal massing, asymmetrical fenestration, low-pitched roofing with wide eave overhang, recessed entrance or small stoop, and an attached carport/garage. Transitional/Minimal Ranch style homes typically lack the ornate elements usually associated with the Ranch style house. The length-to-width ratio of a Transitional/Minimal Ranch style is defined as less than two to one. The Transitional Ranch evolved to the traditional Ranch style, which incorporated innovative design elements such as patios with sliding glass doors, picture windows, and built-in planter boxes.

Within the Phase 3 survey boundaries, there were fifty-eight (58) Ranch style structures recorded.

SURVEY RESULTS AND RECOMMENDATIONS

Phase 3 Survey Results

Phase 3 Survey resulted in 267 buildings recorded, including two (2) update Florida Master Site Files recorded, for a total of 269 buildings surveyed. See Exhibit A for the boundaries of the survey. Figure 18 shows all buildings surveyed in Phase 3 by year built.

The Phase 3 survey boundary is primarily east of the Phase 2 area, but still in an area in the City of Dunedin which is within walking distance to the bay and the Main Street area. This area of Dunedin contains higher value homes which are typically well maintained. Majority of the recorded buildings were listed as in “good” condition on the Florida Master Site File form. The difference between “excellent” and “good” is subjective. The field consultant considered buildings in excellent condition to be in the very best of condition therefore not many fell into that category.

Of the two hundred and sixty-nine (269) buildings that were evaluated, sixty-four (64) were considered non-contributing to a potential historic district. The sixty-four buildings that were considered non-contributing were primarily due to being less than 50 years old, with the exception of a few non-conforming buildings that were severely altered from their original form. The table above indicates that most of the surveyed buildings were built before 1960. Interestingly, there was a large group (78) of buildings surveyed during this phase that were built between 1915 and 1933. Another large group of surveyed buildings (115) were built between 1940-1955.

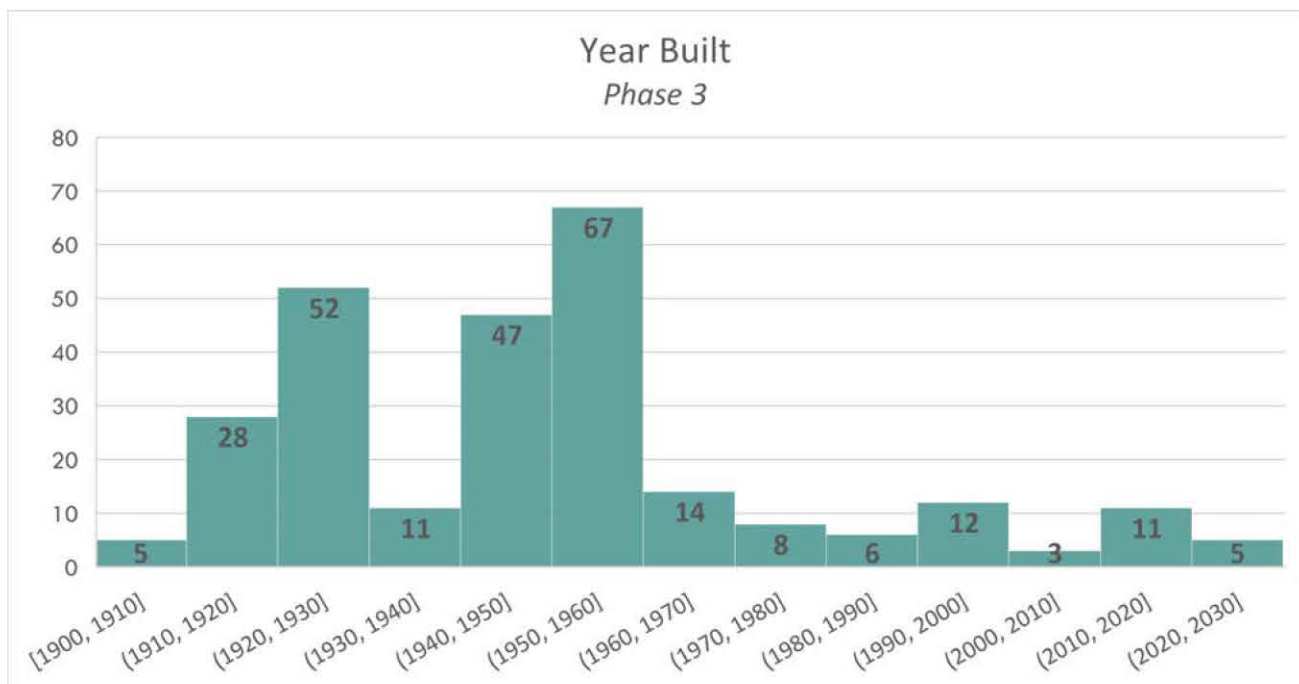


Figure 18. Distribution of the years each phase 3 surveyed building was built

SURVEY RESULTS AND RECOMMENDATIONS

Phase 3 Survey Results (cont.)

The remaining 205 buildings were deemed contributing to a potential historic district due to the integrity of the location, design, setting, materials, workmanship, or feeling. Each individual Florida Master Site File form explains the rationale for the evaluation determination for each building.

Of the 269 buildings recorded, there were sixteen (16) buildings that are potentially eligible for the National Register for Historic Places individually and potentially eligible for local landmark designation. These buildings should be further investigated to determine if they could qualify for individual listing on the National Register or local landmark if they are not already designated. There are six (6) buildings within the Phase 3 boundary which are already locally designated as a landmark.

When evaluating the buildings for contributing/non-contributing status and individually eligible, the consultant used the National Park Service's Criteria for Evaluation¹ below. The individually eligible properties were evaluated under Criterion C and appear to possess significance in the area of architecture for their specific styles. These buildings were identified due to the level of integrity in the areas of architectural style and materials. In addition, each one contained integrity in the areas of location, design, workmanship, feeling, setting and association. The buildings are in their original locations and remain within a largely urban setting. The buildings typically remain intact with the only minor non-historic alterations. Therefore, the resources retain sufficient integrity of design, materials, and workmanship. Since the buildings retain many of the material features from its beginnings, it can adequately portray its historic identity and period of significance, allowing them to retain integrity of feeling and association as a significant architectural resources. There are a few buildings which may qualify under Criterion A for Transportation due to their association with the Orange Belt Railroad. These should be further investigated.

The criteria applied to evaluate properties (other than areas of the National Park System and National Historic Landmarks) for the National Register are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by NPS in reviewing nominations, and for evaluating National Register eligibility of properties. Guidance in applying the criteria is further discussed in the "How To" publications, Standards & Guidelines sheets and Keeper's opinions of the National Register. Such materials are available upon request.

National Register criteria for evaluation. The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, buildings, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- a. that are associated with events that have made a significant contribution to the broad patterns of our history; or*
 - b. that are associated with the lives of persons significant in our past; or*
 - c. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
 - d. that have yielded, or may be likely to yield, information important in prehistory or history.*
- Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, buildings that have been moved*

¹36CFR60.4

from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:

SURVEY RESULTS AND RECOMMENDATIONS

Phase 3 Survey Results (cont.)

Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, buildings that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or*
- b. A building or building removed from its original location but which is significant primarily for architectural value, or which is the surviving building most importantly associated with a historic person or event; or*
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.*
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or*
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or building with the same association has survived; or*
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or*
- g. A property achieving significance within the past 50 years if it is of exceptional importance.*

SURVEY RESULTS AND RECOMMENDATIONS

Phase 3 Survey Results (cont.)

The City of Dunedin's local landmark designation process is very similar to the National Register of Historic Places. The HPAC shall recommend the designation of individual property as a historic landmark after the public hearing if the principal structure is at least 50 years old and it meets one or more of the criteria below.

- a. Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation;*
- b. Its location is a site of a significant local, state, or national event;*
- c. It is identified with a person who significantly contributed to the development of the City, state, or nation;*
- d. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development 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 concentration or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development;*
- h. Its character is an established and geographically definable neighborhood, similar in culture, architectural style or physical plan and development; or*
- i. It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.*

SURVEY RESULTS AND RECOMMENDATIONS

Total Project Results and Recommendations (Phase 1, 2, & 3)

Results

As detailed in Table 2, this three-phase project resulted in 591 buildings recorded, in which 482 of those recorded buildings were deemed contributing to a potential historic district. In addition, there were a total of 43 surveyed buildings that were determined as potentially individually eligible for the National Register for Historic Places ([see Appendix H](#)).

