

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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

\_\_\_\_\_  
County and State

\_\_\_\_\_  
Name of multiple property listing (if applicable)

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

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 85000454

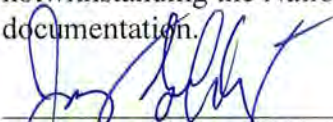
Date Listed: 3/4/1985

Property Name: Hyde Park Historic District

County: Hillsborough

State: FL

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

  
\_\_\_\_\_  
Signature of the Keeper

9-2-2015  
\_\_\_\_\_  
Date of Action

Amended Items in Nomination:

#### Section 7: Inventory

The buildings located at 110 South Magnolia, 112 South Magnolia, and 502 Grand Central Avenue are hereby considered **noncontributing**.

Demolition and new construction in the adjacent area has left these three buildings isolated. The integrity of setting, feeling, and association has been broken and none of the three demonstrates significance as individual buildings.

There is no change to the resource count. The entire district needs re-evaluation due to substantial change since the original listing date.

\_\_\_\_\_  
The Florida State Historic Preservation Office was notified of this amendment.

#### **DISTRIBUTION:**

**National Register property file**

**Nominating Authority (without nomination attachment)**

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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received JUL 10 1984  
date entered 3-4-85

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Hyde Park Historic District

and/or common N/A

2. Location

*Roughly bound by Hillsborough River and Bay  
Howard ave., and Kennedy Blvd.*

street & number (See Continuation Sheet)

N/A not for publication

city, town Tampa

N/A vicinity of

state Florida

code 012

county Hillsborough

code 057

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple Ownership (Owners notified by newspaper)

street & number N/A

city, town N/A

N/A vicinity of

state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Hillsborough County Courthouse

street & number Corner of Pierce and Madison Streets

city, town Tampa

state Florida

6. Representation in Existing Surveys

The Man-made Environment in Tampa and  
title Hillsborough County

has this property been determined eligible?  yes  no

date 1979

federal  state  county  local

depository for survey records Historic Tampa/Hillsborough County Preservation Board

city, town 452 W. Kennedy Blvd., Tampa

state Florida

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Hyde Park Historic District is a large, mainly residential neighborhood whose historic dates span the period from 1886 to 1933. At its widest points the district is bounded by the Hillsborough River on the east, Hillsborough Bay on the south, Howard Avenue on the west, and Kennedy Boulevard on the north. The approximately 560 acre district contains 1,639 buildings grouped into two areas separated from each other principally by the Crosstown Expressway and an area of non-contributing structures located between Orleans and Packwood Avenues. The majority of the buildings along the tree lined avenues of Hyde Park are wood frame structures reflecting American architectural taste during the late 19th century and the first three decades of the 20th century, particularly revival styles and bungalows.

Hyde Park lies west of the Hillsborough River immediately adjacent to downtown Tampa. Three bridges connect the neighborhood with the business district; these are the Kennedy Boulevard bridge (ca. 1913), (photo 63) the Brorein Street Bridge (ca. 1959), and the Platt Street Bridge (ca. 1926). Hyde Park can also be reached from the east side of the river by the limited access Crosstown Expressway which has access points at Hyde Park Avenue and Willow Avenue (photo 66). There are also bridges at the south end of Hyde Park Avenue and Plant Avenue which connect the district with Davis Islands, a group of small man-made islands lying in Hillsborough Bay near the mouth of the Hillsborough River constructed for a residential development during the 1920s. The bridges to Davis Islands were erected in the 1970s and pass above Bayshore Boulevard. Kennedy Boulevard, the northern boundary of the historic district is one of the main traffic arteries from downtown to the western part of Tampa, eventually linking with routes across Old Tampa Bay to the cities of Clearwater, St. Petersburg, and other communities on the west coast of Florida (photo 62).

Immediately adjacent to Hyde Park on the north across Kennedy Boulevard is Tampa University housed in the old Tampa Bay Hotel built by Henry Bradley Plant between 1888 and 1891. The structure and its grounds were listed on the National Register of Historic Places in 1972. It is also recognized as a National Historic Landmark. Also north of Kennedy Boulevard, near Hyde Park is that section of Tampa historically known as West Tampa, originally an independently incorporated city founded in 1894 and annexed by the city of Tampa in 1925. West Tampa boasts its own historic district which lies approximately half a mile north of Hyde Park at Howard Avenue. The district was listed on the National Register in October of 1983.

Howard Avenue runs from the city limits of Tampa, approximately 10 miles north of downtown, south through West Tampa and Hyde Park and terminates at Bayshore Boulevard. Traditionally, Howard Avenue has been considered the western boundary of Hyde Park. In part, this is because residential development was extremely sparse west of Howard until the middle 1920s, and as the first major north-south traffic artery west of the Hillsborough River the avenue became a natural boundary line between neighborhoods. Furthermore, like Kennedy Boulevard, the extremely high percentage of non-contributing modern and severely altered structures makes Howard Avenue a visual boundary as well (photo 36).

The 1,639 structures in the two district areas consist of 778 fully contributing buildings, 490 contributing but altered ones, and 371 that are non-contributing, both severely altered buildings and those that are less than 50 years old. The eastern section of the district is almost six times larger than the western section. The majority of the structures in both areas, styled and vernacular, are wood frame construction. There seems to be an almost even balance of one- and two-story buildings, with few

(See Continuation Sheet)



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Inclusive Street Numbers

<u>Street Name</u>	<u>Address Numbers</u>
Albany Avenue	103-1506
Azeele Street	503-804
Bay Street	517-710
Bayshore Boulevard	243-2101
Beach Place	205-220
Boulevard	103-853
Brevard Avenue	109-725
Bristol Avenue	1805-1909
Broroin Street	205-215
Bruce Street	901-914
Bungalow Terrace	701-720
Cardy Street	104-208
Cedar Avenue	104-405
Cleveland Street	407-2108
Dakota Avenue	420-1103
Dekle Avenue	1901-2201
Delaware Avenue	106-903
DeLeon Street	601-2109
DeSoto Avenue	1308-1508
Edison Avenue	105-901
Fielding Avenue	105-725
Fremont Avenue	110-1109
Grand Central Avenue	206-508
Gunby Avenue	1203-1506
Hills Avenue	1706-2207
Horatio Street	501-1813
Howard Avenue	1226-1232
Hyde Park Avenue	108-350
Hyde Park Place	109-216
Inman Avenue	1805-1809
Jetton Avenue	1701-2112
Kennedy Boulevard	318-452
Magnolia Avenue	110-607
Marjory Avenue	2101-2118
Melville Avenue	108-512
Morrison Avenue	1301-2010
Nance Avenue	1401-1505
Newport Avenue	103-910
Oregon Avenue	902-1009
Orleans Avenue	400-921
Packwood Avenue	107-909
Parker Avenue	205-248
Plant Avenue	105-341
Platt Street	109-2203



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<u>Street Name</u>	<u>Address Numbers</u>
Richardson Place	1701-1926
Rome Avenue	602-1109
Southview Avenue	2103-2114
Swann Avenue	611-1414
Verne Street	203-215
Watrous Avenue	1409-2119
Westland Avenue	102-512
Willow Avenue	107-909

Rough Boundary Description:

The Hyde Park Historic District is located in the area which has traditionally been known as Hyde Park. This area and the nominated district are bounded at the widest on the north by Kennedy Boulevard, on the east by the Hillsborough River, on the south by Hillsborough Bay and on the west by Howard Avenue.

Building Count

Contributing	778
Contributing but altered	490
Non-contributing	<u>371</u>
Total	1,639

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being over three stories, the majority of these being apartment buildings constructed during the teens and twenties (photo 30, 56). In addition to residential structures, the district contains schools, churches, commercial structures, fire stations, and other non-residential buildings which contribute to the character of historic Hyde Park (photo 34, 44, 49). Although Hyde Park is not the result of a single development but a collection of small subdivisions laid out between 1886 and the middle 1920s, the neighborhood offers a remarkable impression of continuity and cohesiveness, an interweaving of building types and styles broken only in the instance of Bungalow Terrace (photo 46).

Bungalow Terrace is small development occupying a single block in western Hyde Park. It is bounded by Swann Avenue, Rome Avenue, Inman Avenue, and Packwood Avenue. The residential structures in Bungalow Terrace are all one- and two-story bungalows, the two-story ones being of the "camelback" type. The houses along Rome and Inman face the street as is typical of the rest of the district. Nineteen of the bungalows, however, have been sited to face one another along a small lane or pathway in the middle of the block. This lane is accessible only to pedestrian traffic and is marked both at the south and north ends by masonry pillars which flank it. The small subdivision was established in 1915.

Hyde Park benefits not only from the numerous period structures in relatively original condition but also from the surprising condition of its streets and landscaping. Many streets still retain original brick, asphalt paving blocks, and granite curbstones (photo 5, 28, 29). Most of the sidewalks are original as evidenced by their contractors stamps, and a few streets retain some of their original street lamps. Still, many other streets have been resurfaced, and some of those having their original surfacing material are in desperate need of repair. The district is further characterized by the large shade trees lining nearly every street and the broad lawns fronting many of the houses.

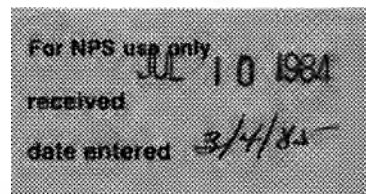
Except for a small area south of Watrous Avenue and west of Rome Avenue, the streets in Hyde Park are laid out in a regular grid pattern with a north-south/east-west axis (photo 87). The others are oriented to the northeast-southwest line of Bayshore Boulevard. The major east-west traffic arteries through the district are Cleveland Street (one-way west), Platt Street (one-way east), the Crosstown Expressway, and Swann Avenue. The north-south routes are Plant Avenue, Hyde Park Avenue, South Boulevard Avenue, and Willow Avenue. The Crosstown Expressway makes other direct routes impossible.

Although the growth of Hyde Park did not follow a clear pattern regarding date of construction and the location of structures, the majority of the oldest buildings are found east of Cedar Avenue. There are exceptions like the James M. Watrous House (1307 Morrison Avenue) and the William A. Morrison House (850 Newport Avenue), both constructed ca. 1879-81, which are found in the middle of the district (photos 21, 22). Except for these two examples, those buildings which can be confirmed by the Sanborn maps, city records, and the city directory to date before 1903 are relatively few. Yet the first decade of the 20th century finds houses scattered, even if sparsely, over virtually the whole neighborhood. Early photographs clearly show houses in the vicinity of Howard Avenue as early as 1908, and there was streetcar service along Swann and Rome as early as 1892, making it likely that at least some houses were found in western

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Hyde Park even before 1900 (photo 42). An aerial map of Tampa produced by the Tampa Board of Trade in 1912 illustrates clearly how far Hyde Park had grown by that time. All of the principal streets had been laid out, and development is fairly extensive as far west as Rome Avenue. West of Rome Avenue growth was restricted, in most places, to one or two blocks south of Kennedy (then Grand Central Avenue) as far as Howard, with isolated structures here and there farther south.

The majority of the larger, more expensive houses in Hyde Park are located south of Swann Avenue between Rome and Boulevard (photos 23, 32, 82). Bayshore Boulevard has its share of impressive structures also (photo 40). Generally the structures in this area have suffered fewer alterations than those in other parts of the district. Where changes have been made, it has been generally restricted to covering the original wood siding with aluminum or vinyl siding. Revival style houses outnumber vernacular types and bungalows in this part of the district, where as in the remainder of the district the opposite is generally the case. A more detailed description of the main styles is found below.

Since 1974 there has been considerable local interest in preserving the character of Hyde Park, spurred in part by completion of the Crosstown Expressway. Many buildings have been renovated, and four houses have been placed on the National Register of Historic Places. In spite of this interest, there remain some seriously deteriorated areas in the neighborhood, particularly north and west of the Expressway. Many buildings have been lost in recent years through attrition, and others have been demolished to make way for new development, the most serious being the mixed commercial/residential project undertaken by Amlea Inc. in the area straddling Swann Avenue between Rome and Oregon. Approximately 50 structures were demolished or removed from the 13 acre tract to make way for the project which at this time is still in the early phase of construction.

Overall the condition of Hyde Park remains good, with the ratio of contributing structures being 78% to 22% for non-contributing structures. As indicated earlier, considerable blight is found along Kennedy Boulevard and Howard Avenue, and smaller pockets are found along Cleveland Street and in an area east of Magnolia Avenue. However, since most of the non-contributing elements are grouped in fairly distinct areas, it was possible to exclude them from the boundaries of the district.

**Criteria Used To Determine Designation**

**A. Contributing (Red)**

Contributing structures are those at least 50 years old which have suffered either no alterations visible from the street or those so minor in character that they do not seriously affect the visual or structural integrity of the building. What constitutes a "minor" alteration may vary from structure to structure depending upon style, construction material, and other factors that need not apply in every case. For instance, some changes may be obviously temporary in nature in order to stabilize a structure while it is under repair.

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B. Altered but Contributing (Yellow)

An altered but contributing structure is one which has undergone alterations inconsistent with its original character or one in which inappropriate materials have been used, but which retains most of its original visual character and which can be returned with reasonable effort and cost to approximately its historic form. Altered but contributing covers a lot of territory but some guidelines are fairly evident. The removal or covering of original exterior siding is considered a serious alteration. This is true even when the new material (aluminum or vinyl) visually approximates the original material (weatherboard). This alteration in particular concerns itself with short term benefits to the detriment of the original fabric of the building. Enclosing porches, the removal of decorative architectural features, wholesale replacement of windows, the construction of nonconforming additions, all generally cause a building to be labeled "altered." It has to be evident, however, that these changes are remedial in order to gain the designation "altered but contributing" rather than "non-contributing." Altered but contributing buildings are considered certifiable as contributing to the district under the tax program.

C. Non-contributing (Blue)

Any structure erected after 1933 shall be considered non-contributing, and any structure erected before 1933 which has lost the greater part of its architectural integrity, can not be returned to a condition approximating its original appearance and use of inappropriate materials shall also be considered non-contributing. Unfortunately, a number of structures in Hyde Park have suffered this fate. Usually it has been the result of an attempt to "modernize" the structure--most often bungalows--by wholesale replacement of the exterior siding with stucco or some other uncharacteristic material, enclosing porches (destroying columns, balustrades, and decorative features), and seriously altering fenestration.

Principal Styles in the Historic District

Queen Anne (Variation)

The Queen Anne style as it appears in Hyde Park (1900-1920) retains much of the asymmetrical massing of Queen Anne, but the surface and ornamental treatment is simpler. Absent are the variations in shingle types and patterns, the mix of exterior sidings, and the rusticated basement or foundation wall. In its place are usually simple weatherboard or drop siding and perhaps some shingles in the gable ends. In place of a basement or foundation wall one finds tall brick piers. This vernacular interpretation of the Queen Anne, has multiple roofs and gables but lacks elaborate verge boards and other gable ornaments. Sometimes there will be a vestigial tower with a shallow pitch pavilion ("candle snuffer") roof, but in most instances the tower is absent and one finds instead wall projections with faceted bays. The porch, like the rest of the house, has less

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ornamentation than a high style Queen Anne house, often a plain balustrade and Tuscan columns (photo 92).

English Romantic Revival

Houses of this type in the district are generally referred to as "Tudor" or "Jacobean." The variations of the type cover a wide range so that it is necessary to point out just a few characteristics shared by most of them. The English Romantic Revival house seeks to emulate a "medieval" appearance. Typical features are a steeply pitched roof, a prominent chimney, small windows (casement or vertical sash), the prominent use of half-timbering, and rough brickwork or fieldstone (photo 35).

Colonial Revival

There are two basic types of Colonial Revival house. The first includes historically accurate reproductions of the rambling shingle or weatherboard "New England" style house associated with the 17th century and also the 18th century "Georgian" and "Federal" styles with their formal symmetry and classical details. The second and more common type includes the Victorian and post-Victorian where colonial motifs were freely interpreted and blended with other current styles. Hyde Park has to some degree all of the above, with the free interpretations being the more numerous. A very popular type of Colonial Revival house in Hyde Park--and elsewhere in the U.S. for that matter--combines the Colonial Revival vocabulary with that of Queen Anne. The result is often a house with the multiplicity of gables and "medievalism" of Queen Anne combined with Georgian or Federal details. The result is often striking as in the case of the Anderson-Frank House at 341 Plant Avenue, ca. 1898 (listed on the N.R.) and the W.F. Himes House at 801 Delaware Avenue (photos 32, 94).

Another type of vaguely "colonial" house in Hyde Park is what The Old House Journal calls the "American Foursquare," a simple, symmetrical, two-story structure with a hip roof. An important feature of this usually wood frame house is the hipped full width porch on the street facade. The porch often has a plain balustrade and Tuscan columns. It is the simple dignity of this house which often lends it its "colonial" flavor. Sometimes the builder would throw in a familiar detail such as a "Palladian" ventilator in the hipped front dormer (photo 92).

A number of examples of "Dutch" Colonial Revival houses are also found in Hyde Park. The most distinctive feature of this type of house is its gambrel roof whose height usually adds an extra story of living space. Unlike the more formal types of Colonial Revival houses, the Dutch Colonial was popular for its rustic appearance (photo 89).

Bungalow

The term bungalow has been applied to a wide variety of small one- and two-story dwellings having a low-pitched roof and a wide porch (photos 7, 33, 45). A versatile creature, it readily adopted the decorative characteristics and some physical outlines of other styles. Mediterranean Revival, Swiss Chalet, Colonial Revival, and even "Japanese" features. It emphasizes "natural" materials such as wood shingles, fieldstone, and rough brick. Half-timbering was used on several bungalows in the district. Some houses have a small second story--not mere attic space--with a much smaller floor area than the first floor, giving the structure a humped appearance so that it is often called a "camelback" bungalow (photo 86).

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Prairie

Only one example exists in Hyde Park, the Leiman House (ca. 1916), 716 Newport Avenue (photo 23). Often associated with Louis Sullivan and Frank Lloyd Wright, the Prairie Style flowed from the same reformist wellspring as the bungalow, but served a wealthier clientele. It is identified by its emphasis on the horizontal, broad cantilevered roofs, flat eaves, and the interplay of positive and negative massing. Roman brick and stucco were favorite materials. Regional adherents of the style often deviated from the purer forms.

Mediterranean Revival

Houses of this type are often called "Spanish Colonial" or "Mission Revival" without due regard to the characteristics separating the various "historical" productions by architects. Mediterranean Revival designs gained currency in Florida during the land boom of the 1920s largely as a result of the work of Addison Mizner who considered it "appropriate" to the state's history and climate. His elaborate designs in Palm Beach and Boca Raton, Florida, gave the lead to numerous architects who used the formulas for buildings of every type--residential, commercial, industrial, and governmental. Designs often mixed periods and regional characteristics of the architecture of Spain, Italy, and France--tossing in a few Islamic touches for good measure.

The basic characteristics of Mediterranean Revival houses are a rambling plan, stuccoed walls, tile roof, and casement windows. One often finds an arched loggia or entranceway, metal grillwork, bas-relief sculpture, a roof parapet, and a stuccoed chimney capped with tile (photos 25, 30, 49, 51).

Second Empire

The Second Empire style is represented by a single example in Hyde Park: the Hutchinson House (ca. 1908), 304 Plant Avenue. The most distinctive feature of houses of this type is the high mansard roof over the third story. Also typical are the Hutchinson House's arched wall dormer windows, the projecting wall pavilions, and its sense of massiveness (photo 69).

Classical Revival

This style emphasizes symmetry of massing and the use of "classical" orders: Doric, Ionic, Corinthian, and Tuscan columns and entablatures. In American residential architecture of the late 19th and early 20th centuries, the use of classical forms was seldom programmatic, and the distinctions between Colonial Revival and Classical Revival become blurred. Usually, a Classical Revival house will be a two-story structure with a porch or portico extending the width of the main facade having colossal columns. The entablature, when present, tends to be plain or feature dentils only. The main block of the house is usually symmetrical in its massing, but it may have a single wing, normally one-story, or a rear ell. Principal building materials may be either wood (usually weatherboard) or brick (occasionally stuccoed) (photos 3, 44, 83).



# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1886-1933

**Builder/Architect** Various

**Statement of Significance (in one paragraph)**

Hyde Park is significant as the oldest and best preserved of Tampa's early residential neighborhoods. With structures dating from the late 1800s through the 1920s, the houses in Hyde Park are representative of the various architectural styles favored by Americans prior to World War II. Housing types range from wood frame shotgun houses to high style masonry mansions. The area is marked by a variety of other structures as well: apartment buildings, churches, commercial buildings, and even light industrial structures--all from the historic period. Established as a neighborhood for Tampa's wealthier citizens, the area eventually attracted persons of all economic backgrounds. The area is also associated with the pioneer settlement of the Tampa Bay region and its early economic development. In addition to the majority of its older houses, Hyde Park has retained much of its original ambience and streetscape. Because of its association with persons significant to the history of Tampa this district fulfills Criterion B. It also fulfills Criterion C for the variety and quality of its architecture.

Tampa is located in the western part of central Florida approximately 170 miles southwest of Jacksonville. It is situated at the mouth of the Hillsborough River on Tampa Bay--an inlet to the Gulf of Mexico--and occupies almost all of the Hillsborough Peninsula, spreading north along the Hillsborough River for several miles.<sup>1</sup> The city is the seat of Hillsborough County, a leading phosphate shipping port, and a major center of finance and large bank holding companies and investment firms. Manufacturing is also important to the local economy. Cigar manufacturing, once Tampa's major industry employing thousands of workers, no longer plays the role in the economy it once did, with only five factories remaining out of the hundreds that once operated in the city. The industry, however, has left its mark on the population with the high percentage of citizens of Latin--mainly Cuban--background. Tampa today is a city of more than 295,000 persons in a county of about 650,000. The nearby beaches and other attractions, its sporting facilities and climate bring many thousands of tourists each year, adding substantially to the economic vitality of the area.

Although the Tampa Bay area was known to the Spanish as early as the 16th century, it was not settled by persons of European descent until the U.S. Army established Fort Brooke at the mouth of the Hillsborough River in 1834. The trading post and small community which sprang up near the fort became "Tampa."<sup>2</sup> Among the factors launching Tampa on its course to becoming a large modern city was the construction in 1883-1884 of Henry Bradley Plant's South Florida Railroad linking Tampa with Jacksonville where rail links to northern cities were located. About the same period phosphate was discovered in the vicinity, and the Fort Brooke military reservation--16 square miles of land--was opened to civilian settlement causing a flurry of speculation.<sup>3</sup> This gave a much needed boost to a town that, because of primitive conditions and transportation problems, had remained small--the total inhabitants in 1880 numbering only 720.<sup>4</sup>

Far more important to the growth of Tampa, however was attracting Vinciente Martinez Ybor and the cigar industry from Key West in 1885. Ybor was a Spanish citizen who had begun manufacturing cigars in Cuba in 1856. At the outbreak of the Cuban Revolution in 1868--the so-called "Ten Years War"--he was forced to flee to the island city of Key West, Florida, because he was suspected of disloyalty to Spain. In Key West--just

(See Continuation Sheet)

# 9. Major Bibliographical References

(See Continuation Sheet)

# 10. Geographical Data

Acreeage of nominated property 560 acres

Quadrangle name Tampa

Quadrangle scale 1:24000

### UTM References

A	<u>1</u> <u>7</u>	<u>3</u> <u>5</u> <u>6</u> <u>0</u> <u>7</u> <u>0</u>	<u>3</u> <u>0</u> <u>9</u> <u>1</u> <u>8</u> <u>6</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>7</u>	<u>3</u> <u>5</u> <u>6</u> <u>3</u> <u>8</u> <u>0</u>	<u>3</u> <u>0</u> <u>9</u> <u>1</u> <u>4</u> <u>8</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>7</u>	<u>3</u> <u>5</u> <u>6</u> <u>4</u> <u>0</u> <u>0</u>	<u>3</u> <u>0</u> <u>9</u> <u>1</u> <u>3</u> <u>8</u> <u>0</u>
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D	<u>1</u> <u>7</u>	<u>3</u> <u>5</u> <u>5</u> <u>5</u> <u>6</u> <u>0</u>	<u>3</u> <u>0</u> <u>9</u> <u>0</u> <u>4</u> <u>3</u> <u>0</u>
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E	<u>1</u> <u>7</u>	<u>3</u> <u>5</u> <u>4</u> <u>2</u> <u>0</u> <u>0</u>	<u>3</u> <u>0</u> <u>8</u> <u>9</u> <u>6</u> <u>2</u> <u>0</u>
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F	<u>1</u> <u>7</u>	<u>3</u> <u>5</u> <u>4</u> <u>0</u> <u>0</u> <u>0</u>	<u>3</u> <u>0</u> <u>9</u> <u>0</u> <u>0</u> <u>0</u> <u>0</u>
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G	<u>1</u> <u>7</u>	<u>3</u> <u>5</u> <u>4</u> <u>0</u> <u>8</u> <u>0</u>	<u>3</u> <u>0</u> <u>9</u> <u>0</u> <u>3</u> <u>4</u> <u>0</u>
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H	<u>1</u> <u>7</u>	<u>3</u> <u>5</u> <u>5</u> <u>1</u> <u>0</u> <u>0</u>	<u>3</u> <u>0</u> <u>9</u> <u>1</u> <u>7</u> <u>2</u> <u>0</u>
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(See Continuation)

### Verbal boundary description and justification

(See Continuation Sheet)

### List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
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state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
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# 11. Form Prepared By

name/title W. Carl Shiver/Larry S. Paarlberg, Historic Sites Specialist

organization Florida Division of Archives date June 25, 1984

street & number The Capitol telephone (904) 487-2333

city or town Tallahassee state Florida

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *George W. Percy*

title George W. Percy, State Historic Preservation Officer date 6/26/84

### For NPS use only

I hereby certify that this property is included in the National Register

*Beth Giverson* date 3/4/85  
Keeper of the National Register

Attest:

date

Chief of Registration

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90 miles from Havana--he once again set up operations. Encouraged by local businessmen, Ybor persuaded other Cuban and American cigar manufacturers to join him on the island. Labor was readily available from the thousands of refugees, many of whom had worked in the tobacco industry, fleeing the conflict in their homeland.<sup>5</sup> After more than 15 years in Key West, Ybor decided to seek a new location for his operations because of constant labor problems arising from conflict among Cuban and Spanish workers and the isolation of Key West from supplies, raw materials and markets.<sup>6</sup>

Having first examined several other locations, Ybor decided in 1885 to settle in Tampa. His decision was influenced by the availability of transportation and the generous financial and real estate incentives offered by the Tampa Board of Trade, a forerunner to the chamber of commerce. Within a year "Ybor City" had become a thriving, independently incorporated community almost within the shadow of downtown Tampa. Its independence was short-lived, however, for in 1887 Tampa amended its charter to annex Ybor City raising the total population of the city to approximately 5,000.<sup>7</sup> Tampa's population increased dramatically over the next several decades, especially after a second cigar producing center--West Tampa--was established west of the Hillsborough River in 1894.<sup>8</sup>

According to Karl Grismer's History of the City of Tampa, the development of Hyde Park began in 1886 when O.H. Platt purchased 20 acres of land from the Robert Jackson homestead west of the Hillsborough River near its confluence with Hillsborough Bay. Platt subdivided the land into residential lots, naming the area Hyde Park after his hometown in Illinois.<sup>9</sup> Platt filed his subdivision in July of 1886, but Tampa residents were in no hurry to build west of the river.<sup>10</sup> There had been at least a few settlers west of the river almost since Fort Brooke was established. Levi Collier cleared several acres in 1829 to grow vegetables which he sold to the army.<sup>11</sup> The area of Spanishtown Creek (no longer in existence) which ran from its origin near the intersection of Kennedy Boulevard and Magnolia Avenue south to the bay was inhabited in the 1840s by five or six Spanish fishermen and their families.<sup>12</sup> The Jackson homestead--already mentioned--was also in the area, as was property owned by Jesse J. Hayden, the owner of the ferry which until 1888 was the only means of reaching the west bank of the river from Tampa.<sup>13</sup>

The 1870s saw the development of citrus farming in what is now the heart of Hyde Park. In 1878 William A. Morrison acquired 80 acres of land overlooking Hillsborough Bay.<sup>14</sup> Another grower, James M. Watrous, had purchased a similar sized tract nearby three years earlier.<sup>15</sup> Remarkably, the houses erected by both men still survive. (photos 21, 22). Morrison built an Italianate mansion of "artificial stone," employing craftsmen from his former community in Alton, Illinois.<sup>16</sup> The Watrous House, a poured concrete structure was erected ca. 1882.<sup>17</sup> It was described in 1883 as "a beautiful concrete structure with four gables, two stories high standing in the midst of a 30-acre orange grove."<sup>18</sup> Unfortunately, the Morrison House (850 Newport Avenue) no longer has its distinctive central tower shown in a real estate pamphlet published in 1885, and the Watrous House (1307 Morrison Avenue) had a heavy loggia and porte cochere added to its south facade sometime in the 20th century, but otherwise the houses remain largely intact.<sup>19</sup>

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Those persons who had seen Tampa's future growth spreading west of the Hillsborough River had guessed correctly. In 1888 Henry Bradley Plant extended his railroad across the river and pushed south to the tip of the peninsula where he developed port facilities and established the town of Port Tampa.<sup>20</sup> The rail line went through the western part of what is now Hyde Park and is still in use today. The same year the cornerstone was laid to his luxurious Tampa Bay Hotel (now the University of Tampa), and the first bridge constructed across the river at Lafayette Street (renamed Kennedy Boulevard in 1963).<sup>21</sup> This early bridge was replaced by a bascule bridge in 1896, and the present bridge--also a bascule structure--was constructed in 1912-1913.<sup>22</sup> (photo 63). The \$3,000,000 Moorish style hotel opened its doors to patrons in 1891, and on August 31, 1893 the Tampa Morning Tribune confidently claimed that Hyde Park was the most "aristocratic" section of Tampa. Certainly the neighborhood had attracted a number of prominent citizens. Among those whose homes were erected before the beginning of the 20th century and are still extant are the following:

1. Peter O. Knight House (ca. 1890), 245 Hyde Park Avenue: lawyer, state attorney, one of the founders of the Exchange National Bank and the Tampa Electric Company (photo 1).
2. T.C. Taliaferro House (ca. 1890), 305 Hyde Park Avenue: one of the founders of the First National Bank. Listed on the National Register.
3. J.B. Anderson (Anderson-Frank House, ca. 1898), 341 Plant Avenue: Vice President of the Ybor Building and Loan Company, an officer of the Exchange National Bank. Listed on the National Register (photo 70).
4. S.L. Lowry House (ca. 1893), 333 Plant Avenue: businessman, city commissioner, active in the development of Bayshore Boulevard.
5. O.J. Spafford House (ca. 1887), 315 Plant Avenue: insurance executive and real estate developer.

