

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Tampa Heights Historic District

other names/site number N/A

2. Location

street & number Bounded by Adalée St., I-275, 7th Ave. and N. Tampa Ave. N/A not for publication

city or town Tampa N/A vicinity

state Florida code FL county Hillsborough code 057 zip code 33605

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Suzanne P. Walker / Deputy SHPO 6/30/95
Signature of certifying official/Title Date
State Historic Preservation Officer, Division of Historical Resources
State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)
Signature of certifying official/Title Date
State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain): _____

Edson H. Beall Signature of the Keeper Date of Action 6.4.95

National Register of
Historic Places

Tampa Heights Historic District
Name of Property

Hillsborough, Florida
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
289	138	buildings
		sites
		structures
		objects
289	138	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Single Family Dwelling

Religion/Church

Education/School

Current Functions
(Enter categories from instructions)

Domestic/Single Family Dwelling

Religion/Church

Education/School

7. Description

Architectural Classification
(Enter categories from instructions)

No Style/Wood Frame Vernacular

Bungalow

Queen Anne

Materials
(Enter categories from instructions)

foundation Brick

walls Wood

roof Asphalt

other Wood: Porch

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See continuation sheet.

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INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Tampa Heights Historic District
Tampa, Hillsborough County
Description

Section number 7 Page 1

Summary Paragraph

The Tampa Heights Historic District comprises approximately 200 acres and contains 427 buildings, the majority of which are single family dwellings. The district also features several churches, a school, a fire station, and a handful of commercial buildings. There are 289 structures (68 percent) that contribute to the historic character of the neighborhood, while 138 (32 percent) are considered noncontributing. The historic buildings date from c. 1890 to 1945 and represent a wide variety of architectural styles. Most of the houses in the district are bungalows or wood frame vernacular residences erected between circa 1910 and 1925; however the district also features examples of such formal styles as Colonial Revival, Queen Anne, Tudor Revival, and Mediterranean Revival.

Supporting Narrative

The Tampa Heights neighborhood is found immediately north of downtown Tampa and west of the north-south corridor of Interstate Highway 275. The district is bounded by Adalee Street on the north, U.S. 275 on the east, 7th Avenue on the south, and North Tampa Avenue on the west. The main east-west traffic corridors through the district are Columbus Drive and Palm Avenue. The majority of the commercial buildings are found near the western edge of the district along the north-south corridors of Florida and Tampa avenues. The district has irregular boundaries. It is approximately five blocks wide and nineteen blocks long.

Although the street pattern is the familiar grid, the blocks vary in size and orientation, so that not all streets are continuous throughout the area. The street pattern reflects the fact that Tampa Heights did not grow up as a single planned development but is an aggregate of many small subdivisions. These were laid out more or less independently of one another between c. 1885 and 1940. The oldest part of the neighborhood is found south of Park Street and at one time included a number of large, late 19th century homes, many of which have since been demolished. Some Queen Anne and other turn of the century residences are found scattered throughout the district. Many of these were originally country homes associated with small orange groves outside the city limits. Eventually, these houses

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Tampa Heights Historic District
Tampa, Hillsborough County
Description

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became surrounded by later buildings, as the groves were sold off for development as residential subdivisions.

Tampa Heights is only one of several historic residential neighborhoods in Tampa that began developing around the turn of the century. Two of these are already listed in the National Register as historic districts:

1. Hyde Park Historic District (listed 3/4/85)
2. Seminole Heights Residential District (listed 8/5/93)

The Tampa Heights Historic District retains many of its original streetscape features. These include brick streets, granite curbstones, and stamped concrete sidewalk pavers. Much of the area is dominated by a canopy of live oak trees, towering palms, and palmettos. Wood frame is the most prevalent form of residential construction. Housing setbacks vary little but do depend to some extent on the size and orientation of the city blocks. One-story bungalows and two-story frame vernacular structures line most of the streets. Most of the styled houses are an eclectic mixture common to the period in which they were constructed. These include Queen Anne, Colonial Revival, Mediterranean Revival, and a handful of Tudor Revival residences.