Table 2. Survey results of all three phases

	Surveyed Buildings	Contributing Buildings	Potentially Individually Eligible
Phase 1	52	46	1
Phase 2	270	231	26
Phase 3	269	205	16
TOTAL	591	483	43

Prior to this project, a comprehensive historic resources survey has never been conducted within the City. As a result, a Survey Master Plan was developed and a “heat map” was created to try to identify the oldest buildings within the City. The heat map takes “year built” data from the Pinellas County Property Appraiser and color codes all buildings over 50 years old on a map. The original city plat maps and the heat map was used to find pockets of the oldest buildings within the City to create a three-phase Survey Master Plan. The assumption, from assessing the heat map (Exhibit B), was that there would be a great number of historically significant buildings in the survey area. As demonstrated in Figure 19, this was found to be true. When assessing all three phases together, the majority of the surveyed buildings were built prior to 1960.

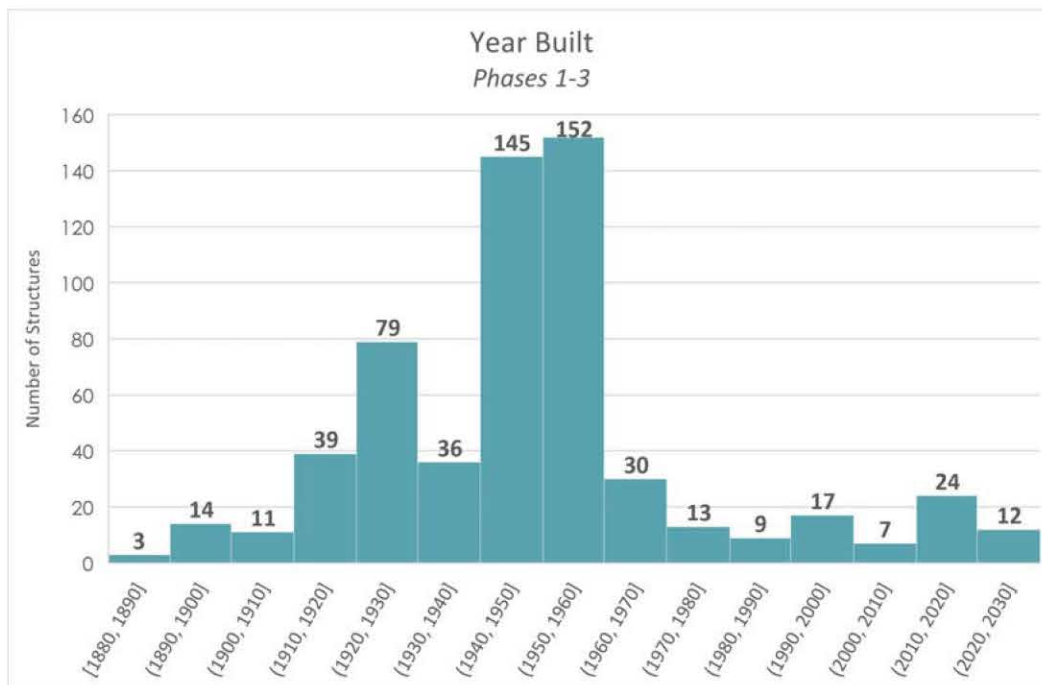


Figure 19. Distribution of years each surveyed structure was built (phases 1-3)

SURVEY RESULTS AND RECOMMENDATIONS

Total Project Results and Recommendations (Phase 1, 2, & 3) (cont.)

The Historic Context section within this report indicates the City was established in the late 1800s, with a dip in growth in the 1920s and an increase post-WWII. This historic information, and the survey report, indicate most of the surveyed buildings were built prior to 1960. With this being established, the recommendation for the period of significance for any potential historic district within the total phase area would be at least 1880 to 1974. The end date of 1974 would allow for any important buildings to be considering contributing if they are at least 50 years old.

Another conclusion notable from synthesizing all three phases is that there are a total of 43 individual resources potentially eligible for local landmark designation and the National Register of Historic Places. The survey resources were evaluated for eligibility for listing in the National Register using the National Register Criteria for Evaluation as outlined in 36 CFR Part 60.4. The resources appear to meet Criterion C as they possess local and state level of significance, in the area of architecture for their styles, and they represent a significant trend in Dunedin and Florida's architectural history. Further research should be conducted to determine if these building do indeed qualify for listing either locally or on the National Register.

As shown in Figure 20, there were many architectural styles found throughout all three phases. There were a total of 202 Ranch style buildings surveyed, which far exceeds any of the other architectural style homes surveyed. The Ranch style home was the predominant building built during the post WWII era, which aligns with when Florida, and subsequently the City of Dunedin, had most of its population growth.