The above is but a sampling of 19th century houses in Hyde Park still extant associated with prominent persons; moreover, there are many others associated with lesser lights found in the neighborhood. Yet other houses, like that of F.A. Solomonson who was mayor of Tampa, 1893-95 and 1904-05, have since been demolished.<sup>23</sup> So important did the Hyde Park area become to the social life of Tampa that between January 27, 1890 and September 27, 1898 the Tampa Morning Tribune saw fit to mention the names of at least 31 persons of note to locate in the area.

By 1910, the large citrus groves of William A. Morrison and James M. Watrous had been subdivided into residential tracts.<sup>24</sup> This opened all of the land south of Swann Avenue between Magnolia and Orleans Avenues to development, nearly 100 acres. West Hyde Park, a tract of similar size immediately adjoining the Morrison Grove subdivision on the west and encompassing Swann, Orleans, and Rome Avenues and Bayshore Boulevard was formally subdivided in 1914, even though building activity had apparently already been going on there for several years.<sup>25</sup> Much of this central area of Hyde Park was

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developed by two local real estate men, Alfred Swann and Eugene Holtsinger, who formed the company of Swann and Holtsinger in 1906. The two purchased much of the Morrison Grove and West Hyde Park subdivisions, setting aside numerous lots for some of Hyde Park's finest homes, deeming the area "Suburb Beautiful."<sup>26</sup>

Activity had been pushing west on Grand Central Avenue (now Kennedy Boulevard) as well. Photographs published in real estate brochure in 1909 show Hyde Park's northern boundary well settled as far west as Howard Avenue. The thoroughfare had been paved with brick and enjoyed streetcar service as well, one of two lines serving Hyde Park.<sup>27</sup> A new infusion of residents to the area had been brought about by the establishment of the city of West Tampa north of Hyde Park.<sup>28</sup> Many persons operating businesses in West Tampa preferred the serenity and charm of Hyde Park rather than the raw "frontier" atmosphere of the cigar manufacturing community.<sup>29</sup>

The period in which the greatest number of structures were erected in Hyde Park appears to have been between 1913 and 1928, as evidenced by the city's building records, the Sanborn maps, and the dated contractors' labels found stamped into the sidewalks throughout the neighborhood. Building permit ledgers, the earliest of which dates from 1915, shows new housing starts increasing steadily through the teens and twenties, declining somewhat after 1928, and virtually coming to a halt by 1931. These ledgers, however, do not give a complete picture of construction in Hyde Park as it appears that application for a building permit was not made in every case.<sup>30</sup>

During the period of the teens and twenties, Hyde Park continued to attract persons of note. Among those whose houses are still extant are the following:

1. Issac Maas House (ca. 1924), 907 Bayshore Boulevard: co-founder of the Maas Brothers Department Stores.
2. Henry E. Snow House (ca. 1919), 1001 Bayshore Boulevard: civic leader, member of the Tampa Board of Public Works, Snow Avenue and Snow Park are named after him.
3. Doyle E. Carlton House (ca. 1913), 617 Horatio Street: governor of Florida 1929-1933.
4. M. Leo Elliott House (ca. 1923), 710 Newport Avenue: one of Tampa's leading architects, designed the City Hall and the Cuban Club in Ybor City, both listed on the National Register.

Stylistically, the houses in Hyde Park cover a wide range. The Morrison House is Italianate; the Hutchinson House (ca. 1908, listed on the National Register), 304 Plant Avenue, is Second Empire; the Leiman House (ca. 1916, listed on the National Register), 716 Newport Avenue, is Prairie Style. These houses, however, are unique of their type in Hyde Park. Far more representative are the numerous Colonial Revival, Mediterranean Revival, Queen Anne variations, Classical Revival, English Romantic Revival, Bungalow, and vernacular structures found in the district. Although there are numerous Queen Anne variation structures in the eastern part of Hyde Park, the absence of high style examples is notable considering the age and condition of the neighborhood. At least a few Queen Anne structures, complete with prominent towers,

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multiplicity of bays, and rich surface textures and decorative elements were erected in Hyde Park before the end of the 19th century, for at least two--the John Trice House and the J.M. Long House--are shown in the Tampa Tribune "Midwinter Edition" of 1900. These buildings are no longer extant, and such structures were evidently in the minority, not only in Hyde Park but in Tampa generally.

Most of the houses shown in the "Midwinter Edition" in Hyde Park are Colonial Revival and that variation of Queen Anne which the Old House Journal calls "Princess Anne," essentially a structure with a Queen Anne plan but lacking its elaborate decorative program.<sup>31</sup> It appears that the taste for Colonial Revival and Classical Revival held sway in Tampa at the end of the 19th century. Even where the influence of Queen Anne is still clearly evident in such elaborate masonry structures as the Anderson-Frank House (mentioned above) and the W.F. Heims House (ca. 1911), 801 Delaware Avenue, the exuberance of Queen Anne is tempered by the symmetry of Colonial Revival planning and the use of "classical" details.

The larger "styled" houses in Hyde Park are, for the most part, found in the Morrison Grove or "Suburb Beautiful" section of Hyde Park, and one of the most desirable locations for a house in that area was along Bayshore Boulevard. Swann and Holtsinger influenced the development of the Bayshore when they began filling in the mud flats along the water's edge in 1907.<sup>32</sup> In 1912 the city of Tampa condemned a strip of land along the water's edge between Swann and Howard for a thoroughfare.<sup>33</sup> In 1914 "Bayshore Boulevard" was paved and a seawall constructed. The first sidewalk and balustrade was completed about ten years later.<sup>34</sup> During the 1930s the roadway was widened to four lanes and the present balustrade, with its "classical" urn balusters was constructed (photo 39).<sup>35</sup> (See Addendum for more information on Bayshore Boulevard.)

Although larger, more expensive houses continued to be erected throughout the teens and twenties, by 1915 a significant number of bungalows began to appear in the district, especially west of Rome Avenue.<sup>36</sup> The name "bungalow" comes from India and originally meant a low, one-story house having large verandas. Inspired by the designs of the architectural firm of Greene & Greene in California in the first years of this century, the popularity of the bungalow spread rapidly across America, finally running its course about 1929. The typical bungalow is a one-story house with gently pitched gables, exposed rafter ends, and a broad front porch with battered piers. The type often makes extensive use of "natural" materials such as wood shingles, rubble stone, and rough faced brick. Architects drew on a wide variety of sources for their stylistic inspiration, including Japanese, Spanish, and Swiss sources--even more than one at the same time. Plan books, like the one distributed by the Los Angeles based Ye Planry Building Company in 1908, could be easily obtained for four or five dollars, showing Americans how they could afford a convenient and "stylish" home.<sup>37</sup> The most notable single tract of bungalows in Hyde Park is Bungalow Terrace, a one block subdivision of 31 houses platted in 1915 by H.C. Draper and the Tampa Land Company. The development contains four rows of single family dwellings, the two inner rows of which face inwardly on a central lane or walkway flanked by stone pylons at each end. The majority of the houses were erected before 1920<sup>38</sup> (photo 46).

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A neighborhood the size of Hyde Park required at least some space set aside for domestic servants and common laborers (photo 50). Groups of small houses dot the district, the largest single surviving concentration being a tract of shotgun houses located on the block encompassed by Azeele Street, Orleans Avenue, Horatio Street, and Oregon Avenue. Hyde Park is also noted for its many apartment buildings, the majority of which were erected during the 1920s.<sup>39</sup> Some are little more than wood frame tenements, but many are well-constructed buildings with Mediterranean Revival and Colonial Revival features (photos 10, 13, 38). The neighborhood also contains schools, churches, and commercial buildings which add to its flavor. (photos 29, 34, 71)

Despite Hyde Park's verdant appearance, resulting from the large shade trees lining its avenues and the spacious lawns of its houses, there is little in the way of parks and other land set aside for public employment as can be found in the rest of the city. This is, perhaps, one unfortunate result of the multiplicity of private developments that form the neighborhood. Bayshore Boulevard attracts many pedestrians since it features a sidewalk that runs unbroken along the bay from Swann Avenue to Gandy Boulevard, a distance of about three miles. The only specifically designated "parks" in the historic district, however, are Kate Jackson Playground--a single city block bounded by Packwood, Rome, Bristol, and Morrison Avenues--and Snow Park.

Snow Park is a small area of land at the intersection of Kennedy Boulevard, Grand Central Avenue, and Magnolia Avenue (photo 61). Originally nothing more than a traffic island, it was dedicated to Henry E. Snow in 1920.<sup>40</sup> The city of Tampa decided to improve the park in 1925 by providing it with a fountain enclosed by a small pavilion. The work was completed in 1926 shortly after Snow died, but less than a decade later the pavilion was destroyed when struck by an automobile.<sup>41</sup> The site remained neglected until 1984 when the city began work to enlarge the park, plant shade trees, and erect a new pavilion. The work is expected to be finished in 1984.

Hyde Park was not the only residential area to grow up around Tampa at the end of the 19th century. About the same time people began to build houses in the Tampa Heights area immediately north of downtown. Ybor City also had its own residential section, as did West Tampa. By the mid-1920 residential developments had mushroomed around the city, among them Beach Park, Davis Islands, Palma Ceia, Sunset Park, and Seminole Heights. In almost every case these subdivisions either failed to live up to their developers' expectations or have been robbed of their historic visual character. Tampa Heights is today an extremely blighted area, the majority of its older homes having either been demolished or extremely altered. Both Ybor City and West Tampa have suffered much the same fate, although each has its own National Register district, the significance of which is founded upon the ethnic character of the neighborhoods and the development of the cigar industry, rather than residential architecture. Ybor City, in fact, had much of the residential area near the present historic district destroyed as the result of urban renewal planning.

Davis Islands, Beach Park, and Sunset Park all suffered to some extent from the collapse of the Florida "land boom" in 1926. Each was a large comprehensive land development that depended in part on advance sales of large tracts of building lots to prospective buyers. The developers had--as was usual in Florida real estate schemes at the time--borrowed large sums of money to develop the property and construct model

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homes to lure customers. Often borrowing funds without sufficient collateral to cover debts. Sales were made on shaky terms too, so that when confidence in the Florida real estate market vanished, construction was halted, and many of the subdivisions languished, most of them never being completed according to plan.

Shifting population patterns, the decline of the inner city and traditional "neighborhood" concept have injured all of Tampa's older residential neighborhoods to some degree, and Hyde Park has not escaped unscathed. Severe blight afflicts Kennedy Boulevard, Howard Avenue, and certain pockets within the district. Still, through the insight of Hyde Park's residents and the increased awareness of the importance of historic preservation by the city government, much of Hyde Park has been preserved and is undergoing a renewal, so that today--as in 1893--it can still claim to be the most "aristocratic" section of Tampa.

FOOTNOTES

<sup>1</sup> Tampa Bay is actually divided into two large bays--Old Tampa Bay and Hillsborough Bay--and several smaller bays separated by the Hillsborough Peninsula.

<sup>2</sup> Durward Long. "Making of Modern Tampa: a City of the New South," Florida Historical Quarterly. XLIX (April, 1971), 334.

<sup>3</sup> ibid., 335.

<sup>4</sup> ibid., 334.

<sup>5</sup> Stuart Campbell and Porter McLendon. The Cigar Industry of Tampa, Florida. Gainesville: (?), 1939, 43-44.

<sup>6</sup> Durward Long. "The Historical Beginnings of Ybor City and Modern Tampa," Florida Historical Quarterly. (XLV July, 1966), 32.

<sup>7</sup> ibid., 38-39.

<sup>8</sup> Tampa Morning Tribune. April 27, 1894.

<sup>9</sup> Karl H. Grismer. A History of the City of Tampa and the Tampa Bay Region of Florida. edited by D.B. McKay. St. Petersburg: The St. Petersburg Publishing Company, Inc., 1950, 187.

<sup>10</sup> Hillsborough County. Plat Maps, Book 1, Page 1. Clerk of the Circuit Court, Hillsborough County Courthouse, Tampa, Florida.

<sup>11</sup> Grismer, 61.

<sup>12</sup> ibid., 121.

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- <sup>13</sup> ibid., 187.
- <sup>14</sup> Hillsborough County. Deed Records, Book E, Page 362. Clerk of the Circuit Court, Hillsborough County Courthouse, Tampa, Florida.
- <sup>15</sup> Deed Records, Book D, page 598.
- <sup>16</sup> Sunland Tribune. January 29, 1881.
- <sup>17</sup> Sunland Tribune. May 4, 1882.
- <sup>18</sup> Bay City (Michigan) Evening Press. March 19, 1883.
- <sup>19</sup> Hillsborough County Real Estate Agency. "Descriptive Pamphlet of Hillsborough County," New York: South Publishing Co., 1885.
- <sup>20</sup> Dudley S. Johnson. "Henry Bradley Plant and Florida," Florida Historical Quarterly. XLV (October, 1966), 124.
- <sup>21</sup> Jacksonville Florida Times-Union and Citizen. "Christmas Edition," December 1897; "Insurance Maps of Tampa, Florida," New York: Sanborn Map Company, editions and revisions 1884-1931.
- <sup>22</sup> Grismer, 236; Tampa Morning Tribune. August 25, 1895.
- <sup>23</sup> Polk's Tampa City Directory. Richmond, Va.: R.L. Polk Company, editions 1899-1983.
- <sup>24</sup> Plat Maps, Book 5, Page 64.
- <sup>25</sup> Sanborn Maps, 1884-1931.
- <sup>26</sup> Grismer, 379; Alfred Swann (1843-1926), born in Dandridge, Tennessee, came to Tampa in 1904. Eugene Holtsinger (1868-1916), also born in Dandridge, came to Tampa in 1905, formed Swann & Holtsinger Company with Swann in 1906.
- <sup>27</sup> Mutual Realty and Investment Co., "Tampa's Future: Sure and Golden as the Rising Sun", promotional brochure. Buffalo, N.Y.: Matthews-Northrup Works, 1909; Tampa Board of Trade. Bird's-Eye View of Tampa, 1912 (lithograph), Chicago: Barnes Crosby Company.
- <sup>28</sup> Laws of Florida. Vol. XXII, No. 176, Chapter 5867. "An Act to Incorporate the City of West Tampa in the County of Hillsborough," 1895.
- <sup>29</sup> Tampa City Directory, 1899-1983.

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<sup>30</sup>City of Tampa. Building Permit Ledgers, 1915-1938. Inspectional Services Division, City Hall Plaza, Tampa, Florida; "Sanborn Maps," 1884-1931; the Sanborn Maps reveal a greater increase in structures in the period 1922-1931 than permits applied for.

<sup>31</sup>Clem Labine. "The Princess Anne House," Old House Journal. Vol. X, No. 7 (July 1982), 135-137.

<sup>32</sup>Grismer, 379.

<sup>33</sup>City of Tampa. Resolutions of the City Council, No. 503 (July 9, 1912). Office of the City Clerk, City Hall Plaza, Tampa, Florida.

<sup>34</sup>Resolution No. 939 (May 14, 1914); No. 1726A-1727A (November 10, 1925); Grismer, 263.

<sup>35</sup>Resolution No. 1702B (October 31, 1933).

<sup>36</sup>"Sanborn Maps," 1884-1931.

<sup>37</sup>Ye Planry Building Company, Inc. Ye Planry Bungalows. Los Angeles: Senogram Publishing Co., 1908.

<sup>38</sup>The Sanborn Maps do not list Bungalow Terrace as a separate subdivision but show it to be a part of Fortuna Subdivision.

<sup>39</sup>"Sanborn Maps," 1884-1931; Building Permit Ledgers, 1915-1938.

<sup>40</sup>Resolution No. 1789 (October 5, 1920).

<sup>41</sup>Tampa Tribune. June 11, 1925 and June 11, 1935.



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Text Supporting Summary Statement of Significance (Addendum)

Bayshore Boulevard

Bayshore Boulevard is one of Tampa's most historic and scenic throughfares. Stretching from the mouth of the Hillsborough River to Gandy Boulevard, the roadway runs along the gentle curve of the western shoreline of Hillsborough Bay a distance of approximately six miles and offers an unobstructed panorama of downtown Tampa, Davis Islands, the long curve of the interbay peninsula, and the nearby communities of Gibsonton, Apollo Beach, and Ruskin. Historic homes overlook the bay along the roadway which is distinguished by attractive landscaping and the balustraded seawall, with adjoining sidewalk, running unbroken along its length. Constructed at the same time as the present throughfare between 1935 and 1938, the balustrade is like a magnet to people who walk, jog, and bike there undisturbed by automobile traffic. Numerous rest stops in the form of concrete benches and short flights of steps leading down to the water were provided in the original design for the comfort of pedestrians.

A road along the shore of Hillsborough Bay appeared almost as soon as the Hyde Park Neighborhood began to take shape in the 1880's when parties of fishermen and picnickers began to make weekend trips to ballast point by buggy and wagon. Within a few years houses began to appear along the bayshore where formerly only the W.A. Morrison house (ca. 1879) and the James Watrous house (ca. 1881) had broken the unspoiled wilderness.<sup>1</sup> In 1892, the Consumers Electric Light and Power Company purchased Ballast Point and connected it with downtown Tampa by a streetcar line. On the point the company established a park and erected a pavillion to be used for social occasions. The street railway ran through Hyde Park, which had become the residential area for many of the city's most prominent citizens, and exited onto the bayshore at Rome Avenue.<sup>2</sup>

About the same time the streetcar line was being laid, the county began improving the unpaved wagon road along the bayshore, which attracted new residential construction to the area, particularly homes constructed by wealthy Tampons. In 1906, Albert R. Swann and Eugene Holtzinger formed a partnership to develop "new suburb beautiful" in the nearly 200 acres of property which formerly comprised the citrus groves of W.A. Morrison and James Watrous. This plan called for the improvement and paving of the county road along Hillsborough Bay.<sup>3</sup> Bayshore Boulevard first appeared in the city directory in 1908, and four years later the city council approved the paving of the roadway and its extension from Swann north to Brorein Street.<sup>4</sup> In 1914, that portion of the county road south of Rome Avenue was also officially named "Bayshore Boulevard," although the county remained responsible for its maintenance.<sup>5</sup> Nevertheless, the bayshore was provided with a brick paved roadway for its entire length.

By the mid-1920's Bayshore Boulevard had become Tampa's most scenic route along some of its most desirable residential property. The area was made even more accessible with the completion of the Platt Street bridge in 1925 which finally linked the neighborhood directly with downtown.<sup>6</sup> Already there was a seawall and sidewalk running the length of the boulevard, but a solid parapet wall stood where the distinctive classical urn balustrade now runs. In 1935, the city council approved plans for the total reconstruction of Bayshore Boulevard under the supervision of the W.P.A., and by 1938 the present four lane roadway and classical balustrade had been completed between Platt Street and Howard Avenue. South of Howard, the balustrade was composed of square rather than urn balusters.<sup>7</sup>

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In 1946, the streetcar lines serving Tampa were shut down and the tracks removed.<sup>8</sup> Bayshore Boulevard has, of course, undergone some changes since the 1930's. Some portions of the concrete roadway laid by the W.P.A. have of necessity been repaved. New light standards and traffic signals have replaced obsolete ones, and some of the historic homes have been either altered or demolished and replaced with more modern structures. However, the majority of the original homes still overlook the bayshore between Swann and Howard and overall the area retains its basic traditional character. Most important of all, the handsome balustrade and walkway still remain for the enjoyment of Tampa's citizens. Bayshore Boulevard is historically an integral part of Hyde Park and should be (at least a portion of it) included in the National Register Historic District. At present no retail establishments or marinas mar its beauty and its protection and maintenance should be encouraged by recognizing it as part of the important historic fabric of Tampa.

FOOTNOTES:

<sup>1</sup>Sunland Tribune. January 29, 1881; May 4, 1882.

<sup>2</sup>Grismer, Karl H. A History of the City of Tampa and the Tampa Bay Region of Florida. Edited by D.B. McKay. St. Petersburg: The St. Petersburg Publishing Company, Inc., 379.

<sup>3</sup>ibid., 379.

<sup>4</sup>City of Tampa. Resolutions of the City Council. Resolution No. 503 (July 9, 1912).

<sup>5</sup>Grismer, 236.

<sup>6</sup>Resolution No. 1015 A (March 12, 1925).

<sup>7</sup>Grismer, 272.

<sup>8</sup>ibid., 309.

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I 17/355720/3091720

## Area II

J 17/354580/3091720  
K 17/354580/3091540  
L 17/354520/3091200  
M 17/354440/3091070  
N 17/354190/3091080  
O 17/354140/3091440  
P 17/354140/3091720

Verbal Boundary DescriptionAREA I

Begin at the southwest corner of the intersection of West Kennedy Boulevard and Plant Avenue and run south along the west curb of Plant Avenue approximately 225 feet; then turn west and run approximately 150 feet along the easement between the First Baptist Church at 105 Plant Avenue and the Culbreath Chapel, part of the same property; then turn south and run along a line behind the Carlton Activities Building, also part of the same property, to the south curb of Grand Central Avenue; then run east to the southwest corner of the intersection of Grand Central Avenue and Plant Avenue.

From there run south approximately 125 feet along the west curb of Plant Avenue to the point where the eastern section of Grand Central Avenue intersects Plant Avenue; then run east along the south curb of Grand Central Avenue to the intersection of Parker Street; then run south along the west curb of Parker Street to the intersection of Brorein Street; then run west along the north curb of Brorein Street to the intersection of Plant Avenue.

From there run south beneath the Crosstown Expressway from the northeast corner of the intersection of Plant Avenue and Brorein Street to the southeast corner of the intersection of Plant Avenue and Cardy Street; then run east along the south curb of Cardy Street to the intersection of Bayshore Boulevard; then run south along the west curb of Bayshore Boulevard approximately 250 feet to the property line separating the structure at 243 Bayshore Boulevard from that at 245 Bayshore Boulevard; then run west approximately 200 feet along said line to the point where it intersects the east property line of 109 Platt Street; then run south approximately 275 feet across Platt Street and along the east property line of 109 Hyde Park Place to the north curb of Hyde Park Place.

From there run west along the north curb of Hyde Park Place approximately 100 feet; then run south approximately 175 feet across Hyde Park Place and along the east property line of 112 Hyde Park Place to the point where said line intersects an unnamed alley running between the houses fronting on Hyde Park Place and the Bayshore Gardens Apartments building at 319-325 Bayshore Boulevard; then run west along the center line of the alley approximately 250 feet; then run southwest approximately 400 feet along a line separating the structure at 201 Beach Place from that at 205 Beach Place, and those at 208 Beach Place and 203 Verne Street from the Bayshore Gardens Apartments building at 327-329 Bayshore Boulevard, with said line terminating at the north curb of Verne Street.

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From there run west along the north curb of Verne Street to the intersection of Plant Avenue; then cross Plant Avenue and run south along the west curb of Plant Avenue to the intersection of DeLeon Street; then run west along the north curb of DeLeon Street to the intersection of Hyde Park Avenue; then run north along the east curb of Hyde Park Avenue to the intersection of Azeele Street; then run west along the north curb of Azeele Street to the northwest corner of the intersection of Azeele Street and Cedar Avenue; then run south along the west curb of Cedar Avenue to the intersection of Horatio Street.

From there run west along the north curb of Horatio Street to the northwest corner of the intersection of Horatio Street and Magnolia Avenue; then run south along the west curb of Magnolia Avenue to the southwest corner of Magnolia Avenue and DeLeon Street; then run east along the south curb of DeLeon Street approximately 250 feet; then run south along a line at the rear of the apartment structure at 600 Magnolia Avenue and between the structures at 515 and 517 Bay Street to the north curb of Bay Street; then run west along the north curb of Bay Street approximately 450 feet; then run south along a line separating 606 Bay Street from 611 Magnolia Avenue to the north curb of Swann Avenue; then run west along the north curb of Swann Avenue to the intersection of Brevard Avenue; then run south along the west curb of Brevard Avenue to the intersection of Inman Avenue; then run southwest from the northwest corner of the intersection of Brevard Avenue and Inman Avenue by the shortest route across Bayshore Boulevard to the southwest (Hillsborough Bay) side of the balustrade and seawall along Bayshore Boulevard.

From there run along the outer (Hillsborough Bay) side of the balustrade and seawall southwest to a point approximately 250 feet northeast of the intersection of Bayshore Boulevard and Howard Avenue; then run northwest approximately 550 feet along a line separating the Bayshore Royal Condominium at 2109 Bayshore Boulevard from the DeSoto Apartments at 1505-1507 DeSoto Avenue; then run east approximately 50 feet; then run northwest approximately 450 feet along the rear property lines separating those structures on the 1500 block of Howard Avenue from those in the 1400 and 1500 block of DeSoto Avenue to the point where said line intersects the southeast curb of Hills Avenue.