The majority of the houses in Tampa Heights are one and two-story wood frame vernacular buildings. Some of these show the influence of the Queen Anne style by having decorative millwork and large front porches. The house at 405 East Palm Avenue (Photo 42) was constructed in 1906. The two-story structure is asymmetrically massed and has an off center gabled pavilion on the facade, and a two-story faceted bay on the east elevation. The house features a hip roof, wrap around 6-bay entrance porch, cross gables, and drop siding.

The typical frame vernacular residence in Tampa Heights is a rectangular structure set on brick piers with a full-width front porch. The exterior siding is usually weatherboard or drop siding, and the most common roofing materials are asphalt shingles and galvanized metal. The preferred fenestration seems to be 1/1 light double hung sash windows, but there are other types. Some bungalows, like the one at 308 East Oak Street (Photo 40) have 4/1 light windows, and the number and arrangement of panes may vary, according to the

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Tampa Heights Historic District
Tampa, Hillsborough County
Description

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style of the building. Quite a few houses have side lights and a transom surrounding the main entrance, whatever the basic style of the building may be.

The frame vernacular house at 2302 N. Central Street (Photo 2) is typical of turn of the century buildings in the area. It has a 5-bay symmetrical facade and a one-story hipped roof porch supported by thin Tuscan columns. The porch deck is concrete, but the house rests on a brick pier foundation. The structure has a high, hip on gable main roof that is covered with raised seam metal sheeting. The exterior walls are drop siding. The windows are 1/1 double hung sash, except in the facade gable which has a 12 light fixed window. The gable also contains wood shingles.

One of the most numerous building types in the district is the bungalow. The majority of these follow the popular Craftsman pattern, having a front gable roof. Porches on the main facade may be either full or partial-width and may be sheltered under the main roof or have a separate, extended roof. The roofs are usually low-pitched with wide overhangs and exposed rafters. Columns supporting the porch roof are usually short and rest upon massive masonry piers connected by a solid balustrade. The most common exterior wall materials in Tampa Heights are drop siding and weatherboard. Like the majority of the houses in the district, most of the bungalows have 1/1 double hung sash windows, and there is little use of side lights and transoms to emphasize the main entrance. The bungalows along the 2900 block of Central Avenue (Photo 71) are typical of those found in the district.

There are few historic apartment buildings in the district. Many of the single family dwellings, like the one at 2008 N. Central Avenue (Photo 3), were later converted into apartments. Perhaps a handful of early 20th century structures, like the one at 212 E. Palm Avenue (Photo 35), were erected as multi-family housing. One of the attractive apartment buildings in Tampa Heights is the two-story Mediterranean Revival style building at 1902 N. Lamar Street (Photo 1), constructed about 1925.

There was historically very little commercial construction in Tampa Heights. Electric trolleys connected the large residential area with the principal shopping areas of 7th Avenue in Ybor City and Franklin Street in downtown Tampa. The neighborhood was also close to

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Tampa Heights Historic District
Tampa, Hillsborough County
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Sulfur Springs, which had its own small commercial district. One small commercial block is still found at 401-407 E. Oak Avenue (Photo 32), and there were a few grocery stores found in the vicinity that have long since vanished.

The churches Tampa Heights are found mainly along the main thoroughfares of Columbus Drive and Palm Avenue. This location made the facilities readily available to scattered congregations, as well as being convenient to persons living in the area. Structures like the Episcopal House of Prayer (Photo 10) at 2708 N. Central Avenue, the Rodolph Sholom Synagogue (Photo 38) at 309 E. Palm Avenue demonstrate the economic health of the neighborhood during the 1920s.