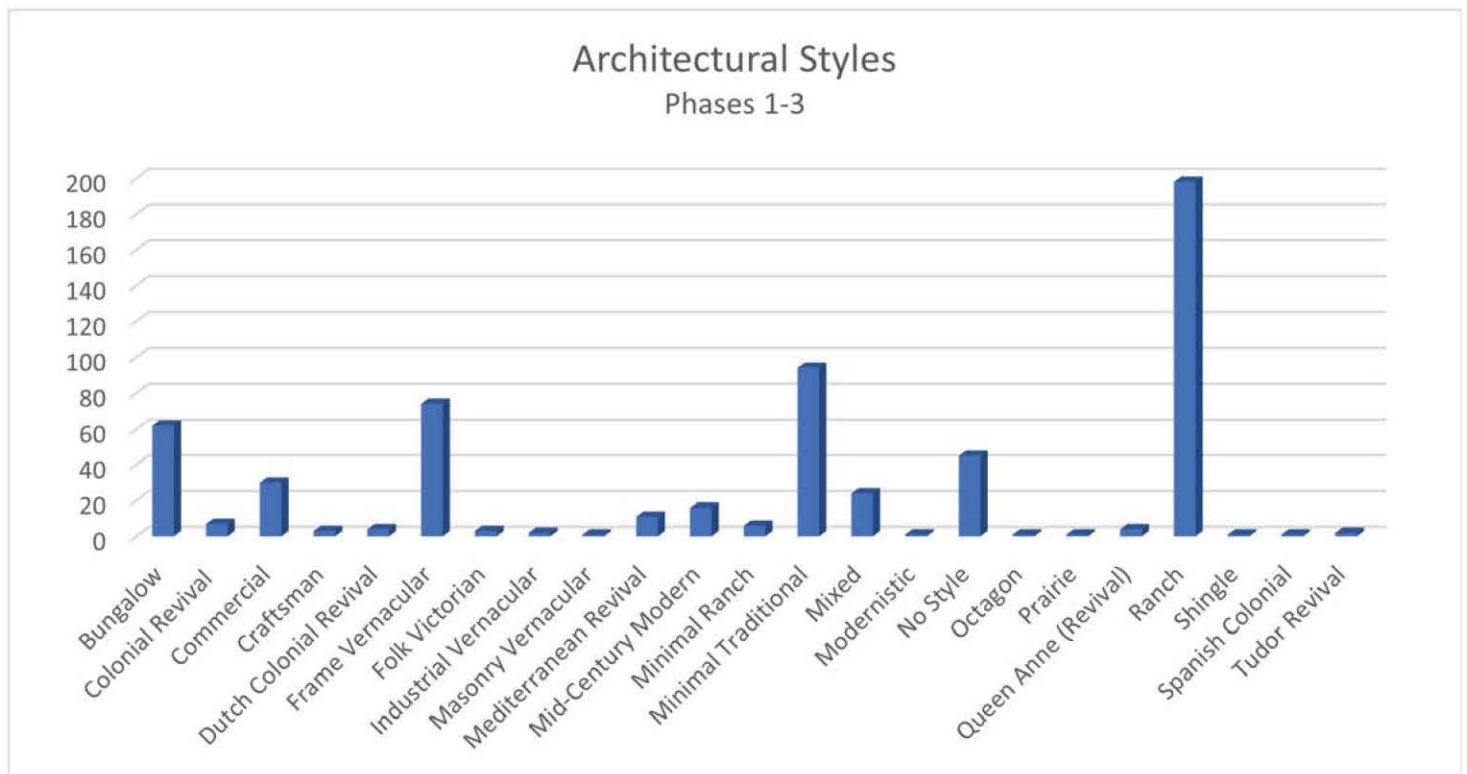


Figure 20. Architectural styles surveyed in phases 1-3

RECOMMENDATIONS

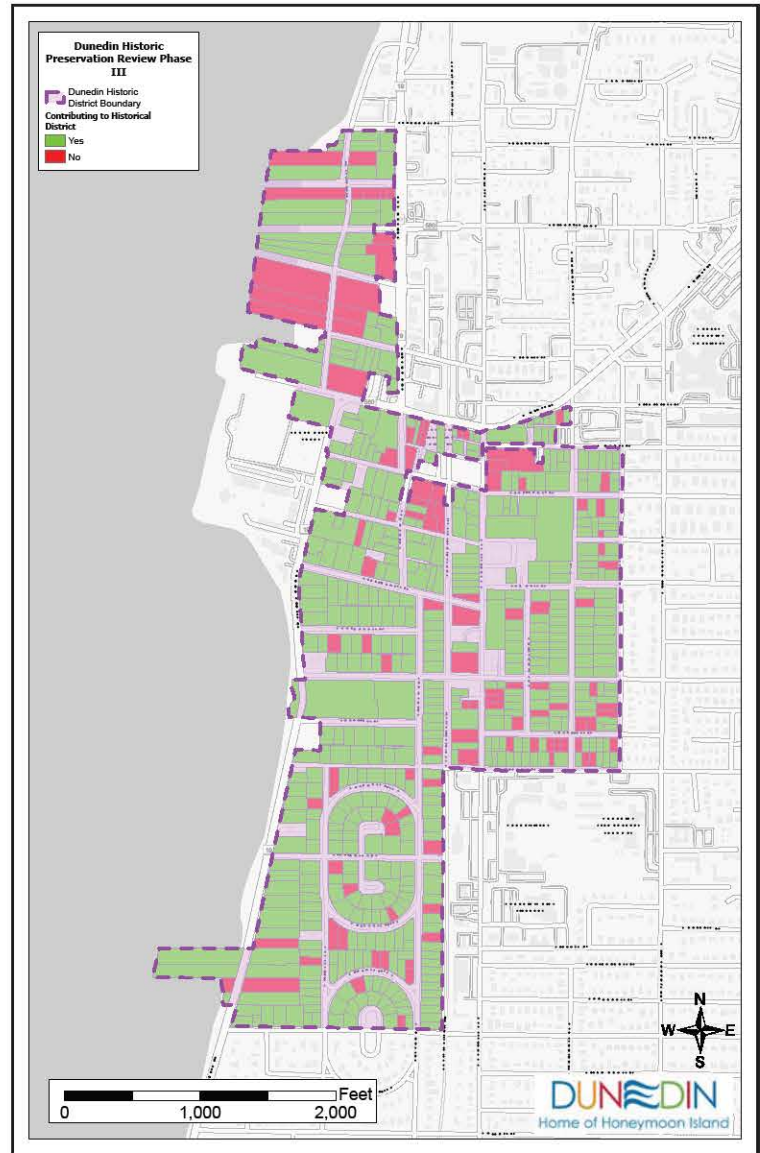
Historic District

Given the contiguous nature of all three phases, one large historic district should be investigated. It could include the commercial areas and residential areas in one district. This is common practice as historic areas tend to evolve together and not separately according to uses. Currently, Dunedin is in the process of adding to their existing historic preservation ordinance, the ability to designate local historic districts but it is not finalized. As shown in Appendix G, this report has identified one (1) potential district. Further research and investigation should be conducted to determine if this mixed-use district could qualify for the National Register for Historic Places.

Further Survey Work

Below is a list of recommended future survey work which should be completed.

- The City should continue to survey buildings over 50 years old within the oldest portions of the City.
- Due to limited scope, the area east of Loudon Avenue was not included in Phase 3. Because of the number of historic buildings surveyed on the west side of Loudon Avenue during Phase 3, it is recommended that this area be surveyed. The east side of Loudon Avenue appears to be mostly constructed in the mid-1920s and could be a potential local historic district if enough contributing buildings to the east are uncovered.
- To understand if a full commercial district is possible along Main Street, the City should survey the north side of Main Street that was not included in the Master Survey Plan (three phases).
- The City should investigate if a Florida Main Street program would be beneficial in the commercial corridor. The Florida Main Street program is a designation which communities may apply and obtain technical assistance with revitalizing and promoting economic development in downtowns². This program has helped many communities preserve their historic downtowns.
- The southern portion of the Belle Terre plat should be surveyed and added into the potential Shore Crest/Belle Terre Historic District.



Appendix G. Potential Historic District Map

²Florida Main Street

RECOMMENDATIONS

National Register for Historic Places

The entire three-phase project resulted in a total of 43 buildings that may be potentially individually eligible for the National Register for Historic Places (NRHP). Due to limited time and resources, the identified buildings will require additional research to determine if they are eligible for the National Register for Historic Places.

Listing of significant buildings and historic districts on the NRHP will help document the identity of the architectural and historical significance of the City of Dunedin. National Register listings also promote rehabilitation of historic buildings through tax incentives for owners of income-producing historic properties. Furthermore, historic resources listed on the National Register are more easily identified during the Section 106 Consultation Process. The federal government (agency) must consider what potential impacts an undertaking may have on historic properties.

Tax Incentives

If the City determines a local historic district is advantageous to the City and the community, they should consider incorporating local tax incentives for historic districts into their City Code. In addition to the added sense of place a historic district would add to the community, tax incentives would be a monetary benefit to the community. If the City pursues nominating any of the survey areas to the National Register of Historic Places as historic districts, there are Federal Historic Tax Incentive programs in place for buildings either located in a National Register of Historic Places Historic District or individually listed on the National Register of Historic Places.

Conclusion

In conclusion, the three survey phases confirmed that the City of Dunedin is rich with history and historic buildings that would contribute to a potential historic district. As a result, the consultant has identified one (1) potential mixed-use local or National Register Historic District that would enhance the sense of place in each district, protect the history of the City of Dunedin, and could provide a monetary benefit to the community. Additionally, numerous buildings were identified as potentially eligible individually on the National Register of Historic Places. There is additional surveying work that should be done in Dunedin, but these three survey phases were successful in beginning to inventory Dunedin's history, historical buildings, and architectural style homes.

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APPENDIX A. INVENTORY

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
316	Albert St	PI14587	Contributing	Minimal Traditional	1950	
319	Albert St	PI15718	Contributing	Ranch	1953	
320	Albert St	PI14635	Non-Contributing	No Style	2023	
326	Albert St	PI15501	Non-Contributing	Bungalow	2005	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
329	Albert St	PI14565	Contributing	Commercial	1973	
352	Albert St	PI15502	Contributing	Industrial Vernacular	1940	
350	Beltrees St	PI15504	Contributing	Minimal Traditional	1959	
406	Beltrees St	PI15505	Contributing	Bungalow	1920	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILT	
410	Beltrees St	PI15510	Contributing	Bungalow	1920	
412	Beltrees St	PI15511	Contributing	Bungalow	1915	
424	Beltrees St	PI15506	Contributing	Ranch	1952	
430	Beltrees St	PI15512	Contributing	Bungalow	1925	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
438	Beltrees St	PI15513	Contributing	Minimal Traditional	1947	
446	Beltrees St	PI15507	Contributing	Minimal Traditional	1930	
448	Beltrees St	PI15514	Non-Contributing	No Style	1981	
460	Beltrees St	PI15508	Contributing	Masonry Vernacular	1972	





STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
502	Beltrees St	PI15515	Contributing	Bungalow	1925	
508	Beltrees St	PI15503	Non-Contributing	No Style	2021	
514	Beltrees St	PI15516	Non-Contributing	No Style	2022	
518	Beltrees St	PI15517	Contributing	Minimal Traditional	1939	





STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
524	Beltrees St	PI15509	Contributing	Minimal Traditional	1940	
530	Beltrees St	PI15518	Contributing	Bungalow	1928	
401	Broadway	PI15519	Contributing	Ranch	1953	
409	Broadway	PI15520	Non-Contributing	Ranch	1953	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
417	Broadway	PI15521	Contributing	Ranch	1953	
423	Broadway	PI15522	Contributing	Ranch	1953	
427	Broadway	PI15523	Contributing	Ranch	1953	
433	Broadway	PI15524	Contributing	Ranch	1954	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
439	Broadway	PI15525	Contributing	Ranch	1953	
443	Broadway	PI15526	Contributing	Ranch	1954	
451	Broadway	PI15527	Contributing	Ranch	1954	
459	Broadway	PI15528	Contributing	Minimal Traditional	1954	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
501	Broadway	PI15529	Contributing	Minimal Traditional	1951	
509	Broadway	PI15530	Contributing	Ranch	1953	
525	Broadway	PI15531	Contributing	Ranch	1954	
535	Broadway	PI15532	Contributing	Ranch	1954	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
549	Broadway	PI15533	Contributing	Ranch	1954	
561	Broadway	PI15534	Contributing	Ranch	1950	
571	Broadway	PI15535	Non-Contributing	Minimal Traditional	1950	
615	Broadway	PI15536	Contributing	Frame Vernacular	1924	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
617	Broadway	PI15537	Contributing	Minimal Traditional	1924	
623-621-619	Broadway	PI15551	Contributing	Minimal Traditional	1965	
639	Broadway	PI15538	Contributing	Minimal Traditional	1938	
647	Broadway	PI15539	Contributing	Minimal Traditional	1949	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
655	Broadway	PI15540	Contributing	Minimal Traditional	1976	
657	Broadway	PI15541	Contributing	Minimal Traditional	1945	
663	Broadway	PI15542	Non-Contributing	No Style	2016	
671	Broadway	PI15543	Non-Contributing	No Style	1991	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
673	Broadway	PI15544	Non-Contributing	No Style	1991	
675	Broadway	PI15545	Non-Contributing	No Style	1991	
677	Broadway	PI15546	Non-Contributing	No Style	1991	
679	Broadway	PI15547	Non-Contributing	No Style	1991	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
731	Broadway	PI15548	Non-Contributing	Commercial	2000	
737	Broadway	PI15549	Non-Contributing	Commercial	2000	
715 - 717	Broadway	PI15552	Non-Contributing	Commercial	2000	
721-719	Broadway	PI15553	Non-Contributing	Commercial	2000	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
733-735	Broadway	PI15554	Non-Contributing	Commercial	2000	
361	Chase Court Dr	PI15557	Non-Contributing	No Style	2020	
350	Chase Ct	PI15555	Contributing	Mediterranean Revival	1924	
353	Chase Ct	PI15764	Contributing	Mediterranean Revival	1924	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
354-356	Chase Ct	PI15558	Contributing	Mediterranean Revival	1925	
357	Chase Ct	PI15556	Non-Contributing	No Style	2019	
433	Chicago Ave	PI15559	Contributing	Minimal Traditional	1946	
434-438	Chicago Ave	PI15580	Contributing	Ranch	1965	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
441	Chicago Ave	PI15560	Non-Contributing	No Style	2020	
444	Chicago Ave	PI15571	Contributing	Minimal Traditional	1941	
448-450	Chicago Ave	PI15581	Contributing	Minimal Traditional	1967	
451	Chicago Ave	PI15561	Contributing	Ranch	1964	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
453	Chicago Ave	PI15562	Contributing	Bungalow	1916	
456	Chicago Ave	PI15572	Contributing	Minimal Traditional	1941	
500	Chicago Ave	PI15573	Contributing	Ranch	1953	
511	Chicago Ave	PI15563	Contributing	Ranch	1954	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
515	Chicago Ave	PI15564	Contributing	Minimal Ranch	1953	
520	Chicago Ave	PI15574	Contributing	Ranch	1955	
528	Chicago Ave	PI15575	Contributing	Ranch	1954	
529	Chicago Ave	PI15565	Contributing	Ranch	1953	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
530	Chicago Ave	PI15576	Contributing	Ranch	1957	
533	Chicago Ave	PI15566	Contributing	Ranch	1955	
537	Chicago Ave	PI15567	Contributing	Ranch	1956	
538	Chicago Ave	PI15577	Contributing	Ranch	1956	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
545	Chicago Ave	PI15568	Contributing	Ranch	1953	
548	Chicago Ave	PI15578	Non-Contributing	Ranch	1953	
552	Chicago Ave	PI15579	Contributing	Minimal Ranch	1954	
555	Chicago Ave	PI15569	Non-Contributing	No Style	2023	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILT	
559	Chicago Ave	PI15570	Contributing	Ranch	1953	
400	Douglas Ave	PI15599	Non-Contributing	Commercial	1980	
401	Douglas Ave	PI15582	Contributing	Folk Victorian	1915	
416	Douglas Ave	PI15600	Contributing	Bungalow	1949	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
424	Douglas Ave	PI15601	Non-Contributing	Bungalow	1952	
430	Douglas Ave	PI15602	Contributing	Commercial	1950	
433	Douglas Ave	PI15583	Contributing	Ranch	1964	
439	Douglas Ave	PI15584	Contributing	Minimal Traditional	1945	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
445	Douglas Ave	PI15585	Non-Contributing	Frame Vernacular	1924	
451	Douglas Ave	PI15586	Non-Contributing	Frame Vernacular	1924	
453	Douglas Ave	PI15587	Non-Contributing	Bungalow	2017	
459	Douglas Ave	PI15588	Contributing	Frame Vernacular	1940	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILT	
500	Douglas Ave	PI15589	Non-Contributing	Commercial	1926	
520	Douglas Ave	PI15590	Contributing	Commercial	1962	
537	Douglas Ave	PI15603	Contributing	Commercial	1974	
542	Douglas Ave	PI15591	Non-Contributing	Frame Vernacular	1900	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILT	
559	Douglas Ave	PI15604	Contributing	Bungalow	1928	
600	Douglas Ave	PI15592	Non-Contributing	Minimal Traditional	1948	
602	Douglas Ave	PI15593	Contributing	Frame Vernacular	1926	
614	Douglas Ave	PI15605	Contributing	Minimal Traditional	1948	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
620	Douglas Ave	PI15594	Contributing	Minimal Traditional	1947	
624	Douglas Ave	PI15606	Contributing	Minimal Traditional	1950	
634-638	Douglas Ave	PI15610	Contributing	Bungalow	1900	
640	Douglas Ave	PI15595	Contributing	Bungalow	1915	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
648-656	Douglas Ave	PI15611	Contributing	Bungalow	1926	
660	Douglas Ave	PI15596	Contributing	Commercial	1967	
674	Douglas Ave	PI15607	Contributing	Bungalow	1916	
678	Douglas Ave	PI15608	Contributing	Bungalow	1918	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
719	Douglas Ave	PI15597	Non-Contributing	No Style	2021	
728	Douglas Ave	PI15598	Contributing	Bungalow	1910	
732	Douglas Ave	PI15609	Contributing	Commercial	1945	
416	Highland Ave	PI15638	Non-Contributing	Ranch	1947	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
417	Highland Ave	PI15612	Non-Contributing	Ranch	1984	
439	Highland Ave	PI15613	Contributing	Bungalow	1927	
440	Highland Ave	PI15639	Contributing	Minimal Traditional	1956	
442	Highland Ave	PI15640	Non-Contributing	Ranch	1924	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
445	Highland Ave	PI15614	Contributing	Minimal Traditional	1948	
446	Highland Ave	PI15641	Contributing	Minimal Ranch	1954	
452	Highland Ave	PI15642	Contributing	Frame Vernacular	1915	
453	Highland Ave	PI15615	Contributing	Bungalow	1928	




STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
457	Highland Ave	PI15616	Contributing	Bungalow	1927	
460	Highland Ave	PI15643	Contributing	Frame Vernacular	1940	
500	Highland Ave	PI15644	Contributing	Ranch	1950	
501	Highland Ave	PI15617	Contributing	Minimal Traditional	1952	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
514	Highland Ave	PI15645	Contributing	Minimal Ranch	1952	
515	Highland Ave	PI15619	Contributing	Ranch	1953	
520	Highland Ave	PI15646	Contributing	Minimal Ranch	1949	
521	Highland Ave	PI15620	Contributing	Ranch	1956	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
526	Highland Ave	PI15647	Contributing	Minimal Ranch	1951	
529	Highland Ave	PI15621	Contributing	Ranch	1952	
537	Highland Ave	PI15622	Contributing	Ranch	1953	
540	Highland Ave	PI15648	Contributing	Ranch	1951	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
542	Highland Ave	PI15649	Contributing	Ranch	1950	
543	Highland Ave	PI15623	Contributing	Ranch	1954	
548	Highland Ave	PI15650	Contributing	Minimal Traditional	1950	
549	Highland Ave	PI15624	Contributing	Ranch	1955	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILT	
552	Highland Ave	PI15651	Contributing	Minimal Ranch	1950	
553	Highland Ave	PI15654	Non-Contributing	Minimal Traditional	1954	
558	Highland Ave	PI15625	Contributing	Minimal Traditional	1950	
559	Highland Ave	PI15626	Contributing	Minimal Traditional	1953	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
600	Highland Ave	PI15627	Contributing	Frame Vernacular	1921	
601	Highland Ave	PI15628	Contributing	Folk Victorian	1927	
607	Highland Ave	PI15629	Contributing	Frame Vernacular	1920	
611	Highland Ave	PI15630	Contributing	Bungalow	1922	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
612	Highland Ave	PI15652	Contributing	Minimal Traditional	1950	
617	Highland Ave	PI15631	Contributing	Bungalow	1924	
627	Highland Ave	PI15632	Contributing	Bungalow	1930	
635	Highland Ave	PI15633	Contributing	Bungalow	1922	



STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
641	Highland Ave	PI15634	Contributing	Frame Vernacular	1946	
647	Highland Ave	PI15635	Contributing	Minimal Traditional	1946	
701	Highland Ave	PI15636	Contributing	Ranch	1964	
715	Highland Ave	PI15637	Contributing	Minimal Traditional	1947	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
720	Highland Ave	PI15653	Contributing	Minimal Traditional	1940	
424	James St	PI15656	Contributing	Minimal Traditional	1955	
433-435	James St	PI15660	Contributing	Ranch	1968	
442	James St	PI15657	Contributing	Modernistic	1959	





STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
518	James St	PI15658	Contributing	Frame Vernacular	1925	
522	James St	PI15659	Contributing	Minimal Traditional	1953	
403	Locklie St	PI15661	Contributing	Minimal Traditional	1949	
405	Locklie St	PI15682	Contributing	Minimal Traditional	1947	





STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILT	
411	Locklie St	PI15662	Contributing	Ranch	1947	
414	Locklie St	PI15670	Contributing	Minimal Traditional	1925	
417	Locklie St	PI15663	Non-Contributing	No Style	2019	
418-420	Locklie St	PI15683	Non-Contributing	Ranch	1986	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
423	Locklie St	PI15664	Contributing	Minimal Traditional	1946	
429	Locklie St	PI15671	Contributing	Minimal Ranch	1949	
435	Locklie St	PI15672	Non-Contributing	Minimal Traditional	1977	
440	Locklie St	PI15665	Contributing	Minimal Traditional	1946	





STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
441	Locklie St	PI15673	Contributing	Ranch	1947	
445	Locklie St	PI15674	Non-Contributing	No Style	1984	
447	Locklie St	PI15675	Non-Contributing	No Style	1987	
448	Locklie St	PI15666	Contributing	Frame Vernacular	1920	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
458	Locklie St	PI15676	Contributing	Minimal Traditional	1948	
502	Locklie St	PI15667	Non-Contributing	No Style	2015	
506	Locklie St	PI15668	Non-Contributing	No Style	2016	
507	Locklie St	PI15677	Contributing	Frame Vernacular	1926	


STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILT	
515	Locklie St	PI15678	Contributing	Minimal Traditional	1937	
516	Locklie St	PI15669	Contributing	Minimal Traditional	1960	
517	Locklie St	PI15679	Contributing	Minimal Traditional	1925	
525	Locklie St	PI15680	Contributing	Frame Vernacular	1922	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILT	
530	Locklie St	PI15681	Contributing	Ranch	1951	
412	Louden Ave	PI15684	Non-Contributing	Bungalow	1925	
432	Louden Ave	PI15685	Contributing	Minimal Traditional	1947	
440	Louden Ave	PI15695	Non-Contributing	Minimal Traditional	1970	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
442	Louden Ave	PI15696	Non-Contributing	No Style	2013	
448	Louden Ave	PI15686	Contributing	Minimal Traditional	1955	
452	Louden Ave	PI15687	Contributing	Minimal Ranch	1950	
500	Louden Ave	PI15697	Contributing	Ranch	1957	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
510	Louden Ave	PI15698	Contributing	Ranch	1957	
518	Louden Ave	PI15688	Contributing	Ranch	1954	
522	Louden Ave	PI15699	Contributing	Ranch	1955	
532	Louden Ave	PI15700	Contributing	Ranch	1955	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
542	Louden Ave	PI15689	Contributing	Ranch	1955	
546	Louden Ave	PI15701	Contributing	Ranch	1955	
554	Louden Ave	PI15702	Contributing	Ranch	1959	
560	Louden Ave	PI15690	Contributing	Ranch	1955	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
600	Louden Ave	PI15703	Contributing	Frame Vernacular	1939	
612	Louden Ave	PI15691	Non-Contributing	No Style	1994	
618	Louden Ave	PI15692	Contributing	Minimal Traditional	1950	
628	Louden Ave	PI15693	Contributing	Bungalow	1915	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
634	Louden Ave	PI15704	Contributing	Bungalow	1924	
638	Louden Ave	PI15705	Contributing	Bungalow	1926	
644	Louden Ave	PI15706	Contributing	Bungalow	1922	
710	Louden Ave	PI15694	Contributing	Frame Vernacular	1930	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
718	Louden Ave	PI15707	Contributing	Frame Vernacular	1930	
411	Lyndhurst St	PI15711	Contributing	Minimal Traditional	1947	
429	Lyndhurst St	PI15712	Non-Contributing	Frame Vernacular	1920	
442	Lyndhurst St	PI15708	Contributing	Ranch	1958	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILT	
445	Lyndhurst St	PI15713	Non-Contributing	Frame Vernacular	1949	
515	Lyndhurst St	PI15714	Non-Contributing	Minimal Traditional	1929	
519	Lyndhurst St	PI15709	Contributing	Minimal Traditional	1950	
531	Lyndhurst St	PI15710	Contributing	Ranch	1950	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
463-465	Lyndhurst St	PI15715	Contributing	Minimal Traditional	1968	
301	Main St	PI15716	Contributing	Commercial	1912	
315	Main St	PI15717	Contributing	Commercial	1946	
319	Main St	PI15718	Contributing	Commercial	1918	




STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
321	Main St	PI15719	Non-Contributing	Commercial	2002	
325	Main St	PI15720	Non-Contributing	Commercial	1915	
349	Main St	PI11539	Contributing	Frame Vernacular	1928	
351	Main St	PI15721	Contributing	Commercial	1917	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
355	Main St	PI15722	Non-Contributing	Commercial	1909	
365	Main St	PI15723	Non-Contributing	Commercial	1917	
369	Main St	PI15724	Contributing	Commercial	1964	
371	Main St	PI15725	Contributing	Commercial	1925	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
421	Main St	PI13846	Contributing	Mid-Century Modern	1947	
437-457	Main St	PI15730	Contributing	Commercial	1924	
461	Main St	PI15726	Contributing	Commercial	1954	
465	Main St	PI15727	Contributing	Commercial	1950	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
471	Main St	PI15728	Contributing	Commercial	1952	
475-481	Main St	PI15731	Non-Contributing	Commercial	2015	
487	Main St	PI15729	Contributing	Commercial	1952	
300	President St	PI15733	Contributing	Masonry Vernacular	1962	





STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
308	President St	PI15735	Contributing	Frame Vernacular	1927	
318	President St	PI15734	Contributing	Frame Vernacular	1955	
326	President St	PI15736	Contributing	Mid-Century Modern	1972	
714	Railroad Ave	PI15732	Contributing	Frame Vernacular	1918	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
735	Railroad Ave	PI15737	Contributing	Industrial Vernacular	1910	
333	Scotland St	PI15738	Non-Contributing	No Style	2017	
355-357	Scotland St	PI15746	Contributing	Frame Vernacular	1920	
359	Scotland St	PI15747	Contributing	Bungalow	1930	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILT	
505	Scotland St	PI15618	Non-Contributing	No Style	2001	
512	Scotland St	PI15742	Contributing	Folk Victorian	1924	
513	Scotland St	PI15743	Contributing	Bungalow	1924	
515	Scotland St	PI15744	Non-Contributing	Ranch	1984	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
522	Scotland St	PI15745	Non-Contributing	Frame Vernacular	1920	
526	Scotland St	PI15741	Contributing	Bungalow	1920	
527	Scotland St	PI15739	Contributing	Frame Vernacular	1930	
321-323	Scotland St	PI15740	Non-Contributing	No Style	1991	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
326	W Honey St	PI15655	Contributing	Frame Vernacular	1918	
512	Wilkie St	PI15748	Contributing	Bungalow	1922	
515	Wilkie St	PI15749	Non-Contributing	Bungalow	1940	
516	Wilkie St	PI15750	Non-Contributing	Frame Vernacular	1922	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
411	Wood St	PI15751	Non-Contributing	Mid-Century Modern	1979	
456	Wood St	PI15755	Contributing	Bungalow	1924	
465	Wood St	PI15756	Contributing	Frame Vernacular	1912	
466	Wood St	PI15757	Contributing	Frame Vernacular	1915	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
471	Wood St	PI15758	Contributing	Bungalow	1933	
472	Wood St	PI15759	Contributing	Bungalow	1925	
479	Wood St	PI15760	Contributing	Bungalow	1925	
489	Wood St	PI15761	Contributing	Bungalow	1915	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD	
503	Wood St	PI15752	Contributing	Bungalow	1926	
511	Wood St	PI15762	Contributing	Minimal Traditional	1926	
521	Wood St	PI15753	Contributing	Bungalow	1920	
525	Wood St	PI15763	Contributing	Minimal Traditional	1964	

STREET NUMBER	STREET NAME	FMSF NUMBER	EVALUATION	ARCHITECTURAL STYLE	YEAR BUILD
533	Wood St	PI15754	Contributing	Bungalow	1920



APPENDIX B. SURVEY LOG

Page 1

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File

Version 5.0 3/19

Survey # (FMSF only) _____

[Clear Form Values](#)Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

Phase 3-Dunedin Historic Resources Survey

Report Title (exactly as on title page)

City of Dunedin
Historic Resources Survey
Phase 3

Report Authors (as on title page)

1. Blair Knighting, AICP 3. _____
2. _____ 4. _____Publication Year 2024 Number of Pages in Report (do not include site forms) _____Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)Supervisors of Fieldwork (even if same as author) Names Blair KnightingAffiliation of Fieldworkers: Organization Kimley-Horn and Associates City JacksonvilleKey Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)1. Dunedin 3. _____ 5. _____ 7. _____
2. _____ 4. _____ 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

[Clear Sponsor Values](#)Name Frances Leong Sharp Organization _____Address/Phone/E-mail 1415 Pinehurst Rd, Suite F, Dunedin fsharp@dunedinfl.net 727-298-3200Recorder of Log Sheet Blair Knighting Date Log Sheet Completed 5-7-2024Is this survey or project a continuation of a previous project? ☐ No ☒ Yes: Previous survey #'s (FMSF only) PI14525-PI14793

Project Area Mapping

[Clear Mapping Values](#)

Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. Pinellas 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name DUNEDIN Year 2013 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 1-31-2024 End 2-1-2024 Total Area Surveyed (fill in one) _____ hectares 76.65 acres

Number of Distinct Tracts or Areas Surveyed _____

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

APPENDIX B. SURVEY LOG

Page 2

Survey Log Sheet

Survey # _____

Research and Field Methods

Types of Survey (select all that apply): ☐ archaeological ☒ architectural ☐ historical/archival ☐ underwater
☐ damage assessment ☐ monitoring report ☐ other(describe): _____

Scope/Intensity/Procedures

Phase 3 of a Master Survey Plan to inventory historic resources in the City of Dunedin.