From there run northeast along the southeast curb of Hills Avenue to the southeast corner of the intersection of Hills Avenue and DeSoto Avenue; then run northwest along the northeast curb of DeSoto Avenue approximately 250 feet; then run northeast approximately 100 feet along the property line separating the structures at 1304 and 1308 DeSoto Avenue; then run northwest approximately 200 feet, crossing Dekle Avenue and along the property line separating 2201 and 2203 Dekle Avenue; then run north along the rear property lines of 1308 and 1310 Howard Avenue, and the line separating 2114 and 2116 Southview Avenue, to the north curb of Southview Avenue; then run west along the north curb of Southview Avenue to the intersection of Howard Avenue.

From there run north along the east curb of Howard Avenue approximately 250 feet to the property line separating 1218 Howard Avenue from 1226 Howard Avenue; then run east approximately 175 feet along said property line; then run north approximately 475 feet along the rear property line of 1218 Howard Avenue, across Marjory Avenue, and along the rear property line of 1208 Howard Avenue to the north curb of Watrous Avenue; then run east approximately 45 feet to the property line separating 2119 Watrous Avenue from 2121 Watrous Avenue; then run north along said line to the point where it intersects the right-of-way of the Crosstown Expressway; then run northeast along the southeastern boundary of said right-of-way to the intersection of Swann Avenue.

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From there run east along the south curb of Swann Avenue to the intersection of Rome Avenue; then run south along the west curb of Rome Avenue to the southwest corner of the intersection of Rome Avenue and Bristol Avenue; then run east along the line of the south curb of Bristol Avenue to the point where it intersects the east curb of Oregon Avenue; then run north along the east curb of Oregon Avenue to the northeast corner of the intersection of Oregon Avenue and Swann Avenue; then continue along the east curb of Oregon Avenue approximately 150 feet; then run west approximately 450 feet along the south property line of 613 Oregon Avenue and 614 Dakota Avenue to the east curb of Dakota Avenue.

From there run north approximately 125 feet along the east curb of Dakota Avenue; then run west, crossing Dakota Avenue, and along the property line separating 609 Dakota Avenue from 611 Dakota Avenue, and along the south property line of 610 Rome Avenue to the east curb line of Rome Avenue; then run north to the intersection of DeLeon Street; then run east along the south curb of DeLeon Street to the intersection of an unnamed alley lying in the center of the block; then run north across DeLeon Street along the center of the alley to the point where the line of the alley intersects the right-of-way of the Crosstown Expressway; then run northeast along the southeastern boundary of the Crosstown right-of-way to the point where it intersects an extension of the south curb line of Azeele Street.

From there run east along the south curb of Azeele Street to a point approximately 100 feet west of the intersection with Willow Avenue; then run north along the rear property lines of the structures at 307, 309, and 311 Willow Avenue, approximately 225 feet; then run east approximately 225 feet along the north property line of 307 Willow Avenue to the east curb of Willow Avenue; then run north along the east curb of Willow Avenue, cross Platt Street and continue north under the Crosstown Expressway across Cleveland Street to the north curb of Cleveland Street; then run west along the north curb of Cleveland Street approximately 250 feet; then run north approximately 375 feet along the rear property lines of the structures at 107, 111, 113, 115, and 117 Willow Avenue to the point where said line intersects the railroad right-of-way; then run northeast along the southeast boundary of the railroad right-of-way to the intersection of Kennedy Boulevard.

From there run east along the south curb of Kennedy Boulevard to the intersection of Newport Avenue then run south along the west curb of Newport Avenue approximately 100 feet; then run east approximately 525 feet along the rear property lines of those structures fronting on the 1000 and 1100 blocks of Kennedy Boulevard to an unnamed alley lying in the center of the block between Delaware Avenue and Edison Avenue; then run south approximately 50 feet along the center of said alley; then run east approximately 175 feet along the property line separating 101 and 105 Edison Avenue to the west curb of Edison Avenue; then run north along the west curb of Edison Avenue approximately 75 feet.

From there run east approximately 325 feet along the rear property lines of the structures fronting on the 900 block of Kennedy Boulevard to the west curb of Boulevard; then run south approximately 150 feet along the west curb of Boulevard; then run east approximately 175 feet along the property line between 830 W. Kennedy Boulevard and 108 Boulevard; then run north approximately 75 feet along the rear property line of 105 Fielding Avenue and the east property line of 830 W. Kennedy Boulevard; then run east approximately 150 feet along the property line separating 105 Fielding Avenue from 800

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W. Kennedy Boulevard to the west curb of Fielding Avenue; then run south approximately 75 feet along the west curb of Fielding Avenue; then run east approximately 600 feet along a line to the rear of the structures fronting on the 600 and 700 blocks of West Kennedy Boulevard to the west curb of Magnolia Avenue; then run north along the west curb of Magnolia Avenue to the intersection of Grand Central Avenue, then run west along the south curb of Grand Central Avenue to the point where Grand Central Avenue intersects West Kennedy Boulevard at the western tip of Snow Park; then cross Grand Central Avenue at the western tip of Snow Park and run east along the south curb of West Kennedy Boulevard to the southwest corner of the intersection of West Kennedy Boulevard and Plant Avenue, the point of the beginning.

AREA II

Begin at a point on the west curb of Packwood Avenue approximately 200 feet south of the intersection of West Kennedy Boulevard and run south approximately 500 feet; then run west approximately 175 feet along the property line separating the structures at 207 and 209 Packwood Avenue to an unnamed alley lying in the center of the block; then run south along the center line of the alley approximately 175 feet; then run west approximately 175 feet along the south property line of 214 Fremont Avenue to the east curb of Fremont Avenue; then run north along the east curb of Fremont Avenue approximately 225 feet; then run west approximately 200 feet along the property line separating 205 and 207 Fremont Avenue to an unnamed alley in the center of the Block.

From there run south along the center line of the alley to the point said alley intersects the south curb of Azeele Street; then run east along the south curb of Azeele Street to the point said line intersects an unnamed alley lying in the center of the block between Fremont Avenue and Packwood Avenue; then run south along the center line of said alley to the point it intersects the north curb of Horatio Street; then run west along the north curb of Horatio Street to the point said line intersects an unnamed alley lying in the center of the block between Fremont Avenue and Melville Avenue; then run south along the center line of the said alley to the point where it intersects the north curb of DeLeon Street; then run west along the north curb line of DeLeon Street to the intersection of Melville Avenue.

From there run north along the east curb of Melville Avenue to the northeast corner of the intersection of Melville Avenue and Horatio Street; then run west along the north curb of Horatio Street to the northwest corner of the intersection of Horatio Street and Albany Avenue; then run south along the west curb of Albany Avenue to the intersection of DeLeon Street; then run west along the north curb of DeLeon Street to the intersection of Westland Avenue; then run north along the east curb of Westland Avenue to the intersection of Horatio Street; then run east along the south curb of Horatio Street to an unnamed alley lying in the center of the block.

From there run north along the center line of the alley to the point it intersects the north curb of Azeele Street; then run west along the north curb of Azeele Street to the intersection of Westland Avenue; then run north along the east curb of Westland Avenue to the northeast corner of the intersection of Westland Avenue and Platt Street; then run west along the north curb of Platt Street to the intersection of an unnamed alley lying in the center of the block between Westland Avenue and Howard Avenue; then run north along the center of said alley to the rear property line of 2220 W. Kennedy Boulevard, a distance of approximately 850 feet; then run east along the rear property

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HYDE PARK HISTORIC DISTRICT

List of Contributing and Non-Contributing Structures

CODE: C = Contributing  
CA = Altered but Contributing  
NC = Non-Contributing

ALBANY AVENUE

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
103	C	401	CA	1212	C
105	C	403	C	1214	NC
106	C	404	C		
110	C	405	CA	1301	NC
111	C	406	C	1305	NC
112	C	407	C		
113	CA	409	CA	1406	CA
114	NC	410	NC	1409	C
115	C	411	NC	1411	NC
116	CA	412	C		
117	C	417	NC	1501	NC
118	C			1504	NC
		501	NC	1506	NC
201	NC	502	NC		
202	NC	506	NC		
203	CA	508	C		
204	CA	509	C		
205	C	510	NC		
206	C	511	C		
207	CA	513	C		
208	C	517	NC		
209	CA				
210	C				
211	C	601	NC		
212	C	602	NC		
213	NC	603	NC		
214	NC	604	NC		
215	CA	605	NC		
216	CA	606	NC		
217	C	607	NC		
		608	NC		
301	C	609	NC		
304	C	610	NC		
305	CA				
306	CA	702	NC		
307	CA				
308	CA	1206	CA		
309	CA	1208	C		
310	C	1210	C		

AZEELE STREET

<u>Address</u>	<u>Category</u>
606	NC
502	C
504	C
506	C
507	NC
508	CA
600	C
604	NC
605	CA
606	C
609	C
610	C
611	C
612	C
614	NC
616	CA
701	CA
705	CA
707	C
801	CA
805	C
807	CA
809	C
1312	NC
1404	NC
1405	NC
1406	C
1408	NC
1907	NC
1909	NC
2006	NC
2010	NC
2108	NC
2208	CA

BAY STREET

<u>Address</u>	<u>Category</u>
509±	NC
515	NC
517	CA
519	C
521	C
606	CA
608	C
610	NC
612	NC
701	C
702	NC
703	CA
703½	CA
705	NC
709	NC
710	NC



BAYSHORE BOULEVARD

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>	<u>Adress</u>	<u>Category</u>
243	CA	1601	NC		
245	NC	1605	NC		
319-325	NC	1715	C		
327-329	NC				
357	NC	1801	CA		
		1815	C		
517	CA	1817	NC		
		1821	C		
801	NC	1825	NC		
803	C				
815	C	1903	NC		
819	C	1915	NC		
821	CA	1925	CA		
823	C				
825	NC	2001	NC		
827	NC	2007	CA		
829	CA	2009	C		
841	NC				
		2101	C		
901	CA	2109	NC		
905	CA				
907	C				
1001	C				
1001 $\frac{1}{2}$	C				
1005	C				
1101	C				
1115	CA				
1201	C				
1209	C				
1301	NC				
1303	NC				
1305	NC				
1307	NC				
1401	C				
1403	C				
1405	NC				
1501	CA				
1503	C				
1505	NC				
1507	C				

BEACH PLACE

<u>Address</u>	<u>Category</u>
201	NC
295	CA
207	NC
208	NC
210	CA
211	C
212	CA
213	C
215	C
220	C

BOULEVARD

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
103	CA	801	C
108	CA	802	CA
109	CA	809	C
111	CA	810	C
113	C	811	NC
115	NC	814	NC
		820	C
211	C	821	C
		822	C
301	CA	823	C
303	CA	825	C
305	CA	830	C
306	C	832	C
307	CA	833	C
308	CA	835	C
315	NC	836	C
325	CA	837	CA
		839	C
402	NC	840	C
		842	CA
501	NC	849	CA
503	NC	851	G
505	NC	853	C
601	NC		
602	C		
603	NC		
604	NC		
605	NC		
610	NC		
613	NC		
701	C		
702	NC		
705	C		
706	C		
709	C		
710	C		
714	C		
715	C		
718	CA		
719	CA		
720	CA		
721	C		
722	C		
725	C		



BREVARD AVENUE

<u>Address:</u>	<u>Category</u>
109	C
110	C
111	CA
112	CA
113	C
114	C
115	NC
210	NC
213	NC
309	CA
310	CA
311	CA
312	C
408 $\frac{1}{2}$	NC
703	NC
706-722	NC
707	C
711	C
715	CA
717	NC
723	CA
725	C

BRISTOL AVENUE

<u>Address</u>	<u>Category</u>
1805	NC
1901	NC
1902	CA
1904	NC
1905	NC
1907	CA
1909	C
2101	CA
2102	CA
2105	NC
2106	NC
2200	NC
2202	CA
2203	C
2204	C
2205	CA
2206	CA
2207	C
2208	C
2209	C
2210	C

W. BROREIN STREET

<u>Address</u>	<u>Category</u>
205	NC
207	C
211	CA
213	C
215	C



BRUCE STREET

<u>Address</u>	<u>Category</u>
901	C
902	NC
903	C
904	CA
905	CA
906	CA
907	CA
908	CA
909	CA
910	CA
911	CA
912	CA
913	CA
914	NC

BUNGALOW TERRACE

<u>Address</u>	<u>Category</u>
701	CA
702	C
703	C
704	C
705	CA
706	C
707	C
709	CA
710	C
711	C
712	C
713	CA
714	C
715	C
716	C
717	C
718	CA
719	C
720	C

CARDY STREET

<u>Address</u>	<u>Category</u>
104	C
106	CA
108	CA
110	CA
196	CA
198	CA
202	C
204	C
206	CA
208	C



CEDAR AVENUE

<u>Address</u>	<u>Category</u>
104	C
106	NC
109	C
110	CA
112	C
114	CA
115	NC
117	CA
213	CA
214	CA
215	C
216	CA
217	C
405	NC

CLEVELAND AVENUE

<u>Address</u>	<u>Category</u>
407	CA
409	CA
507	C
509	C
511	C
601	CA
605	CA
711	C
805	CA
905	NC
909	CA
1209	C
1514	CA
1516	C
1520	C
1605	NC
1715	NC
1720	NC
1807	NC
2108	NC

DAKOTA AVENUE

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
108	CA	901	C		
109	NC	902	C		
111	NC	903	C		
112	NC	905	C		
119	NC	906	C		
121	C	907	CA		
		908	C		
206	NC	909	C		
207	NC	911	C		
298	NC	912	C		
209	C	914	CA		
219	CA	915	CA		
		928	CA		
305	CA	929	CA		
		930	C		
420	CA	931	C		
501	NC	1001	CA		
503	NC	1002	C		
505	C	1003	NC		
508	C	1006	NC		
509	NC	1008	C		
510	CA	1010	C		
		1012	C		
601	NC	1013	CA		
602	N	1017	C		
603	C	1023	C		
605	C	1025	NC		
606	C	1027	C		
607	C				
608	CA	1101	CA		
609	C				
610	NC				
611	NC				
612	NC				
613	NC				
614	C				
615	NC				
830	C				
833	C				
834	C				
836	CA				
837	CA				
840	C				
841	C				
847	C				

DEKLE AVENUE

<u>Address</u>	<u>Category</u>
1902	C
1904	CA
1906	C
1907	C
1908	C
1909	CA
1910	C
1911	CA
1912	C
1913	C
1914	C
1915	CA
1916	C
1917	CA
1918	C
2000	C
2002	C
2003	CA
2004	CA
2005	NC
2006	CA
2007	CA
2008	CA
2009	CA
2010	CA
2011	NC
2012	C
2100	C
2104	C
2106	C
2017	C
2108	C
2110	CA
2111	CA
2113	CA
2114	C
2115-2117	C
2116	C
2118	C
2201	C
2203	NC



DELAWARE AVENUE

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
106	CA	800	CA
107	C	801	C
109	CA	802	C
110	C	804	C
111	C	807	C
112	C	809	CA
113	C	814	C
117	C	820	C
		821	NC
216	NC	823	CA
		824	C
307	NC	825	C
308	NC	827	C
309	CA	829	C
311	CA	831	C
312	C	836	C
314	C	838	C
315	NC	840	NC
316	CA	844	CA
320	C	845	C
		846	C
407	CA	847	NC
409	C		
		901	C
601	C	902	C
603	C	903	CA
605	NC		
609	CA		
611	NC		
612	CA		
613	C		
702	C		
708	CA		
709	C		
710	C		
711	CA		
713	C		
714	CA		
715	C		
716	C		
717	C		
718	C		
619	C		
720	C		

DeLEON STREET

<u>Address</u>	<u>Category</u>
503	NC
601	NC
609	C
610	DA
611	CA
612	NC
615	NC
800	CA
804	C
806	C
808	C
1101	CA
1103	CA
1104	CA
1105	CA
1107	NC
1303	C
1405	NC
1607	NC
1609	NC
2109	NC

DESOTO AVENUE

<u>Address</u>	<u>Category</u>
1308	C
1314	CA
1401	CA
1402	C
1404	C
1407	CA
1408	CA
1409	NC
1410	C
1411	C
1412	C
1501	CA
1504	C
1505-1507	C
1506	C
1508	NC

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
101	NC	810	CA
105	CA	811	CA
106	CA	814	CA
107	C	815	CA
108	C	816	C
109	CA	817	CA
110	C	818	C
112	NC	819	NC
114	CA	820	C
		821	CA
214	C	822	NC
		824	C
305	C	825	C
306	CA	826	NC
307	CA		
309	CA	901	C
315	CA		
317	CA		
318	C		
320	CA		
321	C		
614	NC		
701	C		
702	C		
703	C		
706	NC		
708	C		
709	C		
710	C		
712	C		
714	C		
715	C		
717	CA		
727	CA		
801	CA		
802	CA		
803	NC		
804	C		
805	CA		
806	C		
807	CA		
809	CA		



<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
110	C	601	NC
111	C	605	NC
114	NC	607	NC
115	NC		
116	CA	801	C
117	NC	802	NC
118	C	803	CA
120	CA	804	NC
121	NC	805	C
		806	C
201	CA	807	CA
202	C	808	CA
203	CA	809	CA
204	NC	810	C
205	C	811	C
206	NC	812	C
207	NC		
208	C	901	C
209	NC	902	NC
210	C	903	C
212	C	905	C
214	C	906	CA
		907	CA
308	CA	908	CA
310	NC	909	CA
		910	NC
401	NC	911	C
402	C	912	C
403	C	913	C
404	C	914	NC
405	CA		
406	C	1001	NC
407	CA	1002	NC
408	C		
409	C	1106	NC
410	C	1109	NC
411	NC		
412	C		
501	NC		
503	NC		
504	NC		
505	NC		
514	NC		
518	NC		

GRAND CENTRAL AVENUE

<u>Address</u>	<u>Category</u>
205	C
206	C
208	C
210	C
215	NC
216	CA
410-411	NC
502	NC
503-511	C
504-506	C
508	CA

GUNBY AVENUE

<u>Address</u>	<u>Category</u>
1203	CA
1205	CA
1206	CA
1207	CA
1209	NC
1211	C
1301	CA
1303	CA
1402	C
1506	CA

HILLS AVENUE

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
1706	C	2113	C
1707	C	2115	C
1708	C	2117	C
1709	C	2119	CA
1710	C		
1711	NC	2207	CA
1712	CA		
1713	C		
1714	NC		
1715	C		
1716	CA		
1717	CA		
1718	CA		
1719	C		
1720	CA		
1721	C		
1722	C		
1723	CA		
1801	C		
1802	CA		
1805	CA		
1806	C		
1807	C		
1808	C		
1809	C		
1810	C		
1811	C		
1812	C		
1813	CA		
1815	C		
1818	C		
1819	C		
1820	C		
1822	CA		
2101	NC		
2103	NC		
2104	C		
2107	CA		
2108	C		
2109	C		
2110	C		
2111	C		



HORATIO STREET

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
501	C	1307	NC
502	CA		
503	CA	1709	NC
606	NC	1813	C
608	NC		
609	C		
610	NC		
612	NC		
615	C		
617	C		
809	C		
811	CA		
906	C		
908	C		
910	C		
911	CA		
1001	NC		
1005	C		
1007	CA		
1013	CA		
1017	CA		
1101	CA		
1102	CA		
1103	NC		
1104	CA		
1105	C		
1106	CA		
1107	CA		
1108	CA		
1109	C		
1201	C		
1205	C		
1206	CA		
1208	CA		
1211	NC		

HOWARD AVENUE

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
112	C	1308	NC
114	NC	1310	NC
116	NC	1350	NC
118	NC		
120	NC	1502	NC
122	NC	1504	NC
		1506	NC
202	C	1508	CA
204	CA		
208	NC		
212	NC		
302	NC		
304	C		
306	NC		
308	CA		
402	NC		
404	NC		
406	NC		
412	NC		
500-502	NC		
504-508	C		
510	NC		
514-516	NC		
602	NC		
610	C		
614	NC		
702-720	NC		
804	NC		
808	NC		
904-906	NC		
936	NC		
1002-1008	NC		
1208	NC		
1218	NC		
1226	CA		
1228	C		
1232	C		

HYDE PARK AVENUE

<u>Address</u>	<u>Category</u>
108-118	NC
111-124	NC
209	NC
211-213	CA
212 214	C
217	C
221	CA
223	NC
245	C
249	NC
250	C
300	NC
305	C
307	CA
315	C
316	NC
326	C
330	C
334	C
350	C

HYDE PARK PLACE

<u>Address</u>	<u>Category</u>
109	C
112	C
114	NC
116	CA
118	C
203	CA
204	NC
210	CA
211	C
212	C
214	CA
215	C
216	CA



INMAN AVENUE

<u>Address</u>	<u>Category</u>
1805	CA
1807	CA
1809	CA

JETTON AVENUE

<u>Address</u>	<u>Category</u>
1701	C
1702	NC
1703	C
1706	C
1707	NC
1708	C
1709	C
1710	C
1711	CA
1712	NC
1714	CA
1801	CA
1802	CA
1803	C
1804	CA
1805	CA
1806	C
1807	C
1809	C
1810	C
1811	C
1812	NC
1814	CA
1815	C
1816	C
1817	C
1818	C
1819	C
1820	C
1900	C
1901	CA
1902	NC
1903	C
1905	CA
1907	C
1909	NC
2108	CA
2110	CA
2112	C

KENNEDY BOULEVARD

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
238	NC	2006	NC
318	CA	2016	CA
402-404	NC	2018	NC
410	C	2102-2110	NC
428-452	C	2112	NC
606	NC	2124	NC
610	NC	2202	CA
702-710	CA	2220	NC
714-722	NC		
800	NC		
830	NC		
900	NC		
912-920	NC		
1010	NC		
1102-1102	NC		
1118-1120	NC		
1302	NC		
1306	NC		
1402	NC		
1416	NC		
1502	NC		
1518-1520	NC		
1622	NC		
1702	NC		
1820	NC		
1808-1812	NC		
1902-1904	NC		
1908-1912	NC		

<u>Address</u>	<u>Category</u>
110	CA
112	CA
113	NC
114	C
115	C
116	NC
210	C
212	C
301	C
303	C
305	CA
307	CA
309	CA
401	CA
403	NC
405	CA
412	C
414	NC
501	CA
502	NC
503	CA
505	C

MARJORY AVENUE

<u>Address</u>	<u>Category</u>
2101	NC
2102	C
2103	CA
2104	C
2105	CA
2106	C
2107	C
2108	C
2109	CA
2110	NC
2112	CA
2113	CA
2114	CA
2115	NC
2116	CA
2117	C
2118	C

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
108	CA	508	CA
110	C	509	NC
112	CA	510	C
114	CA	511	NC
116	CA	512	NC
119	NC		
		601	NC
202	C	602	NC
203	NC	603	NC
205	C	604	NC
206	NC	607	NC
207	C	609	NC
208	NC	610	NC
209	NC		
211	NC		
212	CA		
214	NC		
216	NC		
224	C		
303	CA		
304	CA		
305	C		
306	C		
307	CA		
308	CA		
401	C		
402	NC		
404	C		
405	NC		
406	C		
407	C		
408	NC		
411	CA		
412	NC		
415	NC		
502	CA		
503	NC		
504	C		
505	CA		
506	C		
507	NC		



MORRISON AVENUE

<u>Address</u>	<u>Category</u>
1301	CA
1304	C
1307	C
1311	C
1406	CA
1503	CA
1505	CA
1507	C
1608	C
1609	NC
1710	NC
1712	NC
1714	CA
1800	CA
1801	NC
1802	CA
1804	CA
1805	NC
1806	C
1810	NC
1902	C
1904	C
1906	C
1908	NC
1912	CA
2002	CA
2004	C
2005	C
2006	C
2007	CA
2008	C
2009	C
2010	NC
2105	NC

NANCE AVENUE

<u>Address</u>	<u>Category</u>
1401	C
1402	CA
1403	CA
1404	CA
1406	CA
1407	C
1409	C
1412	C
1500	C
1502	C
1503	CA
1505	NC

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
103	C	700	C
108	CA	701	C
109	CA	703	C
110	C	704	C
111	C	705	C
112	C	710	C
113	CA	712	CA
114	C	715	C
115	CA	716	C
116	C	716	C
118	CA	717	C
		721	C
301	C		
303	C	800	CA
305	CA	801	CA
307	C	802	C
309	C	804	C
		805	C
401	NC	806	C
404	CA	807	C
405	CA	808	CA
406	CA	810	C
407	C	814	CA
408	NC	815	C
409	CA	818	CA
410	CA	821	CA
		829	C
501	CA	833	CA
502-504	NC	839	C
503	C	845	C
505	C	847	C
515	CA	850	C
		852	NC
600	C		
601	C	901	C
602	CA	902	C
603	NC	907	C
604	CA	910	C
605	CA		
607	NC		
608	CA		
610	CA		
611	CA		
613	C		
614	C		
615	CA		
617	C		

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
103	NC	716	CA
105	NC	718	C
106	C	726	C
107	CA		
109	NC	800	C
111	C	804	C
112	C	806	C
114	C	808	C
118	C	810	C
119	NC	812	CA
		814	CA
202	NC	815	C
203	NC	816	C
205	CA	817	CA
207	C	818	C
209	NC	819	C
		821	C
402	CA	822	C
404	C	823	C
406	NC	824	C
408	CA	825	CA
410	NC	826	C
412	CA		
414	NC	901	CA
416	CA	902	C
420	CA	907	C
422	CA	908	NC
426	CA	909	CA
		910	CA
501	NC	911	CA
502	C	912	NC
503	NC	913	C
504	C	914	C
505	NC	916	CA
506	C	918	C
508	C	927	CA
509	CA	929	CA
510	CA	935	C
600	C	1001	C
601	NC	1002	NC
602	NC		
603	C		
604	CA		
605	NC		
606	NC		
607	NC		
608	NC		
609	C		
610	CA		
611	CA		
613	C		
614	CA		

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
308	NC	716	C
310	NC	717	C
313	NC	718	C
		719	C
400	CA	720	
401	CA		
402	C	801	C
404	C	802	C
405	NC	805	NC
406	NC	806	C
408	C	809	C
409	NC	810	C
410	CA	811	C
411	NC	814	C
414	NC	818	C
416	CA	819	CA
417	C	820	C
418	C	821	C
420	CA	822	C
421	NC	823	C
423	C	824	C
425	NC	825	CA
501	NC	901	C
504	NC	902	C
508	NC	906	NC
511	NC	907	C
513	NC	909	NC
514	NC	911	NC
515	NC	915	NC
516	NC	917	C
		921	NC
601	C		
602	C		
603	C		
604	C		
605	C		
607	C		
608	C		
610	C		
611	NC		
612	C		
710	CA		
711	C		
712	CA		
714	C		
715	CA		

PACKWOOD AVENUE

<u>Address</u>	<u>Category</u>
107	C
109	C
115	NC
117	NC
201	C
205	C
209	NC
219	NC
410	NC
415	NC
702	NC
703	CA
704	CA
705	CA
706	C
707	C
709	C
710	C
711	C
713	C
714	C
716	C
800	C
801	C
802	CA
803	CA
805	C
806	CA
807	C
809	CA
810	C
811	C
812	NC
813	C
901	CA
903	C
905	C
907	C
909	C



PARKER STREET

<u>Address</u>	<u>Category</u>
102	NC
110	NC
111	NC
202	NC
207	C

PLANT AVENUE

<u>Address</u>	<u>Category</u>
105	NC
240	NC
258	NC
304	C
306	NC
315	C
322	NC
326	CA
332	CA
333	C
337	CA
341	C