Tampa Heights is a racially and ethnically mixed area that also reflects a broad range of economic backgrounds for its residents. Few residences in the district are less than 30 years old. Evidence of blight remains in the south part of the district, and numerous houses are in need of repair. However, many houses are well maintained, and some home owners have invested substantial funds and time in the restoration of historic properties.

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Continuation Sheet**

Tampa Heights Historic District
Tampa, Hillsborough County
Photographs

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List of Photographs

1. 1902 N. Lamar St., Tampa Heights Historic District
2. Tampa (Hillsborough County), Florida
3. Jennifer Williams
4. 1994
5. Historic Tampa/Hillsborough County Preservation Board
6. East Elevation, Looking West
7. Photo No. 1 of 71

Items 2-5 are the same for all photographs of the Tampa Heights Historic District

1. 2302 N. Central Ave
6. East Elevation, Looking West
7. Photo No. 2 of 71

1. 2008 N. Central Ave.
6. East Facade and South Elevation, Looking Northwest
7. Photo No. 3 of 71

1. 1901 N. Central Ave.
6. West Facade and South Elevation, Looking Northeast
7. Photo No. 4 of 71

1. 2212 N. Morgan Ave.
6. East Facade and North Elevation, Looking Southwest
7. Photo No. 5 of 71

1. 2202 N. Morgan Ave.
6. East Facade and North Elevation, Looking Southwest
7. Photo No. 6 of 71

1. 2108 N. Morgan St.
6. East Facade, Looking West
7. Photo No. 7 of 71

1. 1808 N. Morgan St.
6. East Elevation, Looking Southwest
7. Photo No. 8 of 71

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Tampa, Hillsborough County
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1. 509 Columbus Dr.
6. North Facade and West Elevation, Looking Southeast
7. Photo No. 9 of 71

1. 2708 N. Central Ave.
6. East and South Elevations, Looking Northwest
7. Photo No. 10 of 71

1. 418 E. Amelia Ave.
6. South Facade and West Elevation, Looking Northeast
7. Photo No. 11 of 71

1. 107 E. Amelia Ave.
6. North Facade, Looking South
7. Photo No. 12 of 71

1. 105 E. Amelia Ave.
6. North Facade, Looking South
7. Photo No. 13 of 71

1. 209 E. Frances Ave.
6. North Facade, Looking South
7. Photo No. 14 of 71

1. 314 E. Frances Ave.
6. South Facade, Looking North
7. Photo No. 15 of 71

1. 319 E. Frances Ave.
6. North Facade, Looking South
7. Photo No. 16 of 71

1. 409 E. Frances Ave.
6. North Facade, Looking South
7. Photo No. 17 of 71

1. 401 E. Columbus Dr.
6. North Facade, Looking South
7. Photo No. 18 of 71

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Tampa Heights Historic District
Tampa, Hillsborough County
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1. 305 E. Columbus Dr.
6. North Facade and West Elevation, Looking Southeast
7. Photo No. 19 of 71

1. 2303 N. Morgan Ave.
6. West Facade, Looking Southeast
7. Photo No. 20 of 71

1. 206 E. Ross Ave.
6. South Facade, Looking North
7. Photo No. 21 of 71

1. 208 E. Ross Ave.
6. South Facade, Looking North
7. Photo No. 22 of 71

1. 210 E. Ross Ave.
6. South Facade and East Elevation, Looking Northwest
7. Photo No. 23 of 71

1. 404 E. Ross Ave.
6. South Facade, Looking North
7. Photo No. 24 of 71

1. 308 Park Ave.
6. South Facade and East Elevation, Looking Northwest
7. Photo No. 25 of 71

1. 306 Park Ave.
6. South Facade, Looking North
7. Photo No. 26 of 71

1. 308 E. 7th Ave.
6. South Facade, Looking North
7. Photo No. 27 of 71

1. 408 E. 7th Ave.
6. South Facade and East Elevation, Looking Northwest
7. Photo No. 28 of 71