Preliminary Methods (select as many as apply to the project as a whole)

☐ Florida Archives (Gray Building) ☐ library research- local public ☒ local property or tax records ☐ other historic maps ☐ LIDAR
☐ Florida Photo Archives (Gray Building) ☐ library-special collection ☐ newspaper files ☐ soils maps or data ☐ other remote sensing
☒ Site File property search ☐ Public Lands Survey (maps at DEP) ☐ literature search ☒ windshield survey
☐ Site File survey search ☒ local informant(s) ☒ Sanborn Insurance maps ☒ aerial photography
☐ other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☒ Check here if NO archaeological methods were used.
☐ surface collection, controlled ☐ shovel test-other screen size ☐ block excavation (at least 2x2 m) ☐ metal detector
☐ surface collection, uncontrolled ☐ water screen ☐ soil resistivity ☐ other remote sensing
☐ shovel test-1/4" screen ☐ posthole tests ☐ magnetometer ☐ pedestrian survey
☐ shovel test-1/8" screen ☐ auger tests ☐ side scan sonar ☐ unknown
☐ shovel test 1/16" screen ☐ coring ☐ ground penetrating radar (GPR)
☐ shovel test-unscreened ☐ test excavation (at least 1x2 m) ☐ LIDAR
☐ other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐ Check here if NO historical/architectural methods were used.
☐ building permits ☐ demolition permits ☒ neighbor interview ☒ subdivision maps
☐ commercial permits ☒ windshield survey ☒ occupant interview ☐ tax records
☐ interior documentation ☒ local property records ☐ occupation permits ☐ unknown
☐ other (describe): _____

Survey Results

Resource Significance Evaluated? ☒ Yes ☐ No [Clear Check Boxes](#)

Count of Previously Recorded Resources 2 Count of Newly Recorded Resources 267

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

PI11539, PI13846

List Newly Recorded Site ID#s (attach additional pages if necessary)

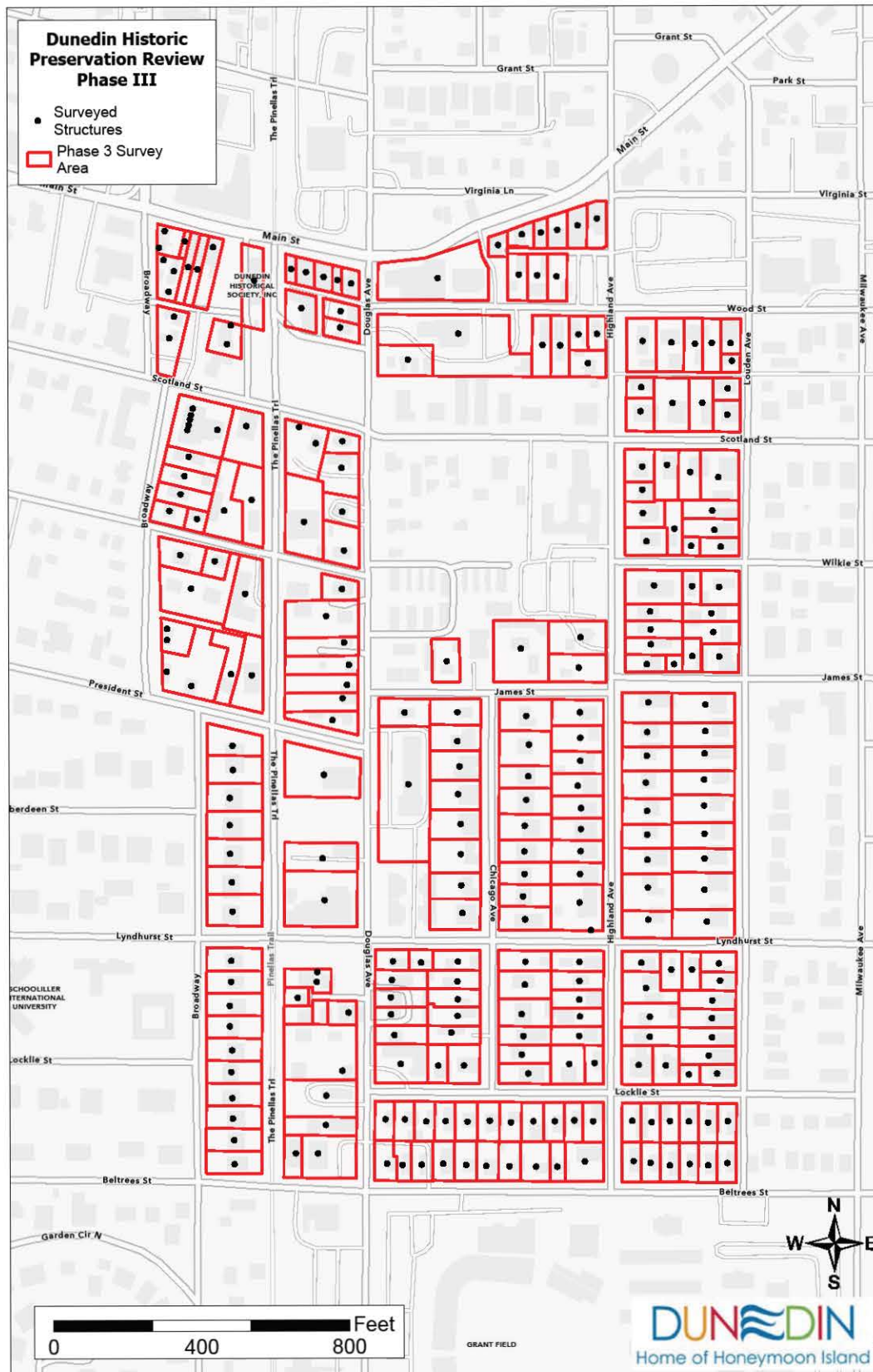
PI14532, PI14565, PI14587, PI14635, PI15501-PI15763