PLATT STREET

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
109	C	1101	NC
111	NC	1106	NC
114	NC	1110	NC
201	NC	1600	NC
203	NC	1601-1605	NC
205	NC	1611	CA
207	CA	1613	CA
210	NC		
212½	NC	1711	NC
214½	NC	1712	CA
303	NC	1800	NC
418	CA	1801	NC
419	CA	1806	NC
420	C	1809-1819	NC
500	C	1818	NC
503	NC	1901	NC
520	NC	1910	NC
601	NC	1916	NC
610	CA	1920	NC
614-616	NC	2001	NC
703-707	NC	2002	NC
709	NC	2011	NC
715	NC	2013-2023	NC
800	CA	2101	NC
807-815	A	2202	NC
818	NC	2209-2211	NC
901	CA		
912	CA		
1001	NC		
1003	CA		
1004	CA		
1005	NC		
1006	NC		
1009	NC		
1010	NC		
1019	NC		

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
111	NC	1001	NC
114	C	1002	NC
118	CA	1006	C
120	NC	1010	NC
122	NC	1011	NC
		1012	C
202-224	NC	1013	C
215-219	NC	1014	C
		1016	C
316	CA	1017	C
		1018	C
602	C	1019	C
604	NC	1020	C
606	NC		
610	CA	1101	NC
		1102	NC
705	CA	1103	NC
707	CA	1105	NC
709	CA	1107	C
711	C		
713	C		
801	NC		
805	C		
815	CA		
824	NC		
826	CA		
828	C		
830	C		
901	CA		
905	C		
906	C		
907	C		
908	NC		
909	C		
910	C		
911	CA		
912	CA		
914	CA		
915	NC		
916	C		
918	C		
919	NC		
920	C		

SNOW AVENUE

Address

Category

1615-1623  
1625-1633

NC  
NC

SOUTHVIEW AVENUE

<u>Address</u>	<u>Category</u>
2103	CA
2105	CA
2107	C
2109	CA
2110	C
2111	C
2112	C
2113	C
2114	C
2115	C
2116	NC
2117	C



SWANN AVENUE

<u>Address</u>	<u>Category</u>
601	NC
602-614	NC
611	C
701	NC
703	CA
705	C
707	C
711	C
715	C
901	NC
903	NC
1005	C
1101	C
1103	NC
1105	NC
1110	NC
1111	C
1201	CA
1205	C
1209	NC
1302	NC
1309	NC
1318	NC
1401	NC
1404	NC
1405	C
1407	NC
1409	NC
1414	NC
2001	NC
2007	NC
2110	NC
2111	NC
2220	NC

VERNE STREET

<u>Address</u>	<u>Category</u>
203	CA
207	CA
209	CA
215	CA

WATROUS AVENUE

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
1409	C	2106	CA
		2107	CA
1604	CA	2108	C
1615	NC	2109	C
		2110	C
1701	C	2111	CA
1702	CA	2112	C
1703	CA	2113	CA
1704	CA	2114	C
1717	NC	2116	CA
1718	NC	2117	CA
1722-1726	C	2118	C
1725	CA	2119	CA
1727	CA	2121	NC
1729	C		
1731	NC		
1803	C		
1804	CA		
1805	CA		
1806	CA		
1807	C		
1808	C		
1809	CA		
1810	CA		
1812	CA		
1813	C		
1815	C		
1817	C		
1919	CA		
1821	CA		
1902	C		
1904	CA		
1906	CA		
2102	CA		
2101	C		
2103	CA		
2104	NC		
2105	NC		

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
102	C	501	NC
103	C	502	NC
105	C	503	CA
106	NC	505	NC
108	NC	506	C
109	C	507	CA
110	CA	508	C
111	C	511	NC
116	NC	512	C
117	C		
119	NC	602	C
		604	C
201	NC	607	C
202	C	609	CA
203	C	611	CA
204	C		
205	C		
206	CA		
207	C		
209	C		
210	C		
211	CA		
214	C		
215	C		
216	CA		
302	NC		
313	NC		
304	C		
305	NC		
308	CA		
310	CA		
311	NC		
401	NC		
403	NC		
405	NC		
406	NC		
407	NC		
408	NC		
409	C		
410	NC		
411	NC		
412	NC		

<u>Address</u>	<u>Category</u>	<u>Address</u>	<u>Category</u>
107	NC	702	NC
108	C	704	CA
110	C	707	CA
111	CA	709	CA
112	C	710	CA
113	CA	711	C
114	CA	712	C
115	C	716	C
117	CA	717	CA
		718	CA
304	C	719	C
307	CA	720	CA
309	C	721	CA
311	NC		
312	CA	800	C
		801	C
403	CA	805	C
404	CA	808	NC
405	C	809	C
406	C	813	C
407	C	814	C
408	C	817	CA
409	CA	818	C
411	C	820	C
413	C	821	C
		824	C
503	NC	825	CA
506	NC	826	C
507	C	828	C
508	C	829	C
509	NC	832	C
511	CA	833	CA
		834	C
601	C	835	NC
602	CA	850	C
603	C		
604	C	901	C
605	C	902	C
606	CA	905	C
607	CA	906	C
608	C	908	CA
611	CA	909	C
612	NC		
614	C		
616	C		
618	CA		

HYDE PARK HISTORIC DISTRICT SITES ALREADY  
IN FLORIDA MASTER SITE FILE

Page 1

Note: Some of the Hyde Park sites indicated as not sent with the nomination data by the symbol "\*" may be among those already in the Florida Master Site File. See separate listing for sites in District.

<u>SITE FILE #</u>	<u>ADDRESS</u>
8Hi302	716 S. Newport Ave. (Listed on N.R.)
601	<del>809 S. Orleans Ave.</del> 210 BEACH PLACE
627	1101 Bayshore Blvd.
628	1009 S. Oregon Ave.
629	821 S. Willow Ave.
630	824 S. Orleans Ave.
631	902 S. Delaware Ave.
632	717 S. Delaware Ave.
633	903 S. Delaware Ave.
634	813 S. Willow Ave.
635	907 Bayshore Blvd.
636	847 S. Newport Ave.
637	800 Packwood Ave.
639	333 Plant Ave.
641	1301 Morrison Ave.
643	902 S. Orleans Ave.
646	816 S. Edison Ave.
647	809 S. Orleans Ave.
648	502 S. Boulevard
649	823 S. Orleans Ave.
650	1801 Bayshore Blvd.
651	1925 Bayshore Blvd.
652	1507 Bayshore Blvd.
653	907 S. Rome Ave.
654	1503 Bayshore Blvd.
655	1009 S. Oregon Ave.
656	1501 Bayshore Blvd.
657	701 S. Newport Ave.
658	836 S. Delaware Ave.
659	1001 Bayshore Blvd.
660	902 S. Dakota Ave.
673	819 Bayshore Blvd.
674	901 Bayshore Blvd.
675	1005 Bayshore Blvd.
676	1201 Bayshore Blvd.
677	1209 Bayshore Blvd.
679	1821 Bayshore Blvd.
684	725 S. Brevard Ave.
719	930 S. Dakota Ave.
726	801 S. Delaware Ave.
727	831 S. Delaware Ave.
739	722 Fielding Ave.
791	617 Horatio St.
808	315 Hyde Park Ave.
813	301 Magnolia Ave.



HYDE PARK HISTORIC DISTRICT SITES ALREADY  
IN FLORIDA MASTER SITE FILE (Cont.)

<u>SITE FILE #</u>	<u>ADDRESS</u>
8Hi814	604 Magnolia Ave.
833	1307 Morrison Ave.
837	704 S. Newport Ave.
838	710 S. Newport Ave.
839	721 S. Newport Ave.
840	804 S. Newport Ave.
841	829 S. Newport Ave.
842	833 S. Newport Ave.
843	839 S. Newport Ave.
844	850 S. Newport Ave.
845	901 S. Newport Ave.
850	918 S. Oregon Ave.
851	720 S. Orleans Ave.
860	315 Plant Ave.
861	332 Plant Ave.
876	301 S. Boulevard
878	602 S. Boulevard
879	611 Swann Ave.
880	705 Swann Ave.
900	717 S. willow Ave.

Not listed above are three sites in the District which are on the National Register of Historic Places.

<u>SITE FILE #</u>	<u>ADDRESS</u>	<u>NAME</u>
_____	304 Plant Ave.	Hutchinson House
_____	341 Plant Ave.	Anderson-Frank House
_____	305 Hyde Park Ave.	Taliaferro House



1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Balustrade & Seawall Looking ~~South~~ <sup>NORTHEAST</sup> at Inman St.
7. Photo No. 1A of 46A



1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Balustrade & Seawall Looking South at Inman St.
7. Photo No. ~~2A~~ of **46A**



1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Balustrade & Roadway Between Inman & Boulevard Looking Southwest
7. Photo No. ~~3A~~ of ~~46A~~





1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Balustrade & Roadway Between Inman & Boulevard Looking Northeast
7. Photo No. ~~4A~~ of ~~46A~~



1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Roadway at Boulevard Looking ~~Southeast~~ <sup>NORTHWEST</sup>
7. Photo No. ~~5A~~ of ~~46A~~



1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Roadway and Balustrade at Delaware Looking Southwest
7. Photo No. ~~6A~~ of ~~40A~~







1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Balustrade and Roadway Looking Northeast at Dakota
7. Photo ~~7A~~ No. ~~46A~~



1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Balustrade and Roadway Looking ~~West~~ <sup>WEST</sup>
7. Photo No. ~~BA~~ of ~~46A~~



1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Balustrade and Seawall Looking ~~WEST~~ <sup>WEST</sup>
7. Photo No. 9A of 46A



1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Balustrade and Roadway Looking Southeast at Albany
7. Photo No. ~~10A~~ of ~~46A~~





1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Boat Landing on Balustrade
7. Photo No. ~~11A~~ of ~~46A~~



1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Detail of Balustrade
7. Photo No. ~~12A~~ of ~~46A~~





1. Hyde Park Historic District
2. Bayshore Blvd., Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillborough County Preservation Board
6. Detail of Balustrade and Seawall
7. Photo            No. 13A OF 46A





24/9

1. Hyde Park Historic District
2. 213-217 Cedar Ave. Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. East Facades
7. Photo 75 of 94



5-13A

1. Hyde Park Historic District
2. 719-721 Willow Ave. Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. East Facades
7. Photo 76 of 94

Preservation Board  
Historic Landmark



1. Hyde Park Historic District
2. 919 Rome Ave. Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Southeast Facade
7. Photo 77 of 94





4-15  
/

1. Hyde Park Historic District
2. 836-844 Delaware Ave. Tampa  
(Hillsborough County), Fl
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County  
Preservation Board
6. Looking south to Bayshore Blvd.
7. Photo 78 of 94





4-8

1. Hyde Park Historic District
2. 504-506 Azeele St. Tampa  
(Hillsborough County), Fl
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County  
Preservation Board
6. North Facades
7. Photo 79 of 94



- 5-12A
1. Hyde Park Historic District
  2. Bayshore Blvd. Tampa (Hillsborough County), FL
  3. Carl Shiver
  4. 1984
  5. Historic Tampa/Hillsborough County Preservation Board
  6. Looking southwest from Inman Ave.
  7. Photo 80 of 94



1. Hyde Park Historic District
2. 901-905 Bruce St. (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. East Facades
7. Photo 81 of 94








1. Hyde Park Historic District
2. 819-823 Oregon Ave. Tampa (Hillsborough County), Fl.
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. East Facades
7. Photo 82 of 94



1. Hyde Park Historic District
2. 839-845 Newport Ave. Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. East Facades
7. Photo 83 of 94



- 
1. Hyde Park Historic District
  2. 829-845 Delaware Ave. Tampa  
(Hillsborough County), FL
  3. Carl Shiver
  4. 1984
  5. Historic Tampa/Hillsborough County  
Preservation Board
  6. East Facades
  7. Photo 84 of 94





1. Hyde Park Historic District
2. S. Boulevard, Tampa (Hillsborough County), Fl
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Looking south from DeLeon St.
7. Photo 85 of 94





1. Hyde Park Historic District
2. 1712-1806 Morrison Ave. Tampa  
(Hillsborough County), Fl
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County  
Preservation Board
6. North Facades
7. Photo 86 of 94



1. Hyde Park Historic District
2. DeSoto Avenue, Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. Looking south from Howard Ave.
7. Photo 87 of 94





1. Hyde Park Historic District
2. 2105-2113 Southview Ave. Tampa  
(Hillsborough County) ,Fl
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County  
Preservation Board
6. West Facades
7. Photo 88 of 94





1. Hyde Park Historic District
2. 804-810 Edison Ave. Tampa(Hillsborough  
County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County  
Preservation Board
6. East Facades
7. Photo 89 of 94



1. Hyde Park Historic District
2. 1404-1408 Azeele St. Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. South Facades
7. Photo 90 of 94



1. Hyde Park Historic District
2. 1105-1109 Horatio St. Tampa (Hillsborough County), Fl
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. North Facades
7. Photo 91 of 94





1. Hyde Park Historic District
2. 800-806 DeLeon St. Tampa (Hillsborough County), FL
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. South Facades
7. Photo 92 of 94





1. Hyde Park Historic District
2. 825-837 S. Blvd. Tampa(Hillsborough County), Fl
3. Carl Shiver
4. 1984
5. Historic Tampa/Hillsborough County Preservation Board
6. East Facades
7. Photo 93 of 94

ervation



- 5-3A
1. Hyde Park Historic District
  2. 211 Beach Pl. Tampa (Hillsborough County), FL
  3. Carl Shiver
  4. 1984
  5. Historic Tampa/Hillsborough County Preservation Board
  6. South Facade
  7. Photo 94 of 94

## Missing Core Documentation

**Property Name**

Hyde Park Historic District

**County, State**

Hillsborough, FL

**Reference Number**

85000454

The following Core Documentation is missing from this entry:

Nomination Form

Photographs (missing #14-45; missing #1-74)

USGS Map

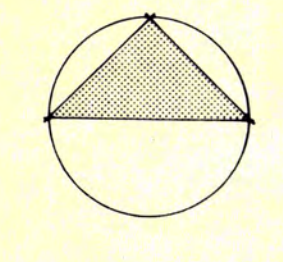
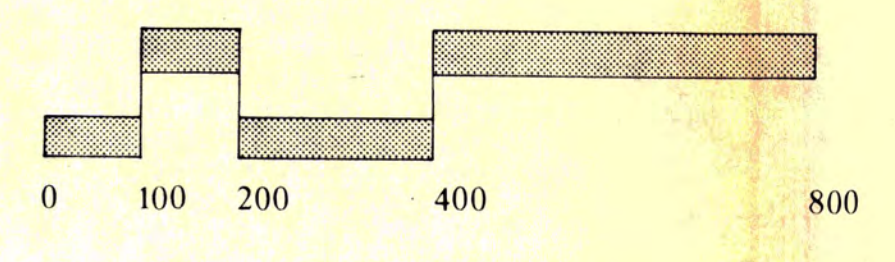




# HYDE PARK HISTORIC DISTRICT

TAMPA, FLORIDA  
LEGEND

- District Boundary
- Contributing-Altered Structures
- Contributing Structures
- Noncontributing Structures



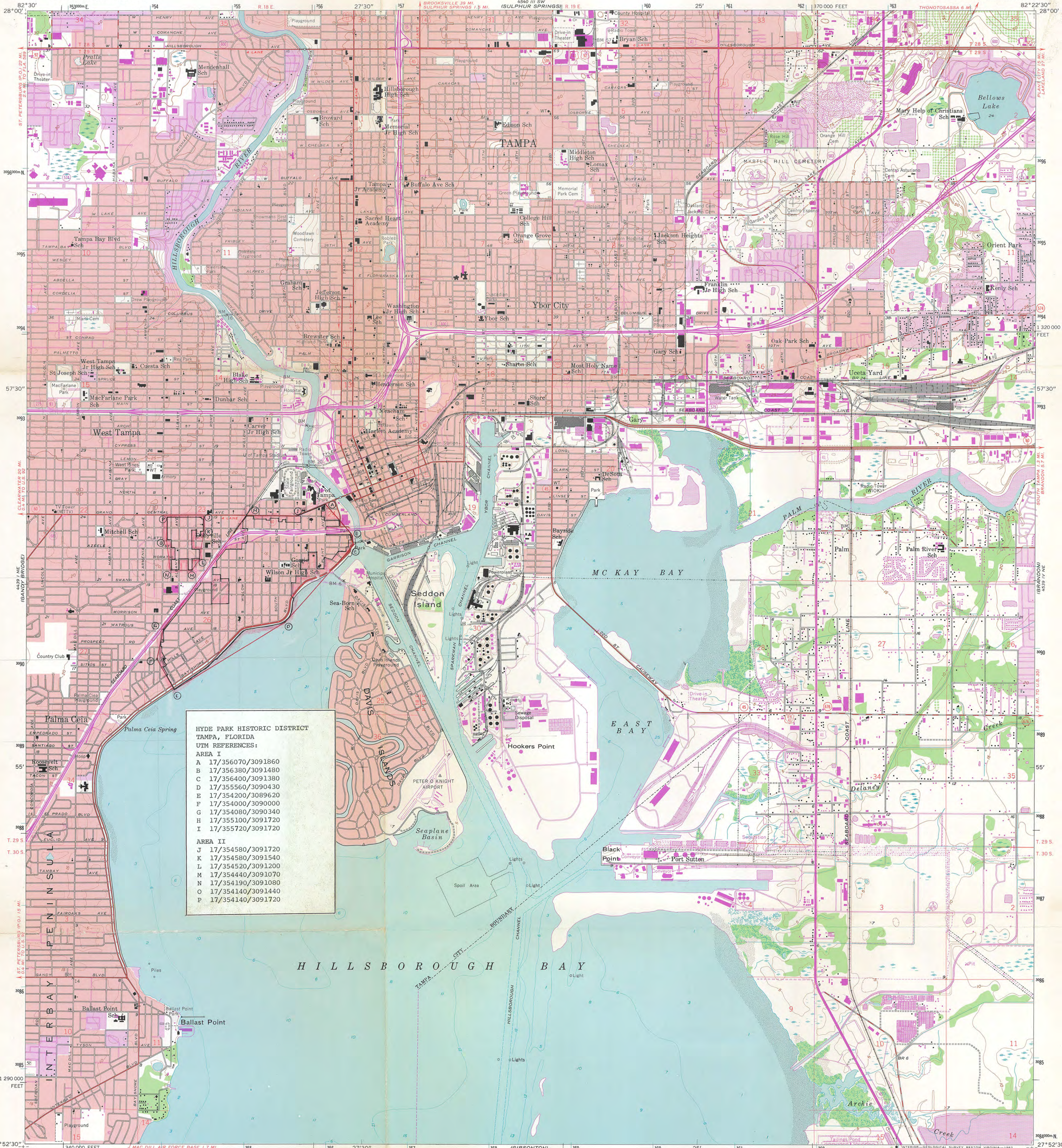
Ⓟ Photo Number  
& Direction

SHEET NUMBER	1
project no.	
drawn by	
approved	
date	
revised	

**HYDE PARK  
HISTORIC DISTRICT**  
EVALUATION OF STRUCTURES IN THE NATIONAL REGISTER DISTRICT

**HISTORIC  
Tampa/Hillsborough County  
Preservation Board**  
TAMPA FL



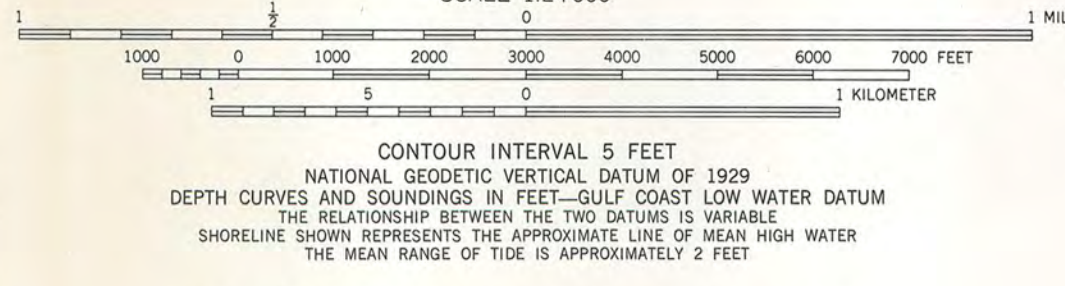
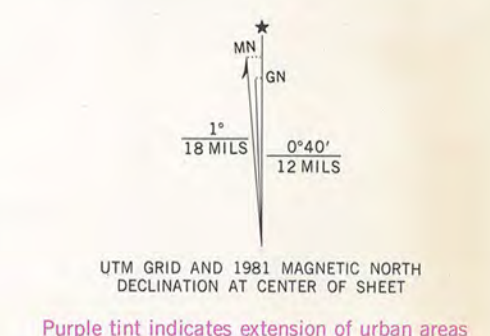


**HYDE PARK HISTORIC DISTRICT  
TAMPA, FLORIDA**  
UTM REFERENCES:

**AREA I**  
A 17/356070/3091860  
B 17/356380/3091480  
C 17/356400/3091380  
D 17/355560/3090430  
E 17/354200/3089620  
F 17/354000/3090000  
G 17/354080/3090340  
H 17/355100/3091720  
I 17/355720/3091720

**AREA II**  
J 17/354580/3091720  
K 17/354580/3091540  
L 17/354520/3091200  
M 17/354440/3091070  
N 17/354190/3091080  
O 17/354140/3091440  
P 17/354140/3091720

Mapped, edited, and published by the Geological Survey  
Control by USGS, NOS/NOAA, and USCE  
Culture and drainage in part compiled from aerial photographs taken 1954. Topography by planetable surveys 1956  
Selected hydrographic data compiled from NOS chart 587 (1952). This information is not intended for navigational purposes  
Polyconic projection. 10,000-foot grid ticks based on Florida coordinate system, west zone. 1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue. 1927 North American Datum. To place on the predicted North American Datum 1983 move the projection lines 29 meters south and 17 meters west as shown by dashed corner ticks  
Red tint indicates areas in which only landmark buildings are shown  
Revisions shown in purple compiled from aerial photographs taken 1979 and other sources. This information not field checked. Map edited 1981.



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



**ROAD CLASSIFICATION**

- Heavy-duty —————
- Medium-duty —————
- Light-duty —————
- Unimproved dirt - - - - -
- Interstate Route (red circle with 'I')
- U.S. Route (red circle with 'U.S.')
- State Route (red circle with 'S')

Florida Engineering Services Corporation  
515 North Adams Street  
Tallahassee, Florida 32301  
904-222-1441  
MAP AGENT

**TAMPA, FLA.**  
N2752.5—W8222.5/7.5  
1956  
PHOTOREVISED 1981  
DMA 4539 IV NW—SERIES V847



National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Hyde Park Historic District  
Hillsborough County  
FLORIDA

*Substantive Review*

Working No. 7-10-84  
Fed. Reg. Date: 2-4-86  
Date Due: 3/4/85  
Action:  ACCEPT 3-4-85  
 RETURN  
 REJECT  
Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*The historic district is significant as one of Tampa's oldest and best preserved residential neighborhoods, with additional 20th century revival (Colonial, Mediterranean bungalow) architecture bringing the period of significance into the 20th century (1933).*

Recom./Criteria Accept Criteria C  
Reviewer H. Schlar  
Discipline Arch History  
Date 2/15/85  
\_\_\_\_\_ see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

*This is a large district, but appears to be a cohesive one, and, compared to other Tampa neighborhoods, is one area that continued to retain its integrity.*

- X 1. Name *This is really two districts since*
- 2. Location *there has been such extensive erosion of historic properties west of the expressway. We will change name to plural*
- 3. Classification

Category Ownership Status Present Use  
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition  excellent  good  fair  
 deteriorated  ruins  unexposed  
Check one  unaltered  altered  
Check one  original site  moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection



---

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

---

**9. Major Bibliographical References**

---

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

---

**11. Form Prepared By**

---

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_

date \_\_\_\_\_

---

**13. Other**

- Maps
- Photographs *Some photos are mislabeled (24-2 #62, no #10)*
- Other *This should have been nominated as 2 separate districts*

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State

DIVISION OF ARCHIVES,  
HISTORY AND RECORDS MANAGEMENT  
The Capitol, Tallahassee, Florida 32301-8020  
(904) 488-1480

January 3, 1985

In Reply Refer to:

Larry S. Paarlberg  
Historic Sites Specialist  
(904) 487-2333

Carol Shull  
Chief of Registration  
National Register of Historic Places  
National Park Service  
U.S. Department of the Interior  
Washington, D.C. 20240

Dear Ms. Shull:

Enclosed for your review is the nomination for the Hyde Park Historic District in Tampa. The nomination was submitted to your office in 1984, but was returned because of questions regarding the boundaries.

In response to questions raised, we have altered the boundary which formerly ran along West Kennedy Boulevard and have expanded the discussion and photographic documentation for Bayshore Boulevard. The discussion of Bayshore Boulevard with appropriate footnotes has been appended to the Statement of Significance as Continuation Sheets sixteen and seventeen.

Changes to the maps, street address list and verbal boundary description have been made in response to the new boundaries.

We do hope these changes answer the concerns raised in the previous review of this nomination. Hyde Park is a significant resource in the City of Tampa and we certainly would like to see it listed in the National Register. If you have any additional concerns or questions regarding this proposal, please feel free to contact our office.

Sincerely,

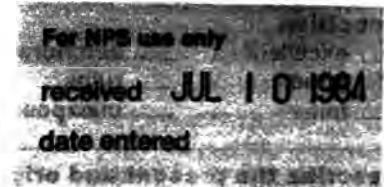
George W. Percy  
State Historic Preservation Officer

GWP:sds

Enclosures

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



See Instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Hyde Park Historic District

and/or common N/A

2. Location

*Roughly bounded by Hillsborough River and Bay, Howard Ave., and Kennedy Blvd.*

street & number (See Continuation Sheet)

N/A not for publication

city, town Tampa

N/A vicinity of

state Florida

code 012

county Hillsborough

code 057

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input checked="" type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input checked="" type="checkbox"/> transportation
			<input type="checkbox"/> other:

Returned

4. Owner of Property

name Multiple Ownership (Owners notified by newspaper)

street & number N/A

city, town N/A

N/A vicinity of

state N/A

5. Location of Legal Description

courthouse, registry of deeds, etc. Hillsborough County Courthouse

street & number Corner of Pierce and Madison Streets

city, town Tampa

state Florida

6. Representation in Existing Surveys

The Man-made Environment in Tampa and  
title Hillsborough County

has this property been determined eligible?  yes  no

date 1979

federal  state  county  local

depository for survey records Historic Tampa/Hillsborough County Preservation Board

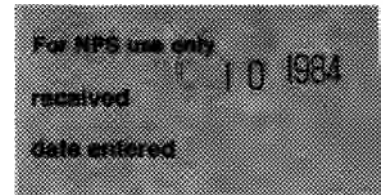
city, town 452 W. Kennedy Blvd., Tampa

state Florida



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet One

Item number 2

Page 1

Inclusive Street Numbers

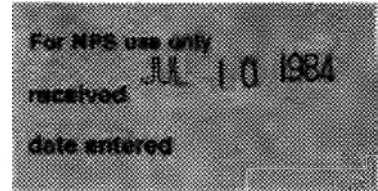
<u>Street Name</u>	<u>Address Numbers</u>
Albany Avenue	103-1506
Azeele Street	406-2208
Bay Street	509-710
Bayshore Boulevard	243-2109
Beach Place	201-220
Boulevard	103-853
Brevard Avenue	109-725
Bristol Avenue	1805-1909
Brorein Street	205-215
Bruce Street	901-914
Bungalow Terrace	701-720
Cardy Street	104-208
Cedar Avenue	104-405
Cleveland Street	107-2108
Dakota Avenue	105-1101
Dekle Avenue	190-2203
Delaware Avenue	106-50
DeLeon Street	503-2109
DeSoto Avenue	1308-1508
Edison Avenue	101-901
Fremont Avenue	110-1109
Grand Central Avenue	205-508
Gunby Avenue	1203-1506
Hills Avenue	1706-2207
Horatio Street	501-1813
Howard Avenue	1208-1508
Hyde Park Avenue	108-350
Hyde Park Place	109-216
Inman Avenue	1805-1809
Jetton Avenue	1701-2101
Kennedy Boulevard	238-2220
Magnolia Avenue	110-505
Marjory Avenue	2101-2118
Melville Avenue	108-512
Morrison Avenue	1301-2105
Nance Avenue	1401-1500
Newport Avenue	103-910
Oregon Avenue	103-1002
Orleans Avenue	308-912
Packwood Avenue	107-909
Parker Avenue	102-207
Plant Avenue	105-341
Platt Street	109-2211

Returned

(See Continuation Sheet)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet Two Item number 2 Page 2

<u>Street Name</u>	<u>Address Numbers</u>
Rome Avenue	111-1107
Southview Avenue	2103-2117
Swann Avenue	601-1414
Verne Street	203-215
Watrous Avenue	1409-2121
Westland Avenue	102-512
Willow Avenue	107-909

Rough Boundary Description:

The Hyde Park Historic District is located in the area which has traditionally been known as Hyde Park. This area and the nominated district are bounded on the north by Kennedy Avenue, on the east by the Hillsborough River, on the south by Hillsborough Bay and on the west by Howard Avenue.