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Tampa Heights Historic District
Tampa, Hillsborough County
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1. 2308 N. Central Ave.
6. East Elevation, Looking West
7. Photo No. 29 of 71

1. 407 E. Palm Ave.
6. North Facade, Looking South
7. Photo No. 30 of 71

1. 603 E. Palm Ave.
6. North Facade, Looking South
7. Photo No. 31 of 71

1. 401-407 E. Oak Ave.
6. North Facade and West Elevation, Looking Southeast
7. Photo No. 32 of 71

1. 307 E. Oak Ave.
6. North Facade, Looking South
7. Photo No. 33 of 71

1. 308 E. Oak Ave.
6. South Facade, Looking North
7. Photo No. 34 of 71

1. 212 E. Palm Ave.
6. South Facade, Looking North
7. Photo No. 35 of 71

1. 301 E. Palm Ave.
6. North Facade, Looking South
7. Photo No. 36 of 71

1. 305 E. Palm Ave.
6. North Facade, Looking South
7. Photo No. 37 of 71

1. 309 E. Palm Ave.
6. North Facade and West Elevation, Looking Southeast
7. Photo No. 38 of 71

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Tampa, Hillsborough County
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1. 402 E. Palm Ave.
6. South Facade and East Elevation, Looking Northwest
7. Photo No. 39 of 71

1. 404 E. Palm Ave.
6. South Facade, Looking North
7. Photo No. 40 of 71

1. 406 E. Palm Ave.
6. South Facade, Looking North
7. Photo No. 41 of 71

1. 405 E. Palm Ave.
6. North Facade, Looking South
7. Photo No. 42 of 71

1. 602 E. Palm Ave.
6. South Facade, Looking North
7. Photo No. 43 of 71

1. North Lamar Street
6. Looking North from 1902 Lamar Street
7. Photo No. 44 of 71

1. East 7th Ave.
6. Looking Northeast between Morgan and Jefferson Avenues
7. Photo No. 45 of 71

1. 1910 N. Florida Ave.
6. East Facade and North Elevation, Looking Southwest
7. Photo No. 46 of 71

1. 1805 N. Florida Ave.
6. North Elevation, Looking South
7. Photo No. 47 of 71

1. North Morgan Avenue
6. Looking South between Park and Ross Avenues
7. Photo No. 48 of 71

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Tampa, Hillsborough County
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Section number 7 Page 10

1. East Park Street
6. Looking West between Jefferson and Morgan Avenues
7. Photo No. 49 of 71

1. 2822 N. Elmore Ave.
6. East Facade and South Elevation, Looking Northwest
7. Photo No. 50 of 71

1. 411 Robles St.
6. North Facade, Looking South
7. Photo No. 51 of 71

1. 414 Robles St.
6. South Facade, Looking North
7. Photo No. 52 of 71

1. 2802 N. Central Ave.
6. East Facade and South Elevation, Looking Northwest
7. Photo No. 53 of 71

1. 2810 North Central Ave.
6. East Facade, Looking West
7. Photo No. 54 of 71

1. 2828 N. Central Ave.
6. East Facade, Looking West
7. Photo No. 55 of 71

1. 2902 N. Central Ave.
6. East Facade, Looking West
7. Photo No. 56 of 71

1. 2904 N. Central Ave.
6. East Facade, Looking West
7. Photo No. 57 of 71

1. 2906 N. Central Ave.
6. East Facade, Looking West
7. Photo No. 58 of 71

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Tampa, Hillsborough County
Photographs

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1. 2908 N. Central Ave.
6. East Facade, Looking West
7. Photo No. 59 of 71

1. 420 Forest St.
6. South Facade, Looking North
7. Photo No. 60 of 71

1. 2808 N. Jefferson Ave.
6. East Facade, Looking West
7. Photo No. 61 of 71

1. 2809 N. Morgan Ave.
6. West Facade and North Elevation, Looking Southeast
7. Photo No. 62 of 71