Site Forms Used: ☐ Site File Paper Forms ☒ Site File PDF Forms

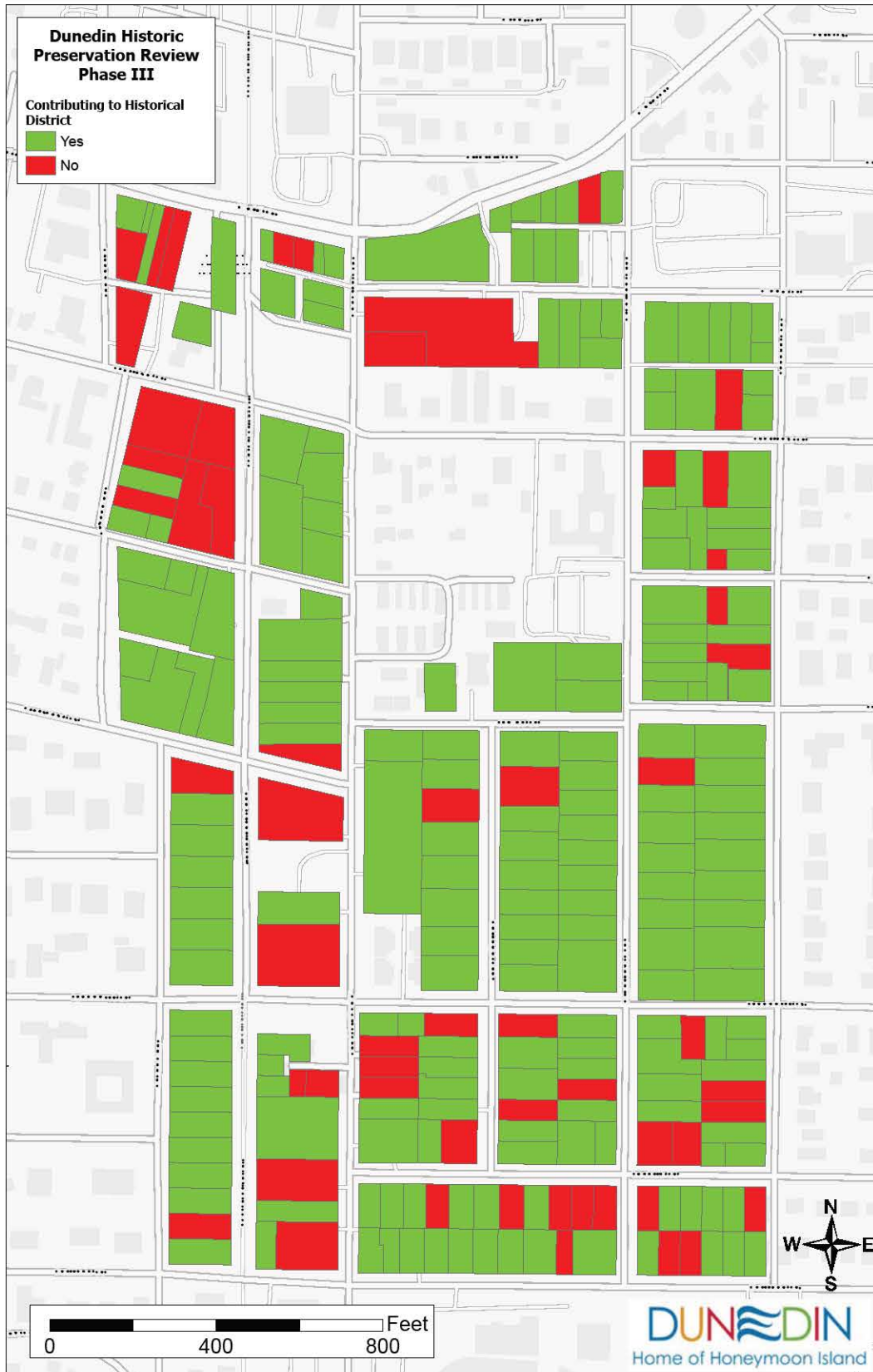
REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY	SHPO USE ONLY	SHPO USE ONLY
Origin of Report: <input type="checkbox"/> 872 <input type="checkbox"/> Public Lands <input type="checkbox"/> UW <input type="checkbox"/> 1A32 # _____	<input type="checkbox"/> Academic <input type="checkbox"/> Contract <input type="checkbox"/> Avocational	
<input type="checkbox"/> Grant Project # _____	<input type="checkbox"/> Compliance Review: CRAT # _____	
Type of Document: <input type="checkbox"/> Archaeological Survey <input type="checkbox"/> Historical/Architectural Survey <input type="checkbox"/> Marine Survey <input type="checkbox"/> Cell Tower CRAS <input type="checkbox"/> Monitoring Report	<input type="checkbox"/> Overview <input type="checkbox"/> Excavation Report <input type="checkbox"/> Multi-Site Excavation Report <input type="checkbox"/> Structure Detailed Report <input type="checkbox"/> Library, Hist. or Archival Doc	
<input type="checkbox"/> Desktop Analysis <input type="checkbox"/> MPS <input type="checkbox"/> MRA <input type="checkbox"/> TG <input type="checkbox"/> Other: _____		
Document Destination: <u>Plottable Projects</u>	Plotability: _____	