Returned

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

### Describe the present and original (if known) physical appearance

The Hyde Park Historic District is a large, mainly residential neighborhood whose historic dates span the period from 1886 to 1933. At its widest points the district is bounded by the Hillsborough River on the east, Hillsborough Bay on the south, Howard Avenue on the west, and Kennedy Boulevard on the north. The approximately 573 acre district contains 1,695 buildings grouped into two areas separated from each other principally by the Crosstown Expressway and an area of non-contributing structures located between Orleans and Packwood Avenues. The majority of the buildings along the tree lined avenues of Hyde Park are wood frame structures reflecting American architectural taste during the late 19th century and the first three decades of the 20th century, particularly revival styles and bungalows.

Hyde Park lies west of the Hillsborough River immediately adjacent to downtown Tampa. Three bridges connect the neighborhood with the business district; these are the Kennedy Boulevard bridge (ca. 1913), (photo 63) the Brorein Street Bridge (ca. 1959), and the Platt Street Bridge (ca. 1926). Hyde Park can also be reached from the east side of the river by the limited access Crosstown Expressway which has access points at Hyde Park Avenue and Willow Avenue (photo 66). There are also bridges at the south end of Hyde Park Avenue and Plant Avenue which connect the district with Davis Islands, a group of small man-made islands lying in Hillsborough Bay near the mouth of the Hillsborough River constructed for residential development during the 1920s. The bridges to Davis Islands were erected in the 1970s and pass above Bayshore Boulevard. Kennedy Boulevard, the northern boundary of the historic district is one of the main traffic arteries from downtown to the western part of Tampa, eventually linking with routes across Old Tampa Bay to the cities of Clearwater, St. Petersburg, and other communities on the west coast of Florida (photo 64).

Immediately adjacent to Hyde Park on the north across Kennedy Boulevard is Tampa University housed in the old Tampa Bay Hotel built by Henry Bradley Plant between 1888 and 1891. The structure and its grounds were listed on the National Register of Historic Places in 1972. It is also recognized as a National Historic Landmark. Also north of Kennedy Boulevard, near Hyde Park is that section of Tampa historically known as West Tampa, originally an independently incorporated city founded in 1894 and annexed by the city of Tampa in 1925. West Tampa boasts its own historic district which lies approximately half a mile north of Hyde Park at Howard Avenue. The district was listed on the National Register in October of 1983.

Howard Avenue runs from the city limits of Tampa, approximately 10 miles north of downtown, south through West Tampa and Hyde Park and terminates at Bayshore Boulevard. Traditionally, Howard Avenue has been considered the western boundary of Hyde Park. In part, this is because residential development was extremely sparse west of Howard until the middle 1920s, and as the first major north-south traffic artery west of the Hillsborough River the avenue became a natural boundary line between neighborhoods. Furthermore, like Kennedy Boulevard, the extremely high percentage of non-contributing modern and severely altered structures makes Howard Avenue a visual boundary as well (photo 36).

The 1,695 structures in the two district areas consist of 786 fully contributing buildings, 499 contributing but altered ones, and 410 that are non-contributing, both severely altered buildings and those that are less than 50 years old. The eastern section of the district is almost six times larger than the western section. The majority of the structures in both areas, styled and vernacular, are wood frame construction. There seems to be an almost even balance of one- and two-story buildings, with few



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being over three stories, the majority of these being apartment buildings constructed during the teens and twenties (photo 30, 56). In addition to residential structures, the district contains schools, churches, commercial structures, fire stations, and other non-residential buildings which contribute to the character of historic Hyde Park (photo 34, 44, 49). Although Hyde Park is not the result of a single development but a collection of small subdivisions laid out between 1886 and the middle 1920s, the neighborhood offers a remarkable impression of continuity and cohesiveness, an interweaving of building types and styles broken only in the instance of Bungalow Terrace (photo 46).

Bungalow Terrace is small development occupying a single block in western Hyde Park. It is bounded by Swann Avenue, Rome Avenue, Inman Avenue, and Packwood Avenue. The residential structures in Bungalow Terrace are all one- and two-story bungalows, the two-story ones being of the "camelback" type. The houses along Rome and Inman face the street as is typical of the rest of the district. Nineteen of the bungalows, however, have been sited to face one another along a small lane or pathway in the middle of the block. This lane is accessible only to pedestrian traffic and is marked both at the south and north ends by masonry pillars which flank it. The small subdivision was established in 1915.

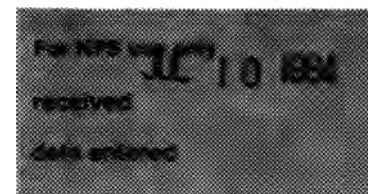
Hyde Park benefits not only from the numerous period structures in relatively original condition but also from the surprising condition of its streets and landscaping. Many streets still retain original brick, asphalt paving blocks, and granite curbstones (photo 5, 28, 29). Most of the sidewalks are original as evidenced by their contractors stamps, and a few streets retain some of their original street lamps. Still, many other streets have been resurfaced, and some of those having their original surfacing material are in desperate need of repair. The district is further characterized by the large shade trees lining nearly every street and the broad lawns fronting many of the houses.

Except for a small area south of Watrous Avenue and west of Rome Avenue, the streets in Hyde Park are laid out in a regular grid pattern with a north-south/east-west axis (photo 87). The others are oriented to the northeast-southwest line of Bayshore Boulevard. The major east-west traffic arteries through the district are Cleveland Street (one-way west), Platt Street (one-way east), the Crosstown Expressway, and Swann Avenue. The north-south routes are Plant Avenue, Hyde Park Avenue, South Boulevard Avenue, and Willow Avenue. The Crosstown Expressway makes other direct routes impossible.

Although the growth of Hyde Park did not follow a clear pattern regarding date of construction and the location of structures, the majority of the oldest buildings are found east of Cedar Avenue. There are exceptions like the James M. Watrous House (1307 Morrison Avenue) and the William A. Morrison House (850 Newport Avenue), both constructed ca. 1879-81, which are found in the middle of the district (photos 21, 22). Except for these two examples, those buildings which can be confirmed by the Sanborn maps, city records, and the city directory to date before 1903 are relatively few. Yet the first decade of the 20th century finds houses scattered, even if sparsely, over virtually the whole neighborhood. Early photographs clearly show houses in the vicinity of Howard Avenue as early as 1908, and there was streetcar service along Swann and Rome as early as 1892, making it likely that at least some houses were found in western

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Hyde Park even before 1900 (photo 42). An aerial map of Tampa produced by the Tampa Board of Trade in 1912 illustrates clearly how far Hyde Park had grown by that time. All of the principal streets had been laid out, and development is fairly extensive as far west as Rome Avenue. West of Rome Avenue growth was restricted, in most places, to one or two blocks south of Kennedy (then Grand Central Avenue) as far as Howard, with isolated structures here and there farther south.

The majority of the larger, more expensive houses in Hyde Park are located south of Swann Avenue between Rome and Boulevard (photos 23, 32, 82). Bayshore Boulevard has its share of impressive structures also (photo 40). Generally the structures in this area have suffered fewer alterations than those in other parts of the district. Where changes have been made, it has been generally restricted to covering the original wood siding with aluminum or vinyl siding. Revival style houses outnumber vernacular types and bungalows in this part of the district, where as in the remainder of the district the opposite is generally the case. A more detailed description of the main styles is found below.

Since 1974 there has been considerable local interest in preserving the character of Hyde Park, spurred in part by completion of the Crosstown Expressway. Many buildings have been renovated, and four houses have been placed on the National Register of Historic Places. In spite of this interest, there remain some seriously deteriorated areas in the neighborhood, particularly north and west of the Expressway. Many buildings have been lost in recent years through attrition, and others have been demolished to make way for new development, the most serious being the mixed commercial/residential project undertaken by Amlea Inc. in the area straddling Swann Avenue between Rome and Oregon. Approximately 50 structures were demolished or removed from the 13 acre tract to make way for the project which at this time is still in the early phase of construction.

Overall the condition of Hyde Park remains good, with the ratio of contributing structures being 76% to 24% for non-contributing structures. As indicated earlier, considerable blight is found along Kennedy Boulevard and Howard Avenue, and smaller pockets are found along Cleveland Street and in an area east of Magnolia Avenue. However, since most of the non-contributing elements are grouped in fairly distinct areas, it was possible to exclude them from the boundaries of the district, except along Kennedy Boulevard.

*and this has now been done along Kennedy Blvd*

**Criteria Used To Determine Designation**

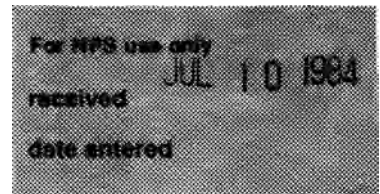
**A. Contributing (Red)**

Contributing structures are those at least 50 years old which have suffered either no alterations visible from the street or those so minor in character that they do not seriously affect the visual or structural integrity of the building. What constitutes a "minor" alteration may vary from structure to structure depending upon style, construction material, and other factors that need not apply in every case. For instance, some changes may be obviously temporary in nature in order to stabilize a structure while it is under repair.

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B. Altered but Contributing (Yellow)

An altered but contributing structure is one which has undergone alterations inconsistent with its original character or one in which inappropriate materials have been used, but which retains most of its original visual character and which can be returned with reasonable effort and cost to approximately its historic form. Altered but contributing covers a lot of territory but some guidelines are fairly evident. The removal or covering of original exterior siding is considered a serious alteration. This is true even when the new material (aluminum or vinyl) visually approximates the original material (weatherboard). This alterations in particular concerns itself with short term benefits to the detriment of the original fabric of the building. Enclosing porches, the removal of decorative architectural features, wholesale replacement of windows, the construction of nonconforming additions, all generally cause a building to be labeled "altered." It has to be evident, however, that these changes are remedial in order to gain the designation "altered but contributing" rather than "non-contributing." Altered but contributing buildings are considered certifiable as contributing to the district under the tax program.

C. Non-contributing (Blue)

Any structure erected after 1933 shall be considered non-contributing, and any structure erected before 1933 which has lost the greater part of its architectural integrity can not be returned to a condition approximating its original appearance and use of inappropriate materials shall also be considered non-contributing. Unfortunately, a number of structures in Hyde Park have suffered this fate. Usually it has been the result of an attempt to "modernize" the structure--most often bungalows--by wholesale replacement of the exterior siding with stucco or some other uncharacteristic material, enclosing porches (destroying columns, balustrades, and decorative features), and seriously altering fenestration.

Principal Styles in the Historic District

Queen Anne (Variation)

The Queen Anne style as it appears in Hyde Park (1900-1920) retains much of the assymetrical massing of Queen Anne, but the surface and ornamental treatment is simpler. Absent are the variations in shingle types and patterns, the mix of exterior sidings, and the rusticated basement or foundation wall. In its place are usually simple weatherboard or drop siding and perhaps some shingles in the gable ends. In place of a basement or foundation wall one finds tall brick piers. This vernacular interpretation of the Queen Anne, has multiple roofs and gables but lacks elaborate verge boards and other gable ornaments. Sometimes there will be a vestigial tower with a shallow pitch pavilion ("candle snuffer") roof, but in most instances the tower is absent and one finds instead wall projections with faceted bays. The porch, like the rest of the house, has less

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ornamentation than a high style Queen Anne house, often a plain balustrade and Tuscan columns (photo 92).

English Romantic Revival

Houses of this type in the district are generally referred to as "Tudor" or "Jacobean." The variations of the type cover a wide range so that it is necessary to point out just a few characteristics shared by most of them. The English Romantic Revival house seeks to emulate a "medieval" appearance. Typical features are a steeply pitched roof, a prominent chimney, small windows (casement or vertical sash), the prominent use of half-timbering, and rough brickwork or fieldstone (photo 35).

Colonial Revival

There are two basic types of Colonial Revival house. The first includes historically accurate reproductions of the rambling shingle or weatherboard "New England" style house associated with the 17th century and also the 18th century "Georgian" and "Federal" styles with their formal symmetry and classical details. The second and more common type includes the Victorian and post-Victorian where colonial motifs were freely interpreted and blended with other current styles. Hyde Park has to some degree all of the above, with the free interpretations being the more numerous. A very popular type of Colonial Revival house in Hyde Park--and elsewhere in the U.S. for that matter--combines the Colonial Revival vocabulary with that of Queen Anne. The result is often a house with the multiplicity of gables and "medievalism" of Queen Anne combined with Georgian or Federal details. The result is often striking as in the case of the Anderson-Frank House at 341 Plant Avenue, ca. 1898 (listed on the N.R.) and the W.F. Himes House at 801 Delaware Avenue (photos 32, 94).

Another type of vaguely "colonial" house in Hyde Park is what The Old House Journal calls the "American Foursquare," a simple, symmetrical, two-story structure with a hip roof. An important feature of this usually wood frame house is the hipped full width porch on the street facade. The porch often has a plain balustrade and Tuscan columns. It is the simple dignity of this house which often lends it its "colonial" flavor. Sometimes the builder would throw in a familiar detail such as a "Palladian" ventilator in the hipped front dormer (photo 92).

A number of examples of "Dutch" Colonial Revival houses are also found in Hyde Park. The most distinctive feature of this type of house is its gambrel roof whose height usually adds an extra story of living space. Unlike the more formal types of Colonial Revival houses, the Dutch Colonial was popular for its rustic appearance (photo 89).

Bungalow

The term bungalow has been applied to a wide variety of small one- and two-story dwellings having a low-pitched roof and a wide porch (photos 7, 33, 45). A versatile creature, it readily adopted the decorative characteristics and some physical outlines of other styles. Mediterranean Revival, Swiss Chalet, Colonial Revival, and even "Japanese" features. It emphasizes "natural" materials such as wood shingles, fieldstone, and rough brick. Half-timbering was used on several bungalows in the district. Some houses have a small second story--not mere attic space--with a much smaller floor area than the first floor, giving the structure a humped appearance so that it is often called a "camelback" bungalow (photo 86).

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Prairie

Only one example exists in Hyde Park, the Leiman House (ca. 1916), 716 Newport Avenue (photo 23). Often associated with Louis Sullivan and Frank Lloyd Wright, the Prairie Style flowed from the same reformist wellspring as the bungalow, but served a wealthier clientele. It is identified by its emphasis on the horizontal, broad cantilevered roofs, flat eaves, and the interplay of positive and negative massing. Roman brick and stucco were favorite materials. Regional adherents of the style often deviated from the purer forms.

Mediterranean Revival

Houses of this type are often called "Spanish Colonial" or "Mission Revival" without due regard to the characteristics separating the various "historical" productions by architects. Mediterranean Revival designs gained currency in Florida during the land boom of the 1920s largely as a result of the work of Addison Mizner who considered it "appropriate" to the state's history and climate. His elaborate designs in Palm Beach and Boca Raton, Florida, gave the lead to numerous architects who used the formulas for buildings of every type--residential, commercial, industrial, and governmental. Designs often mixed periods and regional characteristics of the architecture of Spain, Italy, and France--tossing in a few Islamic touches for good measure.

The basic characteristics of Mediterranean Revival houses are a rambling plan, stuccoed walls, tile roof, and casement windows. One often finds an arched loggia or entranceway, metal grillwork, bas-relief sculpture, a roof parapet, and a stuccoed chimney capped with tile (photos 25, 30, 49, 51).

Second Empire

The Second Empire style is represented by a single example in Hyde Park: the Hutchinson House (ca. 1908), 304 Plant Avenue. The most distinctive feature of houses of this type is the high mansard roof over the third story. Also typical are the Hutchinson House's arched wall dormer windows, the projecting wall pavilions, and its sense of massiveness (photo 69).

Classical Revival

This style emphasizes symmetry of massing and the use of "classical" orders: Doric, Ionian, Corinthian, and Tuscan columns and entablatures. In American residential architecture of the late 19th and early 20th centuries, the use of classical forms was seldom programmatic, and the distinctions between Colonial Revival and Classical Revival become blurred. Usually, a Classical Revival house will be a two-story structure with a porch or portico extending the width of the main facade having colossal columns. The entablature, when present, tends to be plain or feature dentils only. The main block of the house is usually symmetrical in its massing, but it may have a single wing, normally one-story, or a rear ell. Principal building materials may be either wood (usually weatherboard) or brick (occasionally stuccoed) (photos 3, 44, 83).

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1886-1933

Builder/Architect Various

### Statement of Significance (in one paragraph)

Hyde Park is significant as the oldest and best preserved of Tampa's early residential neighborhoods. With structures dating from the late 1800s through the 1920s, the houses in Hyde Park are representative of the various architectural styles favored by Americans prior to World War II. Housing types range from wood frame shotgun houses to high style masonry mansions. The area is marked by a variety of other structures as well: apartment buildings, churches, commercial buildings, and even light industrial structures--all from the historic period. Established as a neighborhood for Tampa's wealthier citizens, the area eventually attracted persons of all economic backgrounds. The area is also associated with the pioneer settlement of the Tampa Bay region and its early economic development. In addition to the majority of its older houses, Hyde Park has retained much of its original ambience and streetscape. Because of its association with persons significant to the history of Tampa this district fulfills Criterion B. It also fulfills Criterion C for the variety and quality of its architecture.

Tampa is located in the western part of central Florida approximately 170 miles southwest of Jacksonville. It is situated at the mouth of the Hillsborough River on Tampa Bay--an inlet to the Gulf of Mexico--and occupies almost all of the Hillsborough Peninsula, spreading north along the Hillsborough River for several miles.<sup>1</sup> The city is the seat of Hillsborough County, a leading phosphate shipping port, and a major center of finance and large bank holding companies and investment firms. Manufacturing is also important to the local economy. Cigar manufacturing, once Tampa's major industry employing thousands of workers, no longer plays the role in the economy it once did, with only five factories remaining out of the hundreds that once operated in the city. The industry, however, has left its mark on the population with the high percentage of citizens of Latin--mainly Cuban--background. Tampa today is a city of more than 295,000 persons in a county of about 650,000. The nearby beaches and other attractions, its sporting facilities and climate bring many thousands of tourists each year, adding substantially to the economic vitality of the area.

Although the Tampa Bay area was known to the Spanish as early as the 16th century, it was not settled by persons of European descent until the U.S. Army established Fort Brooke at the mouth of the Hillsborough River in 1834. The trading post and small community which sprang up near the fort became "Tampa."<sup>2</sup> Among the factors launching Tampa on its course to becoming a large modern city was the construction in 1883-1884 of Henry Bradley Plant's South Florida Railroad linking Tampa with Jacksonville where rail links to northern cities were located. About the same period phosphate was discovered in the vicinity, and the Fort Brooke military reservation--16 square miles of land--was opened to civilian settlement causing a flurry of speculation.<sup>3</sup> This gave a much needed boost to a town that, because of primitive conditions and transportation problems, had remained small--the total inhabitants in 1880 numbering only 720.<sup>4</sup>

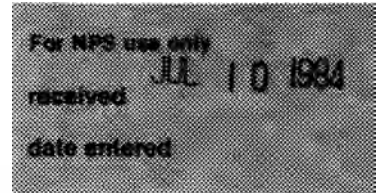
Far more important to the growth of Tampa, however was attracting Vinciente Martinez Ybor and the cigar industry from Key West in 1885. Ybor was a Spanish citizen who had begun manufacturing cigars in Cuba in 1856. At the outbreak of the Cuban Revolution in 1868--the so-called "Ten Years War"--he was forced to flee to the island city of Key West, Florida, because he was suspected of disloyalty to Spain. In Key West--just

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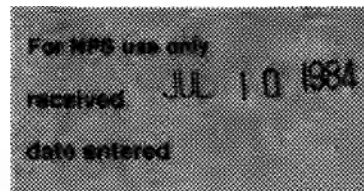
90 miles from Havana--he once again set up operations. Encouraged by local businessmen, Ybor persuaded other Cuban and American cigar manufacturers to join him on the island. Labor was readily available from the thousands of refugees, many of whom had worked in the tobacco industry, fleeing the conflict in their homeland.<sup>5</sup> After more than 15 years in Key West, Ybor decided to seek a new location for his operations because of constant labor problems arising from conflict among Cuban and Spanish workers and the isolation of Key West from supplies, raw materials and markets.<sup>6</sup>

Having first examined several other locations, Ybor decided in 1885 to settle in Tampa. His decision was influenced by the availability of transportation and the generous financial and real estate incentives offered by the Tampa Board of Trade, a forerunner to the chamber of commerce. Within a year "Ybor City" had become a thriving, independently incorporated community almost within the shadow of downtown Tampa. Its independence was short-lived, however, for in 1887 Tampa amended its charter to annex Ybor City raising the total population of the city to approximately 5,000.<sup>7</sup> Tampa's population increased dramatically over the next several decades, especially after a second cigar producing center--West Tampa--was established west of the Hillsborough River in 1894.<sup>8</sup>

According to Karl Grismer's History of the City of Tampa, the development of Hyde Park began in 1886 when O.H. Platt purchased 20 acres of land from the Robert Jackson homestead west of the Hillsborough River near its confluence with Hillsborough Bay. Platt subdivided the land into residential lots, naming the area Hyde Park after his hometown in Illinois.<sup>9</sup> Platt filed his subdivision in July of 1886, but Tampa residents were in no hurry to build west of the river.<sup>10</sup> There had been at least a few settlers west of the river almost since Fort Brooke was established. Levi Collier cleared several acres in 1829 to grow vegetables which he sold to the army.<sup>11</sup> The area of Spanishtown Creek (no longer in existence) which ran from its origin near the intersection of Kennedy Boulevard and Magnolia Avenue south to the bay was inhabited in the 1840s by five or six Spanish fishermen and their families.<sup>12</sup> The Jackson homestead--already mentioned--was also in the area, as was property owned by Jesse J. Hayden, the owner of the ferry which until 1888 was the only means of reaching the west bank of the river from Tampa.<sup>13</sup>

The 1870s saw the development of citrus farming in what is now the heart of Hyde Park. In 1878 William A. Morrison acquired 80 acres of land overlooking Hillsborough Bay.<sup>14</sup> Another grower, James M. Watrous, had purchased a similar sized tract nearby three years earlier.<sup>15</sup> Remarkably, the houses erected by both men still survive (photos 21, 22). Morrison built an Italianate mansion of "artificial stone," employing craftsmen from his former community in Alton, Illinois.<sup>16</sup> The Watrous House, a poured concrete structure was erected ca. 1882.<sup>17</sup> It was described in 1883 as "a beautiful concrete structure with four gables, two stories high standing in the midst of a 30-acre orange grove."<sup>18</sup> Unfortunately, the Morrison House (850 Newport Avenue) no longer has its distinctive central tower shown in a real estate pamphlet published in 1885, and the Watrous House (1307 Morrison Avenue) had a heavy loggia and porte cochere added to its south facade sometime in the 20th century, but otherwise the houses remain largely intact.<sup>19</sup>

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Those persons who had seen Tampa's future growth spreading west of the Hillsborough River had guessed correctly. In 1888 Henry Bradley Plant extended his railroad across the river and pushed south to the tip of the peninsula where he developed port facilities and established the town of Port Tampa.<sup>20</sup> The rail line went through the western part of what is now Hyde Park and is still in use today. The same year the cornerstone was laid to his luxurious Tampa Bay Hotel (now the University of Tampa), and the first bridge constructed across the river at Lafayette Street (renamed Kennedy Boulevard in 1963).<sup>21</sup> This early bridge was replaced by a bascule bridge in 1896, and the present bridge--also a bascule structure--was constructed in 1912-1913.<sup>22</sup> (photo 63). The \$3,000,000 Moorish style hotel opened its doors to patrons in 1891, and on August 31, 1893 the Tampa Morning Tribune confidently claimed that Hyde Park was the most "aristocratic" section of Tampa. Certainly the neighborhood had attracted a number of prominent citizens. Among those whose homes were erected before the beginning of the 20th century and are still extant are the following:

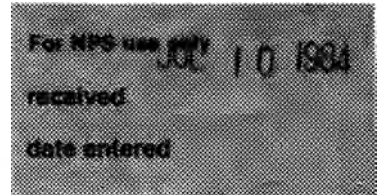
1. Peter O. Knight House (ca. 1890), 245 Hyde Park Avenue: lawyer, state attorney, one of the founders of the Exchange National Bank and the Tampa Electric Company (photo 1).
2. T.C. Taliaferro House (ca. 1890), 305 Hyde Park Avenue: one of the founders of the First National Bank. Listed on the National Register.
3. J.B. Anderson (Anderson-Frank House, ca. 1898), 341 Plant Avenue: Vice President of the Ybor Building and Loan Company, an officer of the Exchange National Bank. Listed on the National Register (photo 70).
4. S.L. Lowry House (ca. 1893), 333 Plant Avenue: businessman, city commissioner, active in the development of Bayshore Boulevard.
5. O.J. Spafford House (ca. 1887), 315 Plant Avenue: insurance executive and real estate developer.

The above is but a sampling of 19th century houses in Hyde Park still extant associated with prominent persons; moreover, there are many others associated with lesser lights found in the neighborhood. Yet other houses, like that of F.A. Solomonson who was mayor of Tampa, 1893-95 and 1904-05, have since been demolished.<sup>23</sup> So important did the Hyde Park area become to the social life of Tampa that between January 27, 1890 and September 27, 1898 the Tampa Morning Tribune saw fit to mention the names of at least 31 persons of note to locate in the area.