1. 2713 N. Morgan Ave.
6. West Facade, Looking Northeast
7. Photo No. 63 of 71

1. 407 Floribraska Ave.
6. North Facade, Looking South
7. Photo No. 64 of 71

1. 212 Floribraska Ave.
6. South Facade and West Elevation, Looking Northeast
7. Photo No. 65 of 71

1. 307 E. Adalee St.
6. North Facade and West Elevation, Looking Southeast
7. Photo No. 66 of 71

1. 2300 N. Tampa Ave.
6. West Facade, Looking Southeast
7. Photo No. 67 of 71

1. 2716 Morgan Ave.
6. East Facade, Looking West
7. Photo No. 68 of 71

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Section number 7 Page 12

1. 304 E. Ross Ave.
6. South and West Elevation, Looking Northeast
7. Photo No. 69 of 71

1. 7th Avenue
6. Looking East from Jefferson Ave.
7. Photo No. 70 of 71

1. 2900 Block of Central
6. West Side of Street, Looking Northwest
7. Photo No. 71 of 71

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Tampa, Hillsborough County
Building List

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List of Contributing Buildings

7th Ave.

308
312
408

E. Adalee St.

307

E. Amelia Ave.

101
105
107
109
111
304
305
306
307
310
311
312
313
314
315
403
404
408
410
412
414
501
508
509
510

N. Central Ave.

1708
1710
1803
1805
1905
2003
2005
2007
2008
2015
2105
2201
2206
2302
2304
2308
2310
2708
2802
2804
2808
2809
2810
2812
2824
2828
2902
2904
2906
2908
2909
2910
2911
3005
3007

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Tampa Heights Historic District
Tampa, Hillsborough County
Building List

Section number 7 Page 14

E. Columbus Dr.

208
302
305
401
410
509

Elmore Ave.

2708
2816
2818
2822
2830
2907
2909

E. Floribraska Ave.

204
210
212
308
309
316
406
407
409
410
412
414
415
416
505
506
507
509
511
513

E. Floribraska Ave. (cont.)

515

N. Florida Ave.

1805
1910
2002
2004
2009
2201
2301
2302
2305-2315
2700-2710

Forest St.

409
413
414
417
418
420
422

E. Frances Ave.

209
303
305
306
307
309
314
316
318
319
403
409

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Tampa Heights Historic District
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E. Frances Ave. (cont.)

505
508
510
511
512
602
604
605
606

Gladys St.

409
413

Grove St.

2302

Hugh St.

401
405
409
410
411
412
415
417
504
507
509
510
511
512
513

Jefferson Ave.

2106
2107
2301
2401
2704
2714
2715
2716
2717
2719
2720
2806
2808
2810
2815
2818
2908
3004
3006
3010
3012
3014

Lamar Ave.

1902
1904
1909
1910
2004
2005
2007
2008
2010

Morgan Ave.

1808
1907

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Tampa, Hillsborough County
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Morgan Ave. (cont.)

2006
2101
2106
2108
2202
2206
2208
2212
2302
2303
2304
2305
2306
2704
2705
2710
2713
2716
2718
2806
2809
2812
2813
2814
2815
2816
2817
2821
2823
2825
2827
2830
2831
3001
3007
3010
3012
3013
3014

Oak Ave.

110
306
307
308
309
310
401-407
410
505

Palm Ave.

212
301
303
305
309
400
401
402
404
405
406
407
409
505
506
508
509
602
603

Park Ave.

209
210
211
213

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Tampa Heights Historic District
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Park Ave. (cont.)

- 304
- 305
- 306
- 308
- 404
- 505
- 506
- 507
- 509
- 511
- 513
- 517

Robles St.

- 411
- 414
- 514

Ross Ave.

- 112
- 206
- 208
- 210
- 301
- 303
- 304
- 305
- 306
- 404
- 506
- 510

Sparkman Ave.