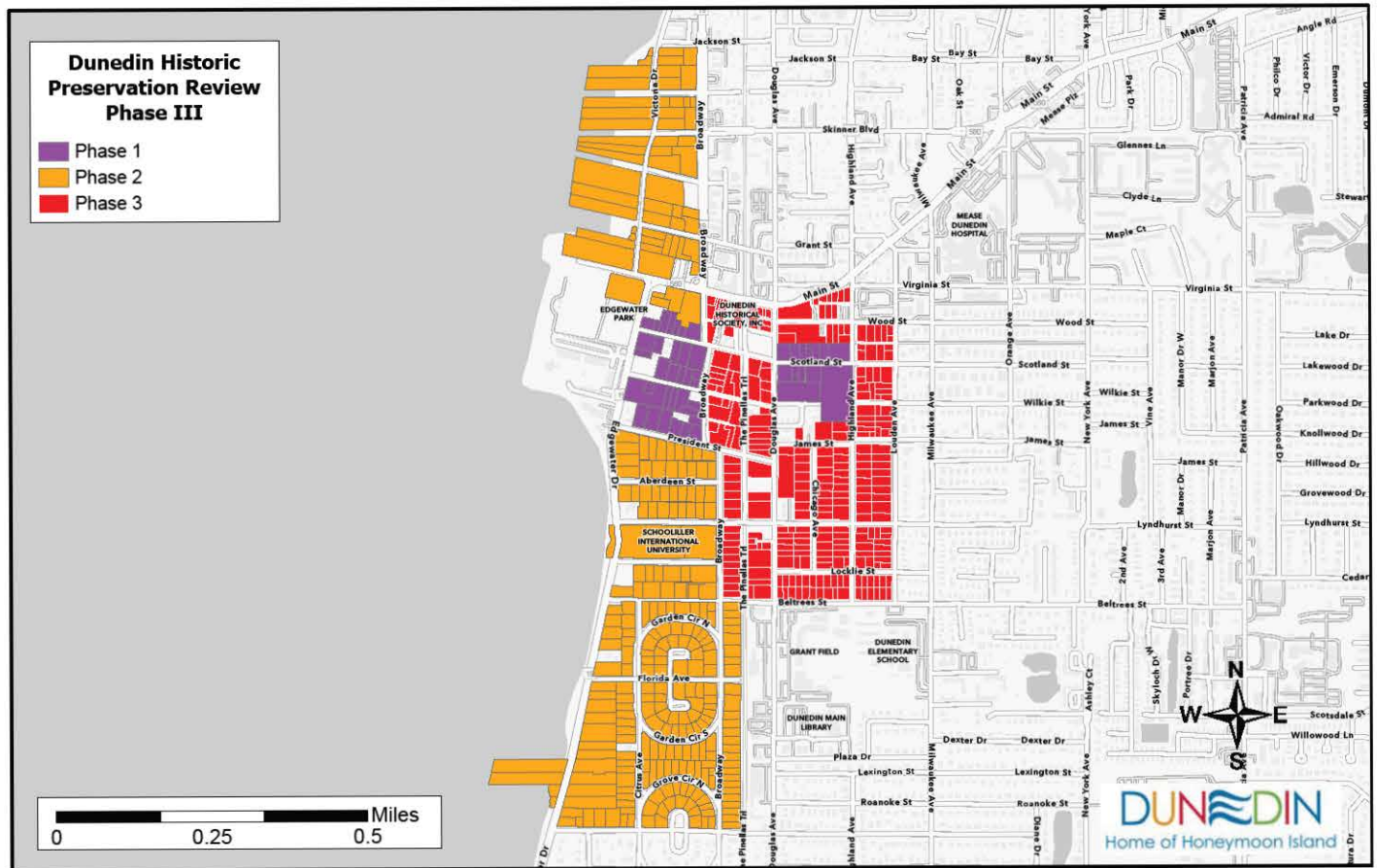
APPENDIX C. PHASE 3 SURVEY BOUNDARY



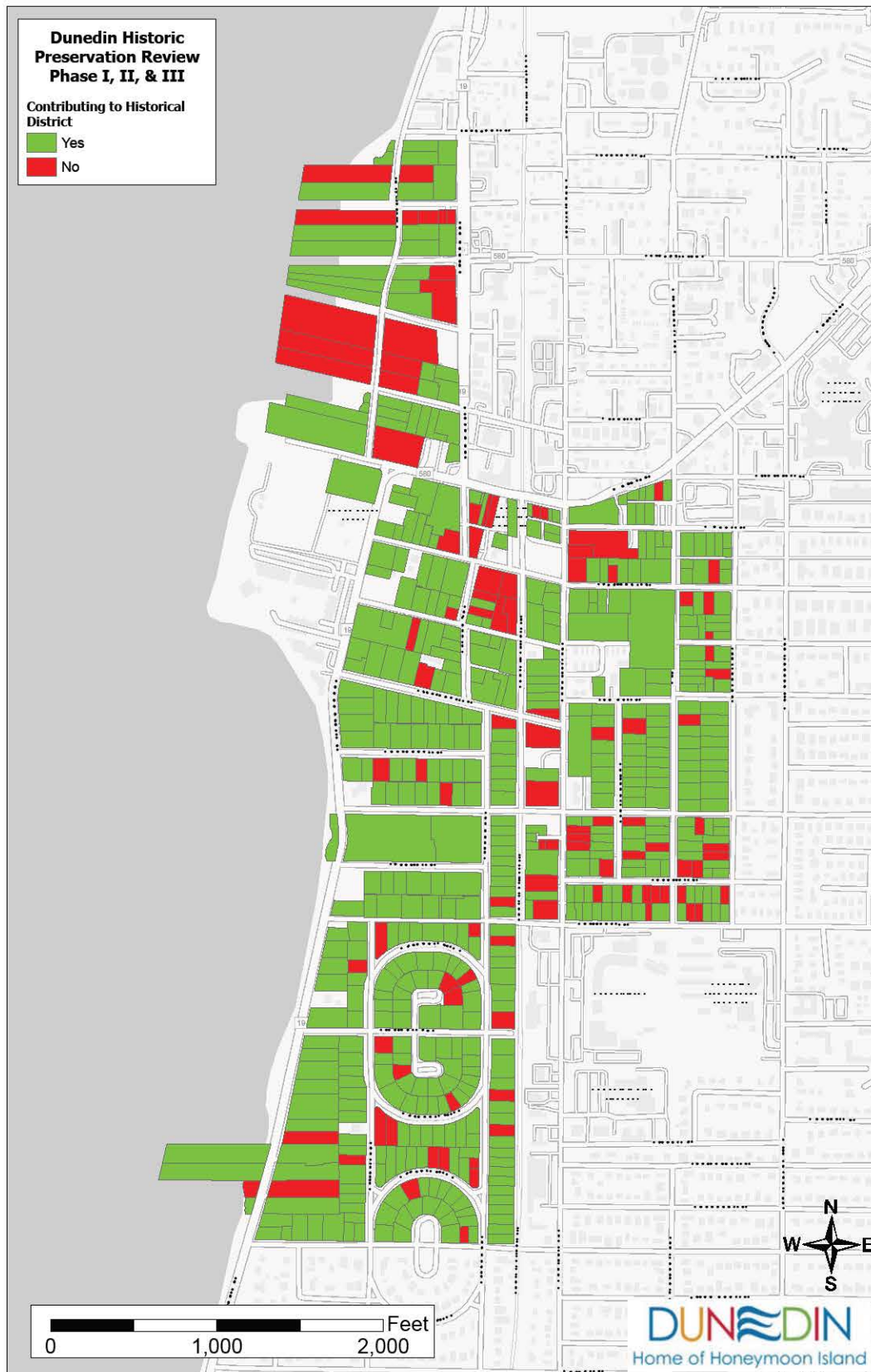
APPENDIX D. PHASE 3 CONTRIBUTING MAP



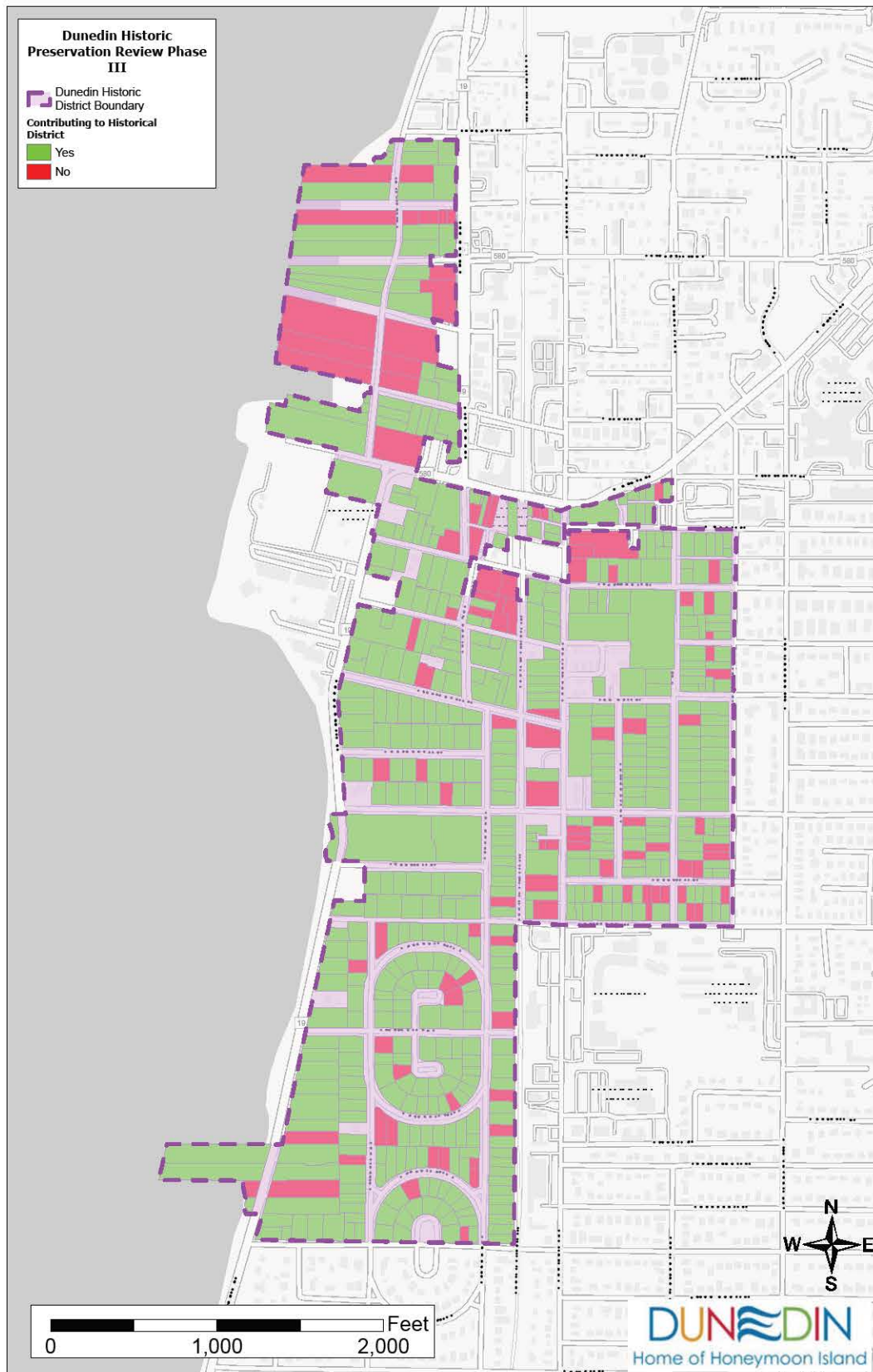
APPENDIX E. PHASES 1-3 MAP



APPENDIX F. PHASE 1-3 CONTRIBUTING MAP



APPENDIX G. POTENTIAL HISTORIC DISTRICT MAP



APPENDIX H. LIST OF POTENTIALLY ELIGIBLE BUILDINGS

		Potentially Eligible Individually	
234	Aberdeen St	Yes	Mediterranean Revival
227	Aberdeen St	Yes	Mediterranean Revival
204	Beltrees St	Yes	Mediterranean Revival
1064	Broadway	Yes	Mid-Century Modern
227	Broadway	Yes	Frame Vernacular
356	Chase Ct	Yes	Mediterranean Revival
350	Chase Ct	Yes	Mediterranean Revival
353	Chase Ct	Yes	Mediterranean Revival
453	Chicago Ave	Yes	Bungalow
511	Chicago Ave	Yes	Ranch
301	Citrus Ace	Yes	Mediterranean Revival
204	Citrus Ave	Yes	Spanish Colonial
648	Douglas Ave	Yes	Bungalow
401	Douglas Ave	Yes	Folk Victorian
728	Douglas Ave	Yes	Bungalow
678	Douglas Ave	Yes	Bungalow
602	Douglas Ave	Yes	Frame Vernacular
311	Edgewater Dr	Yes	Colonial Revival
535	Edgewater Dr	Yes	Mediterranean Revival
228	Garden Cir N	Yes	Dutch Colonial Revival
617	Highland Ave	Yes	Bungalow
457	Highland Ave	Yes	Bungalow
518	James St	Yes	Frame Vernacular
51	Main St	Yes	Mid-Century Modern
221	Main St	Yes	Bungalow
301	Main St	Yes	Commercial
349	Main St	Yes	Frame Vernacular
150	Marina Plaza	Yes	Mid-Century Modern
148	Marina Plaza	Yes	Mid-Century Modern
223	Monroe St	Yes	Bungalow
231	Monroe St	Yes	Frame Vernacular
138	Orangewood Dr	Yes	Frame Vernacular
225	President St	Yes	Mediterranean Revival
1037	Victoria Dr	Yes	Frame Vernacular

		Potentially Eligible Individually	
951	Victoria Dr	Yes	Frame Vernacular
827	Victoria Dr	Yes	Frame Vernacular
821	Victoria Dr #1	Yes	Frame Vernacular
1005	Victoria Dr	Yes	Colonial Revival
969	Victoria St	Yes	Frame Vernacular
1015	Victoria Dr	Yes	Frame Vernacular
835	Victoria Dr	Yes	Frame Vernacular
456	Wood St	Yes	Bungalow