By 1910, the large citrus groves of William A. Morrison and James M. Watrous had been subdivided into residential tracts.<sup>24</sup> This opened all of the land south of Swann Avenue between Magnolia and Orleans Avenues to development, nearly 100 acres. West Hyde Park, a tract of similar size immediately adjoining the Morrison Grove subdivision on the west and encompassing Swann, Orleans, and Rome Avenues and Bayshore Boulevard was formally subdivided in 1914, even though building activity had apparently already been going on there for several years.<sup>25</sup> Much of this central area of Hyde Park was

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developed by two local real estate men, Alfred Swann and Eugene Holtsinger, who formed the company of Swann and Holtsinger in 1906. The two purchased much of the Morrison Grove and West Hyde Park subdivisions, setting aside numerous lots for some of Hyde Park's finest homes, deeming the area "Suburb Beautiful."<sup>26</sup>

Activity had been pushing west on Grand Central Avenue (now Kennedy Boulevard) as well. Photographs published in real estate brochure in 1909 show Hyde Park's northern boundary well settled as far west as Howard Avenue. The thoroughfare had been paved with brick and enjoyed streetcar service as well, one of two lines serving Hyde Park.<sup>27</sup> A new infusion of residents to the area had been brought about by the establishment of the city of West Tampa north of Hyde Park.<sup>28</sup> Many persons operating businesses in West Tampa preferred the serenity and charm of Hyde Park rather than the raw "frontier" atmosphere of the cigar manufacturing community.<sup>29</sup>

The period in which the greatest number of structures were erected in Hyde Park appears to have been between 1913 and 1928, as evidenced by the city's building records, the Sanborn maps, and the dated contractors' labels found stamped into the sidewalks throughout the neighborhood. Building permit ledgers, the earliest of which dates from 1915, shows new housing starts increasing steadily through the teens and twenties, declining somewhat after 1928, and virtually coming to a halt by 1931. These ledgers, however, do not give a complete picture of construction in Hyde Park as it appears that application for a building permit was not made in every case.<sup>30</sup>

During the period of the teens and twenties, Hyde Park continued to attract persons of note. Among those whose houses are still extant are the following:

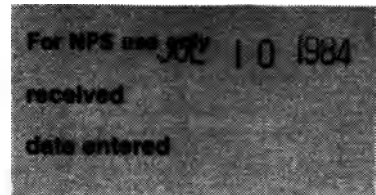
1. Issac Maas House (ca. 1924), 907 Bayshore Boulevard: co-founder of the Maas Brothers Department Stores.
2. Henry E. Snow House (ca. 1919), 1001 Bayshore Boulevard: civic leader, member of the Tampa Board of Public Works, Snow Avenue and Snow Park are named after him.
3. Doyle E. Carlton House (ca. 1913), 617 Horatio Street: governor of Florida 1929-1933.
4. M. Leo Elliott House (ca. 1923), 710 Newport Avenue: one of Tampa's leading architects, designed the City Hall and the Cuban Club in Ybor City, both listed on the National Register.

Stylistically, the houses in Hyde Park cover a wide range. The Morrison House is Italianate; the Hutchinson House (ca. 1908, listed on the National Register), 304 Plant Avenue, is Second Empire; the Leiman House (ca. 1916, listed on the National Register), 716 Newport Avenue, is Prairie Style. These houses, however, are unique of their type in Hyde Park. Far more representative are the numerous Colonial Revival, Mediterranean Revival, Queen Anne variations, Classical Revival, English Romantic Revival, Bungalow, and vernacular structures found in the district. Although there are numerous Queen Anne variation structures in the eastern part of Hyde Park, the absence of high style examples is notable considering the age and condition of the neighborhood. At least a few Queen Anne structures, complete with prominent towers,

(See Continuation Sheet)



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Continuation sheet Eleven Item number 8 Page 4

multiplicity of bays, and rich surface textures and decorative elements were erected in Hyde Park before the end of the 19th century, for at least two--the John Trice House and the J.M. Long House--are shown in the Tampa Tribune "Midwinter Edition" of 1900. These buildings are no longer extant, and such structures were evidently in the minority, not only in Hyde Park but in Tampa generally.

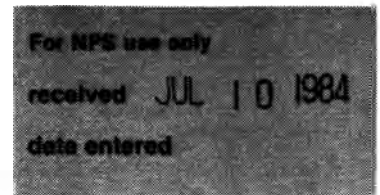
Most of the houses shown in the "Midwinter Edition" in Hyde Park are Colonial Revival and that variation of Queen Anne which the Old House Journal calls "Princess Anne," essentially a structure with a Queen Anne plan but lacking its elaborate decorative program.<sup>31</sup> It appears that the taste for Colonial Revival and Classical Revival held sway in Tampa at the end of the 19th century. Even where the influence of Queen Anne is still clearly evident in such elaborate masonry structures as the Anderson-Frank House (mentioned above) and the W.F. Heims House (ca. 1911), 801 Delaware Avenue, the exuberance of Queen Anne is tempered by the symmetry of Colonial Revival planning and the use of "classical" details.

The larger "styled" houses in Hyde Park are, for the most part, found in the Morrison Grove or "Suburb Beautiful" section of Hyde Park, and one of the most desirable locations for a house in that area was along Bayshore Boulevard. Swann and Holtsinger influenced the development of the Bayshore when they began filling in the mud flats along the water's edge in 1907.<sup>32</sup> In 1912 the city of Tampa condemned a strip of land along the water's edge between Swann and Howard for a thoroughfare.<sup>33</sup> In 1914 "Bayshore Boulevard" was paved and a seawall constructed. The first sidewalk and balustrade was completed about ten years later.<sup>34</sup> During the 1930s the roadway was widened to four lanes and the present balustrade, with its "classical" urn balusters was constructed (photo 39).<sup>35</sup>

Although larger, more expensive houses continued to be erected throughout the teens and twenties, by 1915 a significant number of bungalows began to appear in the district, especially west of Rome Avenue.<sup>36</sup> The name "bungalow" comes from India and originally meant a low, one-story house having large verandas. Inspired by the designs of the architectural firm of Greene & Greene in California in the first years of this century, the popularity of the bungalow spread rapidly across America, finally running its course about 1929. The typical bungalow is a one-story house with gently pitched gables, exposed rafter ends, and a broad front porch with battered piers. The type often makes extensive use of "natural" materials such as wood shingles, rubble stone, and rough faced brick. Architects drew on a wide variety of sources for their stylistic inspiration, including Japanese, Spanish, and Swiss sources--even more than one at the same time. Plan books, like the one distributed by the Los Angeles based Ye Planry Building Company in 1908, could be easily obtained for four or five dollars, showing Americans how they could afford a convenient and "stylish" home.<sup>37</sup> The most notable single tract of bungalows in Hyde Park is Bungalow Terrace, a one block subdivision of 31 houses platted in 1915 by H.C. Draper and the Tampa Land Company. The development contains four rows of single family dwellings, the two inner rows of which face inwardly on a central lane or walkway flanked by stone pylons at each end. The majority of the houses were erected before 1920<sup>38</sup> (photo 46).

(See Continuation Sheet)

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Item number 8

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A neighborhood the size of Hyde Park required at least some space set aside for domestic servants and common laborers (photo 50). Groups of small houses dot the district, the largest single surviving concentration being a tract of shotgun houses located on the block encompassed by Azeele Street, Orleans Avenue, Horatio Street, and Oregon Avenue. Hyde Park is also noted for its many apartment buildings, the majority of which were erected during the 1920s.<sup>39</sup> Some are little more than wood frame tenements, but many are well-constructed buildings with Mediterranean Revival and Colonial Revival features (photos 10, 13, 38). The neighborhood also contains schools, churches, and commercial buildings which add to its flavor. (photos 29, 34, 71)

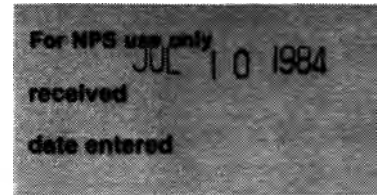
Despite Hyde Park's verdant appearance, resulting from the large shade trees lining its avenues and the spacious lawns of its houses, there is little in the way of parks and other land set aside for public employment as can be found in the rest of the city. This is, perhaps, one unfortunate result of the multiplicity of private developments that form the neighborhood. Bayshore Boulevard attracts many pedestrians since it features a sidewalk that runs unbroken along the bay from Swann Avenue to Gandy Boulevard, a distance of about three miles. The only specifically designated "parks" in the historic district, however, are Kate Jackson Playground--a single city block bounded by Packwood, Rome, Bristol, and Morrison Avenues--and Snow Park.

Snow Park is a small area of land at the intersection of Kennedy Boulevard, Grand Central Avenue, and Magnolia Avenue (photo 40). Originally nothing more than a traffic island, it was dedicated to Henry E. Snow in 1920.<sup>40</sup> The city of Tampa decided to improve the park in 1925 by providing it with a fountain enclosed by a small pavilion. The work was completed in 1926 shortly after Snow died, but less than a decade later the pavilion was destroyed when struck by an automobile.<sup>41</sup> The site remained neglected until 1984 when the city began work to enlarge the park, plant shade trees, and erect a new pavilion. The work is expected to be finished in 1984.

Hyde Park was not the only residential area to grow up around Tampa at the end of the 19th century. About the same time people began to build houses in the Tampa Heights area immediately north of downtown. Ybor City also had its own residential section, as did West Tampa. By the mid-1920 residential developments had mushroomed around the city, among them Beach Park, Davis Islands, Palma Ceia, Sunset Park, and Seminole Heights. In almost every case these subdivisions either failed to live up to their developers' expectations or have been robbed of their historic visual character. Tampa Heights is today an extremely blighted area, the majority of its older homes having either been demolished or extremely altered. Both Ybor City and West Tampa have suffered much the same fate, although each has its own National Register district, the significance of which is founded upon the ethnic character of the neighborhoods and the development of the cigar industry, rather than residential architecture. Ybor City, in fact, had much of the residential area near the present historic district destroyed as the result of urban renewal planning.

Davis Islands, Beach Park, and Sunset Park all suffered to some extent from the collapse of the Florida "land boom" in 1926. Each was a large comprehensive land development that depended in part on advance sales of large tracts of building lots to prospective buyers. The developers had--as was usual in Florida real estate schemes at the time--borrowed large sums of money to develop the property and construct model

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Continuation sheet Thirteen Item number 8 Page 6

homes to lure customers. Often borrowing funds without sufficient collateral to cover debts. Sales were made on shaky terms too, so that when confidence in the Florida real estate market vanished, construction was halted, and many of the subdivisions languished, most of them never being completed according to plan.

Shifting population patterns, the decline of the inner city and traditional "neighborhood" concept have injured all of Tampa's older residential neighborhoods to some degree, and Hyde Park has not escaped unscathed. Severe blight afflicts Kennedy Boulevard, Howard Avenue, and certain pockets within the district. Still, through the insight of Hyde Park's residents and the increased awareness of the importance of historic preservation by the city government, much of Hyde Park has been preserved and is undergoing a renewal, so that today--as in 1893--it can still claim to be the most "aristocratic" section of Tampa.

FOOTNOTES

<sup>1</sup>Tampa Bay is actually divided into two large bays--Old Tampa Bay and Hillsborough Bay--and several smaller bays separated by the Hillsborough Peninsula.

<sup>2</sup>Durward Long. "Making of Modern Tampa: a City of the New South," Florida Historical Quarterly. XLIX (April, 1971), 334.

<sup>3</sup>ibid., 335.

<sup>4</sup>ibid., 334.

<sup>5</sup>Stuart Campbell and Porter McLendon. The Cigar Industry of Tampa, Florida, Gainesville: (?), 1939, 43-44.

<sup>6</sup>Durward Long. "The Historical Beginnings of Ybor City and Modern Tampa," Florida Historical Quarterly. (XLV July, 1966), 32.

<sup>7</sup>ibid., 38-39.

<sup>8</sup>Tampa Morning Tribune. April 27, 1894.

<sup>9</sup>Karl H. Grismer. A History of the City of Tampa and the Tampa Bay Region of Florida. edited by D.B. McKay. St. Petersburg: The St. Petersburg Publishing Company, Inc., 1950, 187.

<sup>10</sup>Hillsborough County. Plat Maps, Book 1, Page 1. Clerk of the Circuit Court, Hillsborough County Courthouse, Tampa, Florida.

<sup>11</sup>Grismer, 61.

<sup>12</sup>ibid., 121.



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date entered

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- 13 ibid., 187.
- 14 Hillsborough County. Deed Records, Book E, Page 362. Clerk of the Circuit Court, Hillsborough County Courthouse, Tampa, Florida.
- 15 Deed Records, Book D, page 598.
- 16 Sunland Tribune. January 29, 1881.
- 17 Sunland Tribune. May 4, 1882.
- 18 Bay City (Michigan) Evening Press. March 19, 1883.
- 19 Hillsborough County Real Estate Agency. "Descriptive Pamphlet of Hillsborough County," New York: South Publishing Co., 1885.
- 20 Dudley S. Johnson. "Henry Bradley Plant and Florida," Florida Historical Quarterly. XLV (October, 1966), 124.
- 21 Jacksonville Florida Times-Union and Citizen. "Christmas Edition," December 1897; "Insurance Maps of Tampa, Florida," New York: Sanborn Map Company, editions and revisions 1884-1931.
- 22 Grismer, 236; Tampa Morning Tribune. August 25, 1895.
- 23 Polk's Tampa City Directory. Richmond, Va.: R.L. Polk Company, editions 1899-1983.
- 24 Plat Maps, Book 5, Page 64.
- 25 Sanborn Maps, 1884-1931.
- 26 Grismer, 379; Alfred Swann (1843-1926), born in Dandridge, Tennessee, came to Tampa in 1904. Eugene Holtsinger (1868-1916), also born in Dandridge, came to Tampa in 1905, formed Swann & Holtsinger Company with Swann in 1906.
- 27 Mutual Realty and Investment Co., "Tampa's Future: Sure and Golden as the Rising Sun", promotional brochure. Buffalo, N.Y.: Matthews-Northrup Works, 1909; Tampa Board of Trade. Bird's-Eye View of Tampa, 1912 (lithograph), Chicago: Barnes Crosby Company.
- 28 Laws of Florida. Vol. XXII, No. 176, Chapter 5867. "An Act to Incorporate the City of West Tampa in the County of Hillsborough," 1895.
- 29 Tampa City Directory, 1899-1983.

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<sup>30</sup>City of Tampa. Building Permit Ledgers, 1915-1938. Inspectional Services Division, City Hall Plaza, Tampa, Florida; "Sanborn Maps," 1884-1931; the Sanborn Maps reveal a greater increase in structures in the period 1922-1931 than permits applied for.

<sup>31</sup>Clem Labine. "The Princess Anne House," Old House Journal. Vol. X, No. 7 (July 1982), 135-137.

<sup>32</sup>Grismer, 379.

<sup>33</sup>City of Tampa. Resolutions of the City Council, No. 503 (July 9, 1912). Office of the City Clerk, City Hall Plaza, Tampa, Florida.

<sup>34</sup>Resolution No. 939 (May 14, 1914); No. 1726A-1727A (November 10, 1925); Grismer, 263.

<sup>35</sup>Resolution No. 1702B (October 31, 1933).

<sup>36</sup>"Sanborn Maps," 1884-1931.

<sup>37</sup>Ye Planry Building Company, Inc. Ye Planry Bungalows. Los Angeles: Senogram Publishing Co., 1908.

<sup>38</sup>The Sanborn Maps do not list Bungalow Terrace as a separate subdivision but show it to be a part of Fortuna Subdivision.

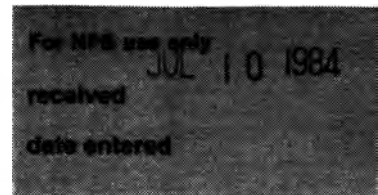
<sup>39</sup>"Sanborn Maps," 1884-1931; Building Permit Ledgers, 1915-1938.

<sup>40</sup>Resolution No. 1789 (October 5, 1920).

<sup>41</sup>Tampa Tribune. June 11, 1925 and June 11, 1935.

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Continuation sheet Sixteen

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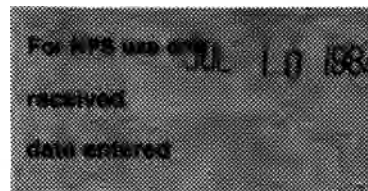
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- Hillsborough County. Deed Records. Clerk of the Circuit Court, Hillsborough County Courthouse, Tampa, Florida.
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- "Insurance Maps of Tampa, Florida." New York: Sanborn Map Company, editions and revisions 1884-1931.
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- Labine, Clem. "The Princess Anne House," Old House Journal. Vol. X, No. 7 (July, 1982), 135-137.
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(See Continuation Sheet)



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Polk's Tampa City Directory. Richmond, Va.: R.L. Polk Company, Editions 1899-1983.

Sunland Tribune. January 29, 1881.

Sunland Tribune. May 4, 1882.

Tampa Morning Tribune. April 27, 1894.

Tampa Tribune. "Midwinter Edition," 1900.

Tampa Tribune. June 11, 1925.

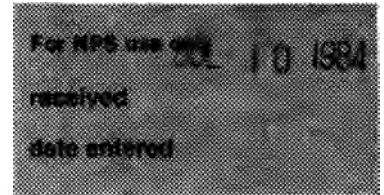
Tampa Tribune. June 11, 1935.

Ye Planry Building Company, Inc. Ye Planry Bungalows. Los Angeles: Senogram Publishing  
Co., 1908.

Returned

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I 17 355700 3091710

Area II

- J 17 354600 3091740
- K 17 354600 3091430
- L 17 354540 3091200
- M 17 354440 3091070
- N 17 354190 3091070
- O 17 354140 3091440
- P 17 354140 3091750

Verbal Boundary Description

AREA I

Returned

Begin at the southwest corner of the intersection of W. Kennedy Boulevard and Plant Avenue; then proceed south along the west curb of Plant Avenue to the point where that section of Grand Central Avenue running between Plant Avenue and Parker Street intersects Plant Avenue; then proceed east along the south curb of Grand Central Avenue to the intersection of Parker Street; then proceed south along the west curb of Parker Street to the intersection of Brorein Street; then proceed west along the north curb of Brorein Street to the intersection of Plant Avenue.

Then turning south, cross Brorein Street and proceed along Plant Avenue beneath the Crosstown Expressway to the southeast corner of Plant Avenue and Cardy Street; then proceed along the south curb of Cardy Street to the intersection of Bayshore Boulevard; then proceed southwest along the near curb of Bayshore Boulevard to the intersection of Verne Street; then proceed northwest along the near curb of Verne Street to the intersection of Plant Avenue.

Crossing Plant Avenue, proceed south along the west curb of Plant Avenue to the intersection of DeLeon Street; then proceed west along the north curb of DeLeon Street to the intersection of Hyde Park Avenue; then proceed north along the east curb of Hyde Park Avenue to the intersection of Azeele Street; then proceed west along the north curb of Azeele Street to the intersection of Cedar Avenue; then proceed south along the west curb of Cedar Avenue to the intersection of DeLeon Street; then proceed west along the north curb of DeLeon Street approximately 75 feet.

Then turning south, cross DeLeon Street and proceed along the rear property line of 600 Magnolia Avenue and the property line separating 515 Bay Street and 517 Bay Street; continue south along said line across Bay Street and Bayshore Boulevard to the south or far side of the balustrade running along the seawall at Hillsborough Bay; then proceed in a southwesterly direction along the seawall to the intersection of Bayshore Boulevard and Howard Avenue.

Recrossing Bayshore Boulevard, proceed northwest and then north along the east curb of Howard Avenue to the point where Watrous Avenue, Jetton Avenue, and the Crosstown Expressway all intersect; then proceed northeast along the southeast side of the Crosstown Expressway right-of-way to the point where it crosses Swann Avenue; then proceed east along the south curb of Swann Avenue to the intersection of Rome Avenue; then proceed

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south along the west curb of Rome Avenue to the southwest corner of Bristol Avenue; then proceed east along the line of the south curb of Bristol Avenue to the point where said line meets the east curb of Oregon Avenue; then proceed north along the east curb of Oregon Avenue across Swann Avenue and approximately 150 feet north of the intersection of Oregon and Swann.

Then turning west, cross Oregon and continue along the south property line of 613 Oregon Avenue and the south property line of 614 Dakota Avenue to the west curb of Dakota Avenue; then proceed north approximately 100 feet and turn west running along the property line separating 609 and 611 Dakota Avenue and along the south property line of 610 Rome Avenue to the east curb of Rome Avenue; then proceed north along the east curb of Rome Avenue to the right-of-way of the Crosstown Expressway.

From that point proceed northeast along the southeast right-of-way of the Crosstown Expressway to the intersection of the western line of the south curb of Azeele Street; then proceed east along said line approximately 750 feet; then proceed north approximately 225 feet across Azeele and along the rear property lines of 307, 309, and 311 Willow Avenue; then proceed east along the north property line of 307 Willow Avenue to the east curb of Willow Avenue.

Then turn north and proceed along the east curb of Willow Avenue and continue across Platt Street and beneath the Crosstown Expressway to the northeast corner of Willow Avenue and Cleveland Street; then proceed west along the north curb of Cleveland Street approximately 200 feet; then proceed north along the rear property lines of 107, 111, 113, 115, and 117 Willow Avenue to the right-of-way of the Atlantic Coastline Railroad; then proceed northeast along said right-of-way to the point where it intersects Kennedy Boulevard; then proceed east along the south curb of Kennedy Boulevard to the intersection of Plant Avenue, to the point of beginning.

AREA II

Beginning at the southwest corner of Kennedy Boulevard and Packwood Avenue proceed south along the west curb of Packwood to the northwest corner of Platt Street; then proceed west along the north curb of Platt to the alley lying at approximately the middle of the block between Fremont Avenue and Melville Avenue; then proceed south along the west side of the alley to the intersection with Azeele Street; then proceed east along the south curb of Azeele to the alley lying approximately in the middle of the block between Packwood Avenue and Fremont Avenue; then proceed south along the west side of the alley to the intersection of Horatio Street.

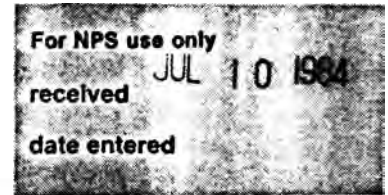
Turning west, proceed along the north curb of Horatio to the alley lying approximately in the middle of the block between Melville Avenue and Fremont Avenue; then proceed south along the west side of the alley to the intersection of DeLeon Street; then proceed west along the north curb of DeLeon to the northeast corner of Melville Avenue; then proceed north along the east curb of Melville to the northeast corner of Horatio Street; then proceed west along the north curb of Horatio to the northwest corner of Albany Avenue; then proceed south along the west curb of Albany to the northwest corner of DeLeon Street.

(See Continuation Sheet)



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Turning west, proceed along the north curb of DeLeon Street to the northeast corner of Westland Avenue; then proceed north along the east curb of Westland to the southeast corner of Horatio Street; then proceed east along the south curb of Horatio to the alley lying approximately in the middle of the block between Westland Avenue and Albany Avenue; then proceed north along the east side of the alley to the intersection of Azeele Street; then proceed west along the north curb of Azeele to the northeast corner of Westland Avenue.

Turning north, proceed along the east curb of Westland Avenue to the northeast corner of Platt Street; then proceed west along the north curb of Platt to the alley lying approximately at the middle of the block between Howard Avenue and Westland Avenue; then proceed north along the east side of the alley to the intersection with Kennedy Boulevard; then proceed east along the south curb of Kennedy to the southwest corner of Packwood Avenue, the point of beginning.

Justification:

These boundaries were designed to include all areas of significant concentration while excluding areas of lesser concentration and significant intrusions.

Returned

# 9. Major Bibliographical References

(See Continuation Sheet)

# 10. Geographical Data

Acreeage of nominated property 573 acres

Quadrangle name Tampa

Quadrangle scale 1:24000

### UTM References

A	1 7	3 5 6 0 7 0	3 0 9 1 8 6 0
	Zone	Easting	Northing

B	1 7	3 5 6 3 8 0	3 0 9 1 4 8 0
	Zone	Easting	Northing

C	1 7	3 5 6 3 9 0	3 0 9 0 4 6 0
	Zone	Easting	Northing

D	1 7	3 5 5 6 0 0	3 0 9 0 4 6 0
	Zone	Easting	Northing

E	1 7	3 5 4 1 4 0	3 0 8 9 5 4 0
	Zone	Easting	Northing

F	1 7	3 5 4 0 3 0	3 0 8 9 7 4 0
	Zone	Easting	Northing

G	1 7	3 5 5 1 2 0	3 0 9 0 3 2 0
	Zone	Easting	Northing

H	1 7	3 5 5 1 2 0	3 0 9 0 3 2 0
	Zone	Easting	Northing

(See Continuation)

### Verbal boundary description and justification

(See Continuation Sheet)

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

state	N/A	code	N/A	county	N/A	code	N/A
-------	-----	------	-----	--------	-----	------	-----

# 11. Form Prepared By

name/title W. Carl Shiver/Larry S. Paarlberg, Historic Sites Specialist

organization Florida Division of Archives date June 25, 1984

street & number The Capitol telephone (904) 487-2333

city or town Tallahassee state Florida

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *George W. Percy*

title George W. Percy, State Historic Preservation Officer date 6/26/84

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

(Seal of the National Park Service)

date

Chief of Registration

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Hyde Park Historic District  
Hillsborough County  
FLORIDA

Substantive Review

Working No. JUL 10 1984

Fed. Reg. Date: 8/9/84 - 8/24/84

Date Due: 8/9/84 - 8/24/84

Action:  ACCEPT

RETURN 8/24/84

REJECT

Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments: Large district containing approx 1700 sites, significant as

the oldest and best preserved of Tampa's early residential neighborhoods. Two  
separate areas are designated. Separated by an  
expressway and noncontributing infill. The concentra-  
tion of NC buildings is about 25% mostly seen toward  
the edges of the district. Return for more justification on boundaries or change

Recom./Criteria Return

Reviewer F. Reed

Discipline Arch. History

Date 8/24/84

see continuation sheet

Nomination returned for:  technical corrections cited below of boundaries. See #7 below.  
 substantive reasons discussed below

1. Name \_\_\_\_\_

2. Location \_\_\_\_\_

3. Classification \_\_\_\_\_

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property \_\_\_\_\_

5. Location of Legal Description \_\_\_\_\_

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

While the district appears eligible, the boundaries include areas  
near the edges where there are concentrations of noncontributing buildings.  
Please adjust boundaries to exclude these elements, where the integrity of the dist. is  
in question.



**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness 0
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

**9. Major Bibliographical References**

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification

*Please justify boundaries selected, especially in terms of groups of non-contributing buildings which might be included.*

**11. Form Prepared By**

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_ national      \_\_\_\_ state      \_\_\_\_ local

State Historic Preservation Officer signature

title \_\_\_\_\_ date \_\_\_\_\_

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to Carol Dubie or Paula Reed

Signed Paula S. Reed Date 8/24/84 Phone: 202-343-9536

DATE

2/15/85

TIME OF CALL

12:00

AM  
PM

TELEPHONE REPORT

1. CALL  TO:  FROM (Name)

Larry Paalsberg

2. ADDRESS (Tel. No. if needed)

FL 87100

3. SUBJECT, PROJECT NO., ETC.

Hyde Park Nomination

4. DETAILS OF DISCUSSION

ORIGINAL SUBMISSION was returned-bound  
quest → what changes were made?

bound <sup>was</sup> at Kennedy Avenue Boulevard

pulled back off KA ← pulled to rear property  
lines bc of major intrusions on KA

all of 2 neighborhoods <sup>next to</sup> West Tampa

many more photos included in package  
→ Addendum of Bay Shore - included as  
well to justify the inclusion of portions of  
it into the HD →

Pictures were not sorted by incl/excl - I pulled  
out pict of area in question

NAME OF PERSON PLACING/RECEIVING CALL

APS

TITLE

Historian

OFFICE

IRD

811 S. Orleans Ave.  
Tampa, Florida 33606

May 14, 1984

George W. Percy  
State Historic Preservation Office  
Division of Archives, History and Records Management  
Department of State  
The Capitol  
Tallahassee, Florida 32301

RECEIVED  
MAY 17 1984



RE: HYDE PARK HISTORIC DISTRICT NOMINATION

Dear Mr. Percy:

HISTORIC PRESERVATION  
SECTION

According to the instructions listed in the legal advertisement in the Tampa Tribune we object to the nomination of Hyde Park as a historic district and urge that it be withdrawn. Our objections are as follows:

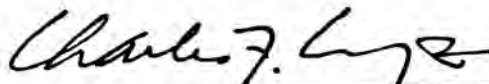
1. Financial aids and provisions benefit only commercial interests and not the resident home owner. We have a great fear this will encourage rezoning for commercial development which certainly would destroy the residential character we want to maintain. This was the prime reason we moved to Hyde Park 21 years ago.
2. Governmental involvement in the place where we live. We know enough that when government funding is involved, control of some sort is inevitable. It may seem innocent enough now to hear that control is not contemplated. We cannot depend on this. The next administration both at national, state, or local levels can quite easily change that. Changes may also occur so slowly that one day we suddenly realize we have lost our rights. Please do not misconstrue, we are not being critical of our governments. We merely want the government to stay in its place and not in our homes.
3. Government funds should not be for special interests and will be better utilized in other matters of national concern and benefit. Why should someone in Hawaii, Alaska, or Maine be contributory to a private profit-making endeavor for someone in Hyde Park? This only feeds the fierce fire of inflation caused by needless government spending.
4. The disadvantages described above are matters of grave concern to us and cannot be offset by whatever meager advantages may accrue.

The best way to avoid adverse circumstances is to not let the environment in which they may grow ever get started.



May 14, 1984

We, Charles F. Curry, Jr. and Dorothy F. Curry, certify that we reside and are the owners of the property 811 South Orleans, Tampa, Florida, Lot 6, Block 6 West Hyde Park Subdivision, and further that we are opposed to the nomination of Hyde Park as a historic district.



Charles F. Curry, Jr.



Dorothy F. Curry

Sworn to and subscribed before me this 14th day of May A.D., 1984.  
Notary Public, State of Florida at Large  
My Commission Expires Jan. 3, 1986

  
Notary Public  
State of Florida at Large



FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State

DIVISION OF ARCHIVES,  
HISTORY AND RECORDS MANAGEMENT  
The Capitol, Tallahassee, Florida 32301-8020  
(904) 488-1480

June 26, 1984

In Reply Refer to:

Carol Shull  
Chief of Registration  
National Park Service  
National Register of Historic Places  
U.S. Department of the Interior  
Washington, D.C. 20240

Larry S. Paarlberg  
Historic Sites Specialist  
(904) 487-2333

Dear Ms. Shull:

Enclosed is the National Register nomination for the Hyde Park  
Historic District. This nomination has been approved by the Florida  
National Register Review Board and myself.

Sincerely,

A handwritten signature in cursive script, appearing to read "George W. Percy".

George W. Percy  
State Historic  
Preservation Officer

GWP:sds

Enclosures

COUNTY

An Affirmative Action  
Equal Opportunity Employer



8/9/84 - 8/24/84  
OF HILLSBOROUGH

POST OFFICE BOX 1110 TAMPA, FLORIDA 33601

BOARD OF COUNTY COMMISSIONERS

June 26, 1984

Keeper, National Register  
of Historic Places  
National Park Services  
U.S. Department of the Interior  
Washington, D.C., 20240

Dear Sir:

It is my understanding that the Hyde Park Historic District has been nominated for the National Register of Historic Places. I strongly recommend that it be selected by your committee.

It is a unique area within the City of Tampa which deserves such recognition. The residents in that area have meticulously endeavored to preserve the historic flavor of the area.

Thank you very much for giving this your every consideration.

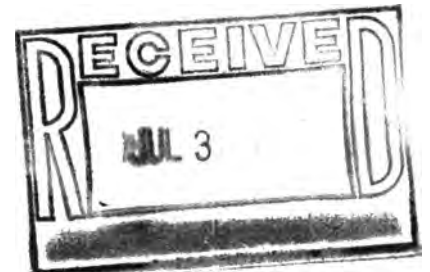
Sincerely yours,

*Jan Platt*

Jan Platt, Commissioner  
Hillsborough County

JP/ew

cc: Mr. George W. Percy, State Historic Preservation Officer  
Mrs. Joel Mattison, Hyde Park Preservation Society  
Mr. Tony Pizzo, County Historian  
Mrs. Jess Kruse  
Mr. Leland Hawes, Tampa Tribune





July 20, 2015

Ms. Desiree Estabrook  
Supervisor, Survey & Registration Section  
Division of Historical Resources  
Florida Department of State  
R.A. Gray Building  
500 South Bronough Street  
Tallahassee, Florida 32399

RECEIVED  
BUREAU OF  
HISTORIC PRESERVATION  
2015 JUL 22 A 9:24

**Re: Request for Removal of National Register Historic Designation: 502 Grand Central Avenue, 110 and 112 South Magnolia Avenue, Tampa, Florida (collectively, the "Properties")**

Dear Ms. Estabrook:

I am in receipt of a copy of your letter dated July 15, 2015 to Mr. Joe Hafner stating that it is the intent of the Florida State Historic Preservation Office to change the status of the above-referenced Properties to "noncontributing" on the National Register of Historic Places.

As the authorized representative owners of the Properties, this letter will serve as notice that the owners: (1) agree with and support the proposed change in the above-referenced Properties' status to "noncontributing"; (2) waive any additional opportunity to comment on the notice from the Florida State Historic Preservation Office to change the status of the Properties to "noncontributing"; and (3) request that the change in the Properties' classification to "noncontributing" be expedited to the maximum extent possible.

Sincerely,



Cecille Parido,  
As General Partner of Stool Rentals, Ltd. (502 Grand Central Ave.)  
As President of Jax Beach Properties, Inc. (110 S. Magnolia Ave.)  
As President of Persona, Inc. (112 S. Magnolia Ave.)

cc: Honorable Mayor Bob Buckhorn, City of Tampa  
Dennis Fernandez, Manager, Architectural Review & Historic Preservation, City of Tampa  
Rebecca Kert, Senior Assistant City Attorney, City of Tampa  
Andrea E. Zelman, Esq.  
Mr. Joe Hafner, Hafner-Ferlita Architects



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

July 15, 2015

Mr. Joe Hafner  
Hafner-Ferlita Architects  
417 S. Hyde Park Avenue  
Tampa, Florida 33606

Re: Request for removal of National Register historic designation: 502 Grand Central Avenue, 110 and 112 South Magnolia Avenue, Tampa, Florida

Dear Mr. Hafner,

Our office is responding to your request made on June 15, 2015 to remove three contributing properties listed within the Hyde Park Historic District (FMSF #8H11050), listed on the National Register of Historic Places on March 4, 1985. To clarify, properties are not removed from the National Register, but rather re-classified as "noncontributing" if said properties no longer retain historic integrity that reflects their period of significance. Properties are only removed from the National Register if the physical site or district boundary is amended, which requires review and approval from the state-level Florida National Register Review Board.

With the intent to change the property's status to "noncontributing," our State Historic Preservation Office is obligated per *36 CFR 60.15(d)* to notify the affected owner and chief elected local official to give them an opportunity to comment prior to submitting a petition to the National Park Service for removal. **The owner and chief elected local official can choose to waive the opportunity to comment.**

Federal regulation *36 CFR 60.15(a)(1)* states that grounds for removing a property from the National Register has to meet the following condition in that it "has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination and prior to listing."

After careful consideration from this office, it is the overall opinion of staff that these three properties no longer contribute to the Hyde Park Historic District due to their isolation from the surrounding historic context, most of which has been lost to development that has distorted the original neighborhood scale. Although 110 South Magnolia Avenue, 112 South Magnolia Avenue, and 502 Grand



Division of Historical Resources  
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399  
850.245.6300 • 850.245.6436 (Fax) [flheritage.com](http://flheritage.com)  
*Promoting Florida's History and Culture* [VivaFlorida.org](http://VivaFlorida.org)



Hafner  
July 15, 2015  
Page 2

Central Avenue retain sufficient architectural integrity in their design and workmanship, they are surrounded by parking lots, oversized modern infill, and are visually separated from the core historic district just south of the Selmon Expressway. Their connection to the turn-of-the-century residential district is lost, save for the brick streets fronting the properties. Furthermore, they do not reflect enough significance in their own right to substantiate individual listing on the National Register.

Again, historic districts are a collection of properties listed, not just a single resource within it. By federal regulation *36 CFR 60*, we cannot "remove" a property from the National Register when it is a part of a larger listing. However, we can change the status of these properties from "contributing" to "noncontributing", since their relationship to the greater historic district is lost. In effect, the classification of "noncontributing" means that the given property is not subject to any of the rights or privileges of National Register designation, nor eligible for consideration during federal undertakings.

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,



Desiree Estabrook  
Supervisor, Survey & Registration Section

**Enc:** *Attachment A: Aerial view of properties in question from the Division of Historical Resources Florida Master Site File (FMSF) GIS database*  
*Attachment B: List of contributing properties within the Hyde Park Historic District, as it pertains to the specific property*  
*Attachment C: FMSF form, specific to each property*  
*Attachment D: Current property record detailing ownership*

**Cc:** Honorable Mayor Bob Buckhorn, City of Tampa  
Cecille Parido, owner of 110, 112 South Magnolia Avenue and 502 Grand Central Avenue  
Dennis Fernandez, Manager, Architectural Review & Historic Preservation, City of Tampa  
Rebecca Kert, Senior Assistant City Attorney, City of Tampa  
Andrea Zelman of Buchanan, Ingersoll & Rooney PC



# Attachment A:

Aerial view of properties in question from our Florida Master Site File GIS database

Loether  
July 22, 2015  
Page 2

On July 22, our office received a letter of agreement from the owner, waiving the right to further comment on the proposed action, and requesting that we submit the petition to the National Park Service for final consideration. The enclosures detail the correspondence between all parties.

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,



Robert. F. Bendus  
State Historic Preservation Officer, and  
Director, Division of Historical Resources

*Enc: Copy of July 22, 2015 letter from Cecille Parido, owner and petitioner;  
Copy of July 15, 2015 response from Desiree Estabrook, Supervisor for Survey & Registration,  
commenting on the requested change of status for said properties.*

Cc: Cecille Parido, owner of 110, 112 South Magnolia Avenue and 502 Grand Central Avenue

# Attachment B:

List of contributing properties within the Hyde Park Historic District National Register  
nomination (1983), as it pertains to the specific property



GRAND CENTRAL AVENUE

<u>Address</u>	<u>Category</u>	
205	C	
206	C	
208	C	
210	C	
215	NC	
216	CA	
410-411	NC	
502	NC	HEI 1647
503-511	C	
504-506	C	
508	CA	

62

MAGNOLIA AVENUE

<u>Address</u>	<u>Category</u>
110	CA 1111178
112	CA 1111179
113	NC
114	C
115	C
116	NC
210	C
212	C
301	C
303	C
305	CA
307	CA
309	CA
401	CA
403	NC
405	CA
412	C
414	NC
501	CA
502	NC
503	CA
505	C

72

# Attachment C:

Florida Master Site File form, as it pertains to the specific property



FLORIDA MASTER SITE FILE  
Site Inventory Form

Site No. BH 1478

Site Name \_\_\_\_\_ Survey Date \_\_\_\_\_  
 Address of Site 110 Magnolia Ave. Tampa, FL 33606  
 Instruction for locating East side of Magnolia between  
Grand Central and Cleveland  
 Location Washington 12 3  
 Subdivision name block no. lot no.

County Hillsborough  
 District name if applicable Hyde Park Historic District  
 Owner of Site: Name \_\_\_\_\_  
 Address \_\_\_\_\_

Type of Ownership \_\_\_\_\_ Recording Date \_\_\_\_\_  
 Recorder: Name & Title Thomsen, Mark M.  
 Address Historic Tampa/Hillsborough County Preservation Board  
452 W. Kennedy Blvd. Tampa, FL 33606

Condition of Site:	Integrity of Site:	Original Use <u>Residence</u>
Check One	Check One or More	Present Use <u>Residence</u>
<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Altered	Dates C.+ <u>1908</u>
<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Unaltered	Cultural/Phase <u>American</u>
<input type="checkbox"/> Fair	<input type="checkbox"/> Original Use	Period <u>20th Century</u>
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Restored/Date	
	<input type="checkbox"/> Moved/Date	

NR Classification Category Building Date Listed on NR \_\_\_\_\_

Threats to Site:  
 Check One or More

<input type="checkbox"/> Zoning	<input type="checkbox"/> Transportation
<input type="checkbox"/> Development	<input type="checkbox"/> Fill
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Dredge
<input type="checkbox"/> Borrowing	
<input type="checkbox"/> Other (See Remarks Below)	

Areas of Significance: \_\_\_\_\_

Significance:

See Hyde Park Historic District file:

=

=

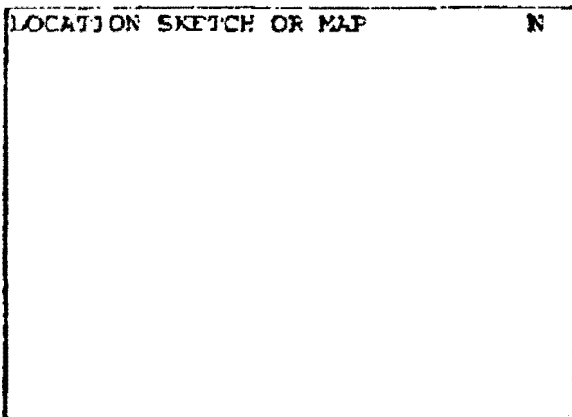
=

**SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)**

Architect Unknown  
 Builder Unknown  
 Style and/or Period Frame Vernacular  
 Plan Type Rectangular  
 Exterior Fabric(s) Wood: Weatherboard  
 Structural System(s) Wood Frame  
 Porches E/ 1 Story, 3 Bay  
 Orientation East  
 Foundation Piers: Brick  
 Roof Type Hip  
 Secondary Roof Structure(s) Gable # Shed  
 Roof Surfacing Composition: Shingle  
 Window Type DHS  
 Ornament Exterior -----  
 Chimney Brick  
 Chimney Location Central: Rear Slope  
 No. of Chimneys 1 No. of Stories 2  
 No. of Dormers 1 Outbuildings -----  
 Surroundings Residential  
 Map Reference (incl. scale & date) USGS Tampa 7.5 Min 1956 (PR 1969)

Latitude and Longitude:

Site Size (Approx. Acreage of Property)



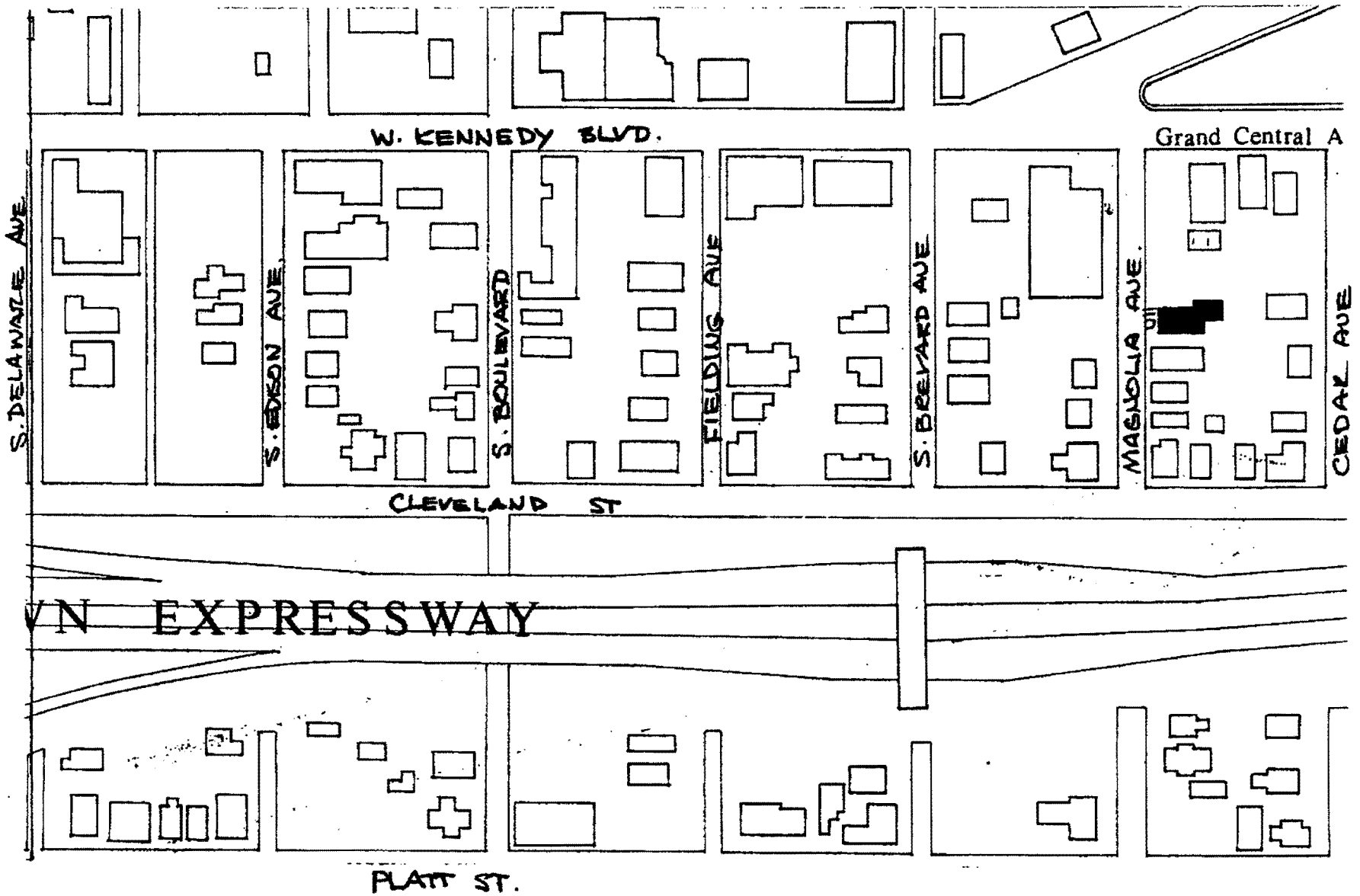
Township	Range	Section
29S	18E	24

UTM Coordinates:

Zone Easting Northing

Photographic Records Number  
Please attach Photographic Print

Roll 59, Frame 11







FLORIDA MASTER SITE FILE  
Site Inventory Form

Site No. 8H1479

Site Name \_\_\_\_\_ Survey Date \_\_\_\_\_  
Address of Site 112 Magnolia Ave. Tampa, FL 33606  
Instruction for locating East side of Magnolia between \_\_\_\_\_  
Grand Central and Cleveland  
Location Washington 12 5  
Subdivision name block no. lot no.

County Hillsborough  
District name if applicable Hyde Park Historic District  
Owner of Site: Name \_\_\_\_\_  
Address \_\_\_\_\_

Type of Ownership \_\_\_\_\_ Recording Date \_\_\_\_\_  
Recorder: Name & Title Thomsen, Mark M.  
Address Historic Tampa/Hillsborough County Preservation Board  
452 W. Kennedy Blvd. Tampa, FL 33606

Condition of Site:	Integrity of Site:	Original Use <u>Residence</u>
Check One	Check One or More	Present Use <u>Residence</u>
<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Altered	Dates C. + <u>1908</u>
<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Unaltered	Cultural/Phase <u>American</u>
<input type="checkbox"/> Fair	<input type="checkbox"/> Original Use	Period <u>20th Century</u>
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Restored/Date	
	<input type="checkbox"/> Moved/Date	

NR Classification Category Building Date listed on NR \_\_\_\_\_

Threats to Site:  
Check One or More

<input type="checkbox"/> Zoning	<input type="checkbox"/> Transportation
<input type="checkbox"/> Development	<input type="checkbox"/> Fill
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Dredge
<input type="checkbox"/> Borrowing	
<input type="checkbox"/> Other (See Remarks Below)	

Areas of Significance: \_\_\_\_\_

Significance:

See Hyde Park Historic District file:

SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)

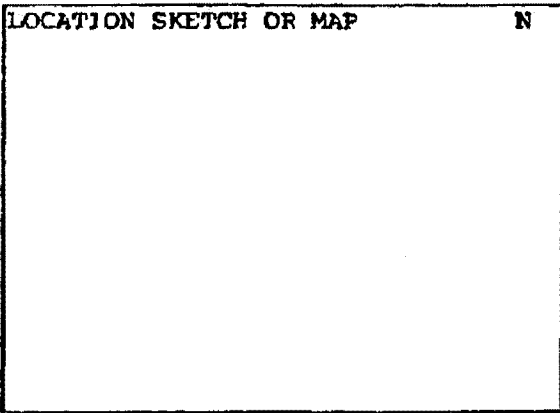
Architect Unknown  
 Builder Unknown  
 Style and/or Period Frame Vernacular  
 Plan Type Irregular  
 Exterior Fabric(s) Wood: Weatherboard  
 Structural System(s) Wood Frame  
 Porches W/ 1 Story, 3 Bay  
 Orientation West  
 Foundation Piers: Brick  
 Roof Type Hip  
 Secondary Roof Structure(s) Gable  
 Roof Surfacing Composition: Shingle  
 Window Type DHS 1/1 # Louvered  
 Ornament Exterior -----  
 Chimney Brick  
 Chimney Location Side: Interior, Lateral Slope  
 No. of Chimneys 1 No. of Stories 2  
 No. of Dormers ----- Outbuildings -----  
 Surroundings Residential  
 Map Reference (incl. scale & date) USGS Tampa 7.5 Min 1956 (PR 1969)

Latitude and Longitude:

° ' " ° ' "

Site Size (Approx. Acreage of Property) \_\_\_\_\_

LOCATION SKETCH OR MAP N



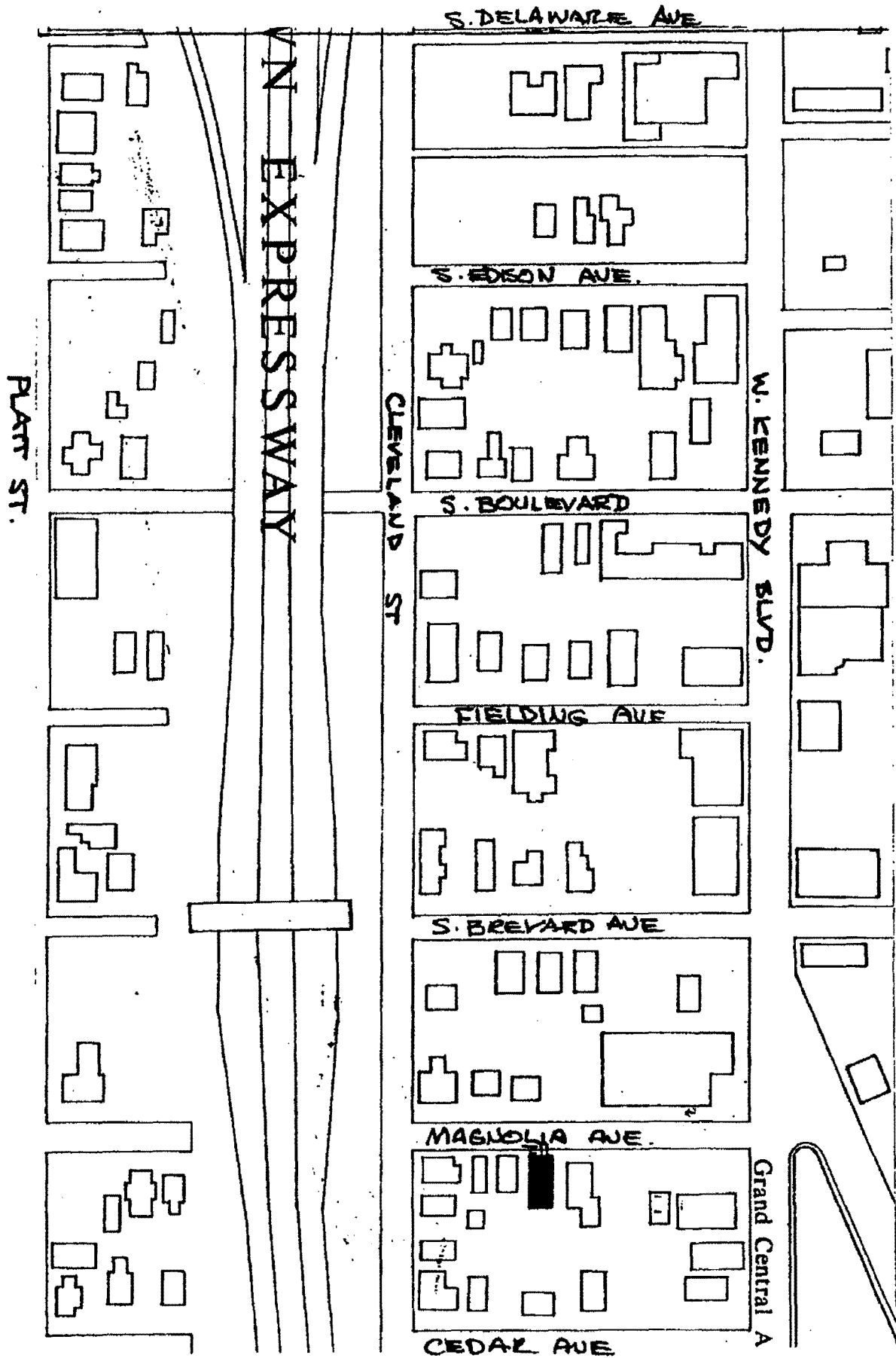
Township	Range	Section
29S	18E	24

UTM Coordinates:

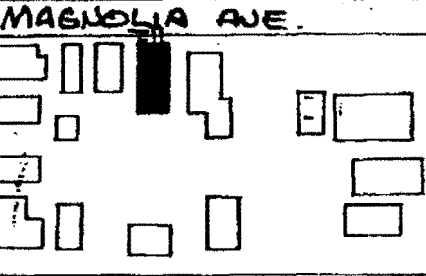
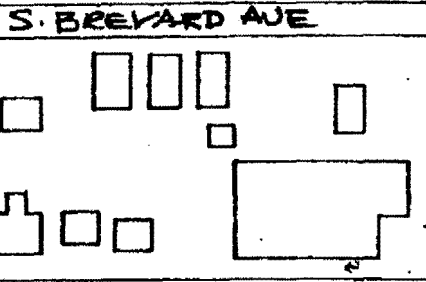
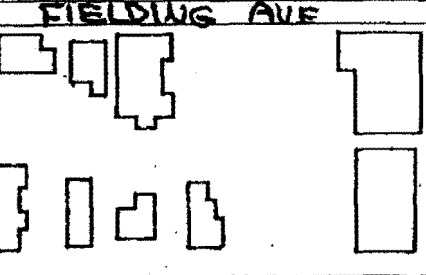
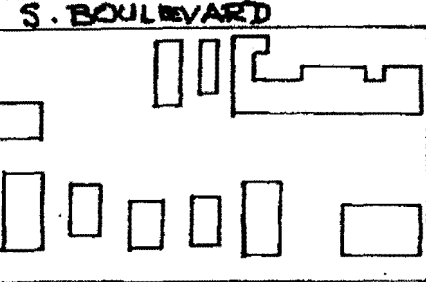
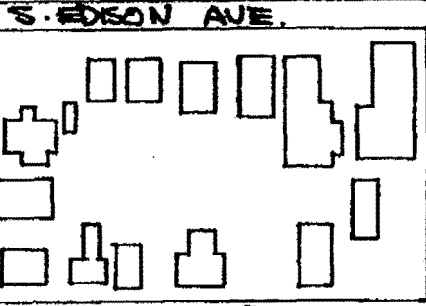
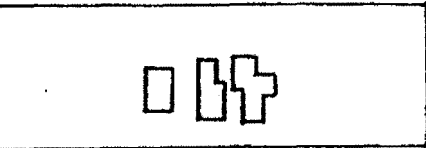
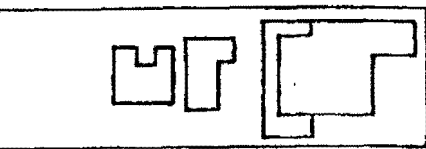
Zone Easting Northing

Photographic Records Number \_\_\_\_\_ Roll 59, Frame 10  
 Please attach Photographic Print





S. DELAWARE AVE



CEDAR AVE

EXPRESSWAY

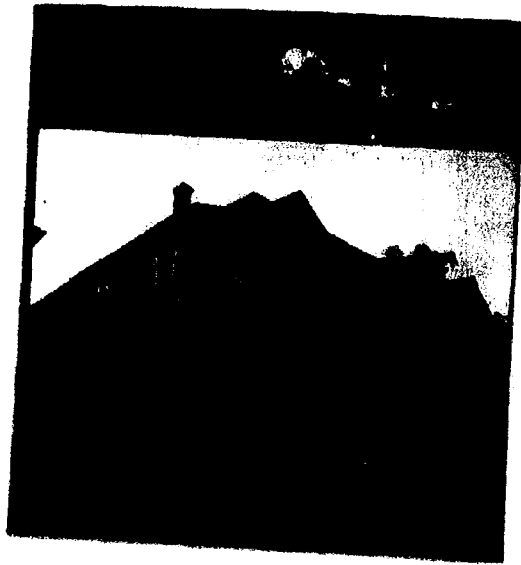
CLEVELAND ST

W. KENNEDY BLVD.

PLATT ST.

Grand Central A





FLORIDA MASTER SITE FILE  
Site Inventory Form

Site No. 8H11647

Site Name \_\_\_\_\_ Survey Date \_\_\_\_\_  
Address of Site 502 Grand Central Avenue Tampa, FL 33606  
Instruction for locating South side of Grand Central between  
Magnolia and Cedar  
Location Washington 12 W14  
Subdivision name block no. lot no.

County Hillsborough  
District name if applicable Hyde Park Historic District  
Owner of Site: Name \_\_\_\_\_  
Address \_\_\_\_\_

Type of Ownership \_\_\_\_\_ Recording Date \_\_\_\_\_  
Recorder: Name & Title Thomsen, Mark M.  
Address Historic Tampa/Hillsborough County Preservation Board  
452 W. Kennedy Blvd. Tampa, FL 33606

Condition of Site:	Integrity of Site:	Original Use <u>Residence</u>
Check One	Check One or More	Present Use <u>Residence</u>
<input checked="" type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Altered	Dates <u>C. + 1891</u>
<input type="checkbox"/> Good	<input type="checkbox"/> Unaltered	Cultural/Phase <u>American</u>
<input type="checkbox"/> Fair	<input type="checkbox"/> Original Use	Period <u>19th Century</u>
<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Restored/Date	
	<input type="checkbox"/> Moved/Date	

NR Classification Category Building Date listed on NR \_\_\_\_\_

Threats to Site:  
Check One or More

<input type="checkbox"/> Zoning	<input type="checkbox"/> Transportation
<input type="checkbox"/> Development	<input type="checkbox"/> Fill
<input type="checkbox"/> Deterioration	<input type="checkbox"/> Dredge
<input type="checkbox"/> Borrowing	
<input type="checkbox"/> Other (See Remarks Below)	

Areas of Significance: \_\_\_\_\_

Significance:

See Hyde Park Historic District file:

**SEE SITE FILE STAFF FOR  
ORIGINAL PHOTO(S) OR MAP(S)**



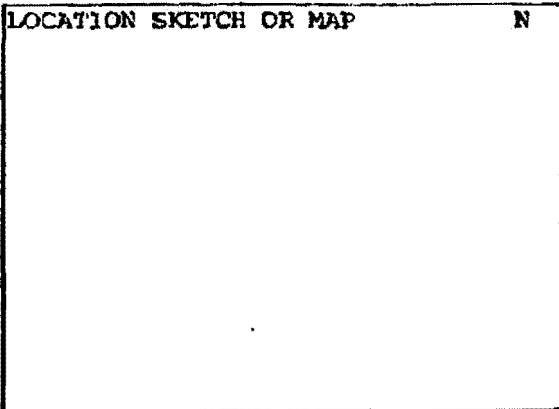
Architect Unknown  
 Builder Unknown  
 Style and/or Period Frame Vernacular  
 Plan Type Irregular  
 Exterior Fabric(s) Wood: Weatherboard  
 Structural System(s) Wood Frame  
 Porches N/ 1 story, 2 Bay  
 Orientation North  
 Foundation Piers: Brick  
 Roof Type Hip  
 Secondary Roof Structure(s) Gable  
 Roof Surfacing Metal: 3-V Crimp  
 Window Type DHS 1/1  
 Ornament Exterior -----  
 Chimney Brick  
 Chimney Location -----  
 No. of Chimneys One No. of Stories Two  
 No. of Dormers Two Outbuildings -----  
 Surroundings Residential  
 Map Reference (incl. scale & date) USGS Tampa 7.5 Min 1956 (PR 1969)

Latitude and Longitude:

° ' " ° ' "

Site Size (Approx. Acreage of Property) \_\_\_\_\_

LOCATION SKETCH OR MAP N



Township	Range	Section
29S	18E	24

UTM Coordinates:

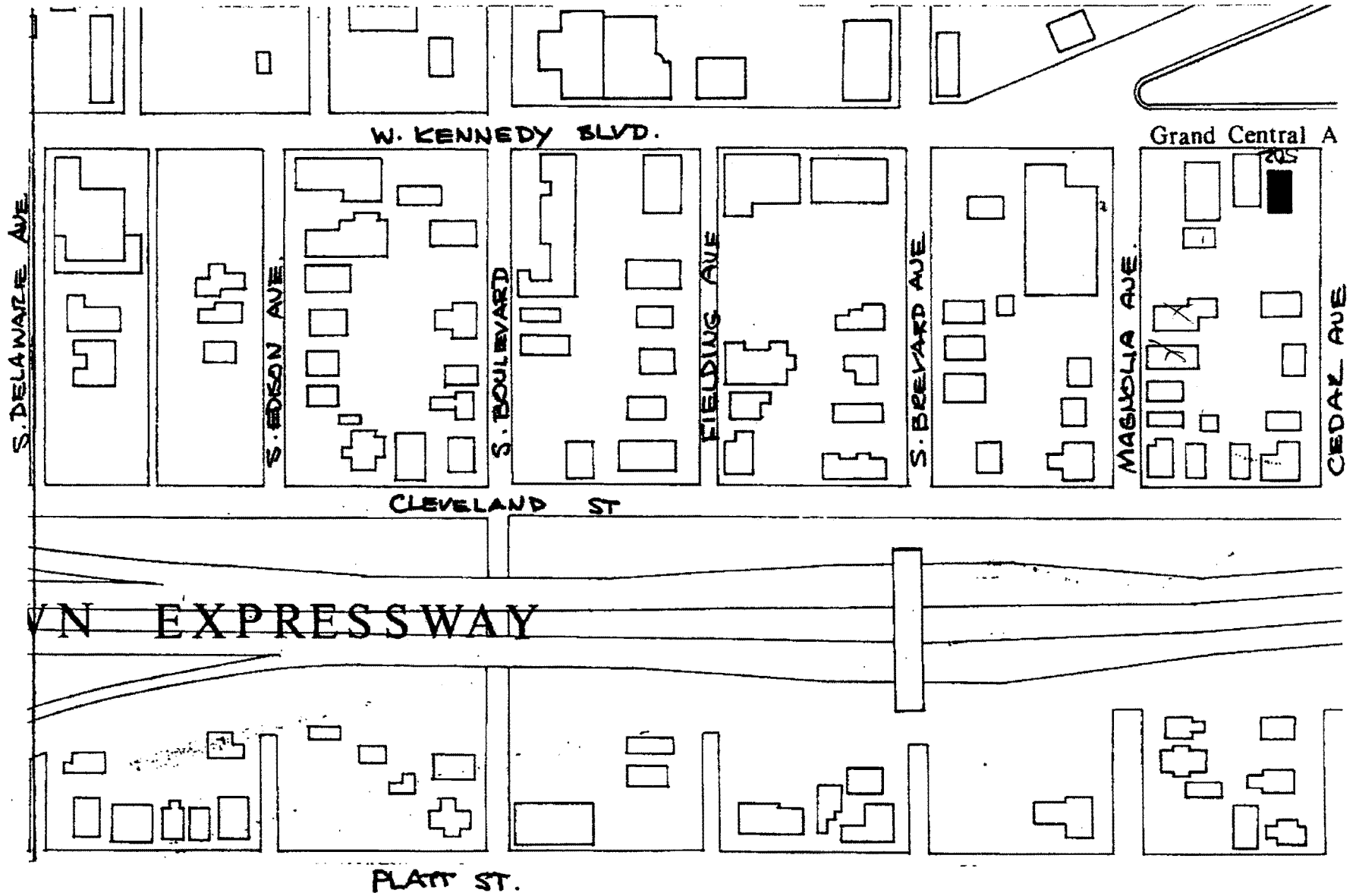
Zone Easting Northing

Photographic Records Number Roll 5a, Frame 9a

Please attach Photographic Print

# Attachment D:

Current property appraiser record detailing ownership



W. KENNEDY BLVD.

Grand Central A

S. DELAWARE AVE.

S. EDSON AVE.

S. BOULEVARD

FIELDING AVE.

S. BREVARD AVE.

MAGNOLIA AVE.

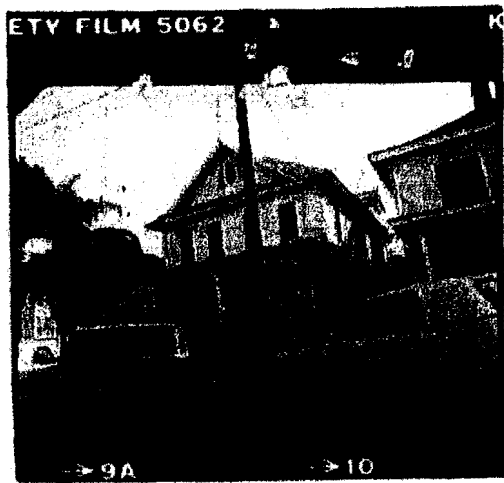
CEDAR AVE.

CLEVELAND ST

VAN EXPRESSWAY

PLATT ST.



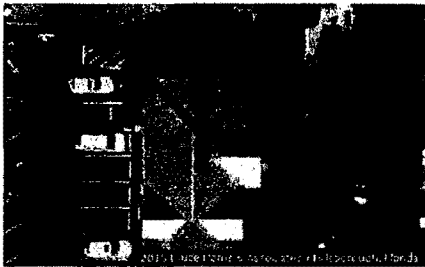




**Bob Henriquez**  
**Hillsborough County Property Appraiser**

<https://www.hcpafl.org/>  
 15th Floor County Ctr.  
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
 Ph: (813) 272-6100

**Folio: 194245-0000**



Owner Information	
Owner Name	STOEL RENTALS LTD
Mailing Address	C/O CECILLE PARIDO 4906 NEW PROVIDENCE AVE TAMPA, FL 33629-4815
Site Address	502 W GRAND CENTRAL AV, TAMPA
PIN	A-24-29-18-4ZV-000012-00013.2
Folio	194245-0000
Prior PIN	
Prior Folio	000000-0000
Tax District	TA TAMPA
Property Use	1830 OFF MULT-STY C
Plat Book/Page	1/4
Neighborhood	303002.00   Hyde Park
Subdivision	4ZV WASHINGTON'S

Value Summary				
Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$445,300	\$398,200	\$0	\$398,200
Public Schools	\$445,300	\$445,300	\$0	\$445,300
Municipal	\$445,300	\$398,200	\$0	\$398,200
Other Districts	\$445,300	\$398,200	\$0	\$398,200

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

Sales Information							
Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
7747	1750	05	1995	WD	Unqualified	Improved	\$35,700
7747	1752	05	1995	WD	Unqualified	Improved	\$35,700
7747	1754	05	1995	WD	Unqualified	Improved	\$35,700

## Building Information

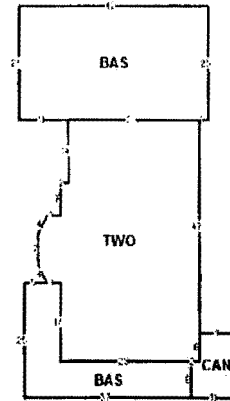
Building 1

Type 49 OFFICE <3  
STORY

Year Built 1926

### Building 1 Construction Details

Element	Code	Construction Detail
Class	D	Wood Frame
Exterior Wall	13	Alum/Vinyl Siding
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	9	Metal
Interior Walls	5	Drywall
Interior Flooring	8	Carpet
Heat/AC	2	Central
Plumbing	3	Typical
Condition	4	Good
Stories	2.0	
Units	1.0	
Wall Height	12.00	



### Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	1,050	1,050	\$69,410
TWO	3,364	3,364	\$222,377
BAS	432	432	\$28,557
CAN	142		\$2,843

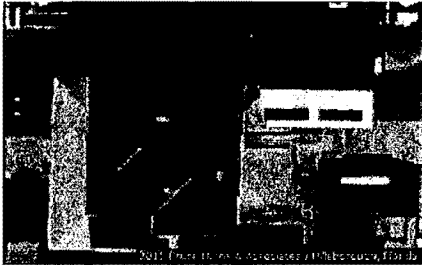




**Bob Henriquez**  
**Hillsborough County Property Appraiser**

<https://www.hcpafl.org/>  
 15th Floor County Ctr.  
 601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
 Ph: (813) 272-6100

**Folio: 194231-0000**



**Owner Information**

**Owner Name** JAX BEACH PROPERTIES INC  
**Mailing Address** C/O CECILLE PARIDO  
 4906 NEW PROVIDENCE AVE  
 TAMPA, FL 33629-4815  
**Site Address** 110 MAGNOLIA AV, TAMPA  
**PIN** A-24-29-18-4ZV-000012-00004.0  
**Folio** 194231-0000  
**Prior PIN**  
**Prior Folio** 000000-0000  
**Tax District** TA - TAMPA  
**Property Use** 1217 MIXED USE OFFICE  
**Plat Book/Page** 1/4  
**Neighborhood** 303002.00 | Hyde Park  
**Subdivision** 4ZV | WASHINGTON'S

**Value Summary**

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$356,943	\$356,943	\$0	\$356,943
Public Schools	\$356,943	\$356,943	\$0	\$356,943
Municipal	\$356,943	\$356,943	\$0	\$356,943
Other Districts	\$356,943	\$356,943	\$0	\$356,943

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

**Sales Information**

Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
7481	0892	08	1994	WD	Qualified	Improved	\$115,000

## Building Information

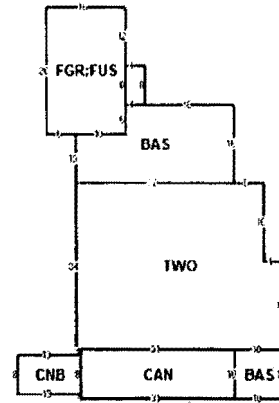
Building 1

Type 49 OFFICE -3  
STORY

Year Built 1909

### Building 1 Construction Details

Element	Code	Construction Detail
Class	D	Wood Frame
Exterior Wall	13	Alum/Vinyl Siding
Exterior Wall	2	Asbestos Siding
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	5	Drywall
Interior Flooring	6	Wood
Heat/AC	2	Central
Plumbing	3	Typical
Condition	4	Good
Stories	2.0	
Units	2.0	
Wall Height	10.00	



### Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
BAS	452	452	\$21,905
CNB	32		\$145
FGR	416		\$12,115
FUS	416	416	\$20,160
TWO	2,728	2,728	\$162,203
CAN	310		\$4,507
CNB	104		\$485
BAS	100	100	\$4,846



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Hillsborough County Property Appraiser

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601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

**Folio: 194232-0000**



**Owner Information**

Owner Name	PERSONA INC
Mailing Address	C/O CECILLE PARIDO 4906 NEW PROVIDENCE AVE TAMPA, FL 33629-4815
Site Address	112 S MAGNOLIA AV, TAMPA
PIN	A-24-29-18-4ZV-000012-00005.0
Folio	194232-0000
Prior PIN	
Prior Folio	000000-0000
Tax District	TAMPA
Property Use	1830 OFF MULT-STY C
Plat Book/Page	1/4
Neighborhood	303002.00   Hyde Park
Subdivision	4ZV   WASHINGTON'S

**Value Summary**

Taxing District	Market Value	Assessed Value	Exemptions	Taxable Value
County	\$472,533	\$472,533	\$0	\$472,533
Public Schools	\$472,533	\$472,533	\$0	\$472,533
Municipal	\$472,533	\$472,533	\$0	\$472,533
Other Districts	\$472,533	\$472,533	\$0	\$472,533

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

**Sales Information**

Book	Page	Month	Year	Type Inst	Qualified or Unqualified	Vacant or Improved	Price
7972	0241	12	1995	WD	Unqualified	Improved	\$35,000
4713	1565	12	1985	QC	Unqualified	Improved	\$100
3982	0496	05	1982	WD	Unqualified	Improved	\$120,000



## Building Information

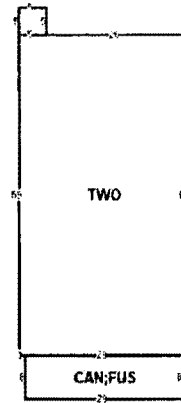
Building 1

Type 49 | OFFICE <3  
STORY

Year Built 1909

### Building 1 Construction Details

Element	Code	Construction Detail
Class	D	Wood Frame
Exterior Wall	13	Alum/Vinyl Siding
Roof Structure	4	Truss (Wood/Metal)
Roof Cover	3	Asphalt/Comp. Shingle
Interior Walls	5	Drywall
Interior Flooring	8	Carpet
Heat/AC	2	Central
Plumbing	3	Typical
Condition	5	Excellent
Stories	2.0	
Units	3.0	
Wall Height	12.00	

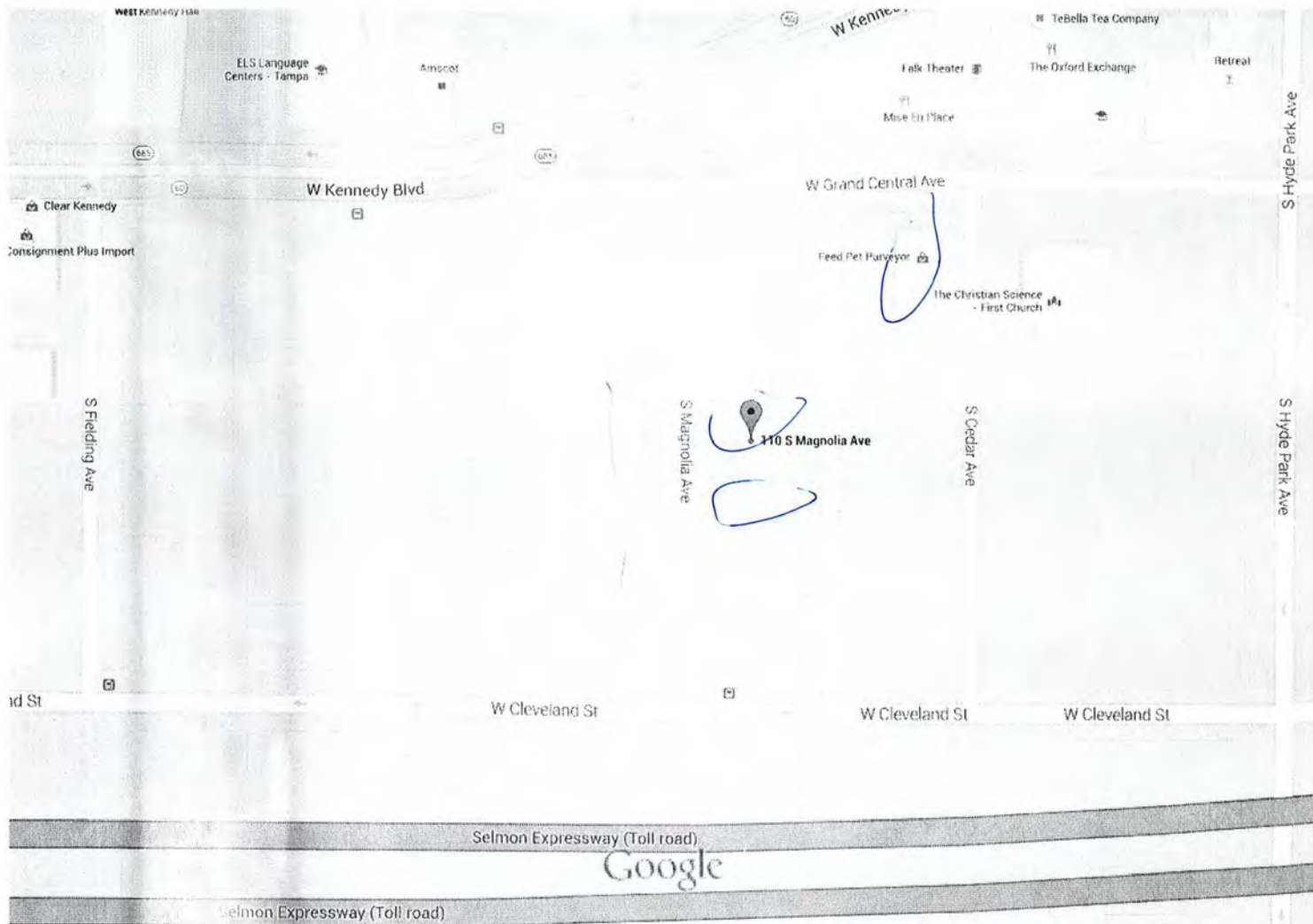


### Building 1 subarea

Area Type	Gross Area	Heated Area	Depreciated Value
TWO	3,658	3,658	\$263,639
UST	25		\$721
CAN	232		\$5,045
FUS	232	232	\$16,721

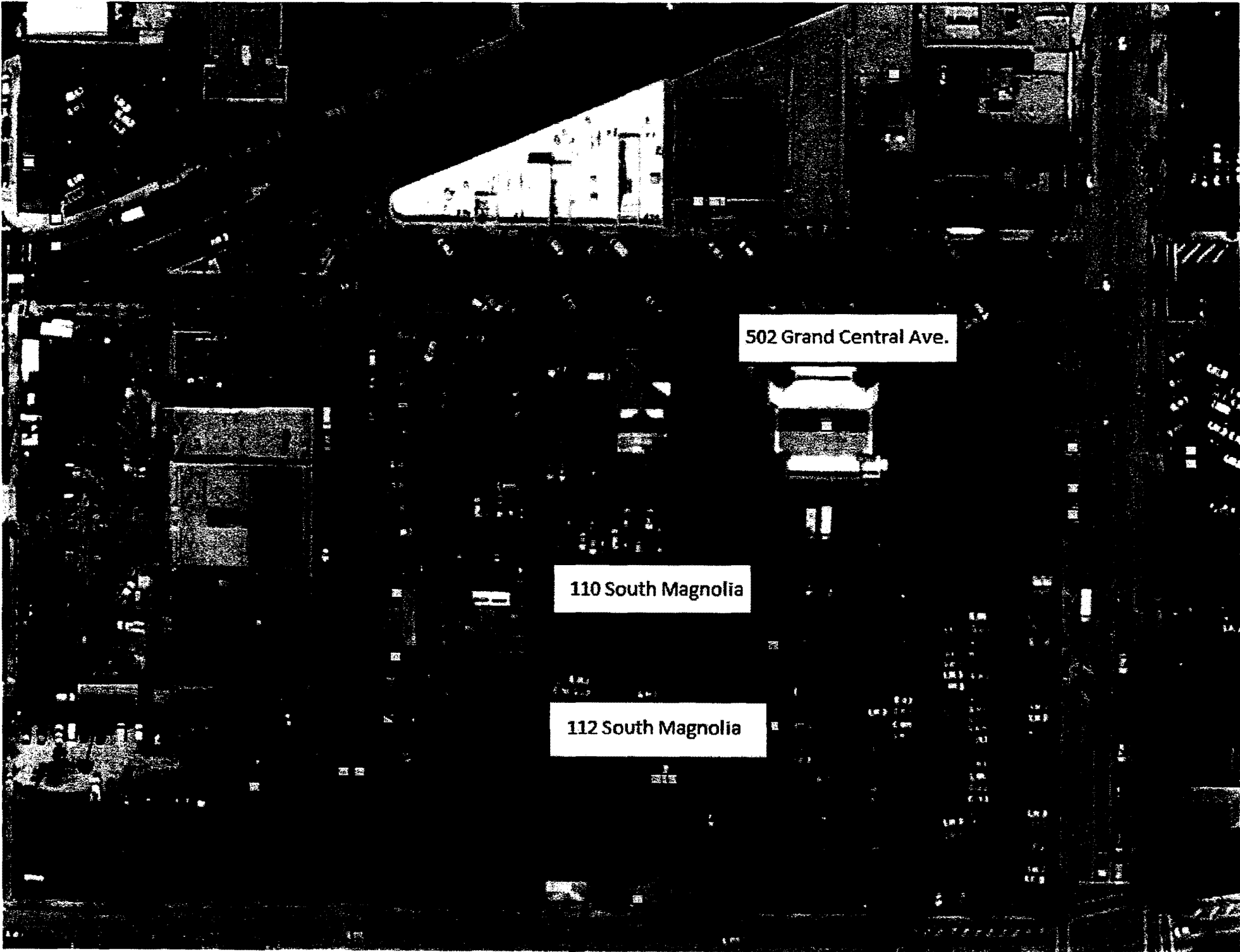


# Google 110 S Magnolia Ave



Google

Map data ©2015 Google 100 ft



502 Grand Central Ave.

110 South Magnolia

112 South Magnolia





## FLORIDA DEPARTMENT *of* STATE

RICK SCOTT  
Governor

RECEIVED 2280  
KEN DETZNER  
Secretary of State

JUL 24 2015

Nat. Register of Historic Places  
National Park Service

July 22, 2015

J. Paul Loether, Deputy Keeper and Chief,  
National Register and National Historic Landmark Programs  
Department of the Interior  
1201 Eye Street, N.W., 8<sup>th</sup> Floor  
Washington, D.C. 20005

Re: Request for removal of National Register historic designation: 502 Grand Central Avenue, 110 and 112 South Magnolia Avenue (collectively the "Properties"), in Tampa, Florida

Dear Mr. Loether,

Per a constituent request, our office reviewed the eligibility of three properties that contribute to the Hyde Park Historic District (FMSF #8HI1050), listed on the National Register of Historic Places on March 4, 1985. Currently, the local historic preservation review board can comment on proposed undertakings to National Register-listed properties that may be outside of locally-designated districts. To proceed with development, the owner and participatory parties desire to change the status of these properties from "contributing" to "noncontributing" within the district.

After careful examination, our office concurred with their decision on July 15, 2015 to re-classify the properties as "noncontributing" due to their isolation from the surrounding historic context, most of which has been lost to development that has distorted the original neighborhood scale. Although 110 South Magnolia Avenue, 112 South Magnolia Avenue, and 502 Grand Central Avenue retain sufficient architectural integrity in their design and workmanship, they are surrounded by parking lots, oversized modern infill, and are visually separated from the core historic district just south of the Selmon Expressway. Their connection to the turn-of-the-century residential district is lost, save for the brick streets fronting the properties. Furthermore, they do not reflect enough significance in their own right to substantiate individual listing on the National Register.



Division of Historical Resources  
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399  
850.245.6300 • 850.245.6436 (Fax) [flheritage.com](http://flheritage.com)  
*Promoting Florida's History and Culture* [VivaFlorida.org](http://VivaFlorida.org)



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Hyde Park Historic Districts

MULTIPLE NAME:

STATE & COUNTY: FLORIDA, Hillsborough

DATE RECEIVED: 07/24/15 DATE OF PENDING LIST:  
DATE OF 16<sup>th</sup> DAY: DATE OF 45<sup>th</sup> DAY: 09/08/15

REFERENCE NUMBER: 85000454

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 9-1-2015 DATE

ABSTRACT/SUMMARY COMMENTS:

Change status of 110 & 112 S. Magnolia and 502 Grand Central Ave  
From Contributing to Non Contributing. See letter to state  
Regarding Boundaries  
See SLR

RECOM./CRITERIA Accept AD  
REVIEWER Jon Selby DISCIPLINE \_\_\_\_\_  
TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_  
DOCUMENTATION see attsched comments Y/N SLR (Y)

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.