- 505
- 507
- 509

Sparkman Ave. (cont.)

- 601

Tampa Ave.

- 2301

Noncontributing Buildings

7th Ave.

- 412

Adalee St.

- 305

Amelia Ave.

- 203
- 308
- 401
- 405
- 406
- 409
- 416
- 503
- 507

Central Ave.

- 1901
- 2010
- 2202
- 2204
- 2210
- 2301
- 2303
- 2811
- 2813

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Central Ave. (cont.)

2814
2815
2817
2819
2820
2907

Florida Ave.

1803
1905
2003
2202
2209
2211
2306

Columbus Dr.

206
209
211
308
314
408
412
414
416

Forest St.

410
415
416
419
421

Elmore Ave.

2828
2911

Frances Ave.

208
310
311
401
407
509

Floribraska Ave.

310
311
312
408
411
417
418
502
520

Gladys St.

314
316
318
406
412

Hugh St.

403
407
419
505

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Hugh St. (cont.)

506

Jefferson Ave.

2102

2403

2705

2706

2707

2713

2722

2726

2801

2803

2807

2812

2903

2909

2911

2913

Morgan Ave.

2310

2312

2707

2708

2709

2711

2712

2714

2717

2718

2720

2802

2810

2811

2818

2820

Morgan Ave. (cont.)

3005

3008

3009

3011

Oak Ave.

406

408

Palm Ave.

215

302

311

408

Park Ave.

312

314

316

405

406

410

412

508

Robles St.

401

402

410

416

502

504

506

510

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Robles St. (cont.)

512

Ross Ave.

114

308

309

401

402

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture
Community Planning and Development

Period of Significance

c. 1890-1945

Significant Dates

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Historic Tampa/Hillsborough County
Preservation Board

Tampa Heights Historic District
Name of Property

Hillsborough, Florida
County and State

10. Geographical Data

Acreage of Property 200 apprx.

UTM References

(Place additional UTM references on a continuation sheet.)

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3	0	9	3	2	4	0
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See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title W. Carl Shiver, Historic Preservation Planner

organization Bureau of Historic Preservation date June 29, 1995

street & number 500 S. Bronough Street. telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Tampa Heights Historic District
Tampa, Hillsborough County
SignificanceSection number 8 Page 1Summary

Tampa Heights is significant under criteria A and C in the areas of architecture and community planning and development. It is one of Tampa's oldest residential neighborhoods, with houses dating from the late 1800s to the mid-1940s. The houses in the historic district reflect architectural styles favored by Americans for nearly six decades. Housing types range from simple wood frame structures to styled masonry buildings. The area is marked by a variety of other structures as well: apartment buildings, churches, and commercial buildings. Originally established as a neighborhood for Tampa's wealthier citizens, the area eventually attracted persons of all economic backgrounds. The district is associated with the pioneer settlement of the Tampa Bay region and its economic development.

Supporting Narrative

Tampa is located in the western part of central Florida at the mouth of the Hillsborough River which empties into Old Tampa Bay, an inlet to the Gulf of Mexico. It occupies all of the Hillsborough peninsula, spreading north and west from the edge of Tampa Bay. Tampa is the seat of Hillsborough County and a major seaport. It is a financial center of the state and light manufacturing plays an important role in the economy, as do tourism and sports. Cigar manufacturing, which once employed thousands of workers, no longer contributes significantly to the economic life of the city. The industry, however, has left its mark on the population with the high percentage of residents of Latin background, the majority of whom are of Cuban origin. Tampa is a city of approximately 300,000 residents and part of a metropolitan area in west Florida having a population of about 2,000,000. The nearby beaches and other attractions, the sporting facilities and climate bring thousands of tourists to the area each year, adding 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 1824. The trading post and small settlement that sprang up near the fort became Tampa, but the settlement remained no more than a wilderness village for more than half a century. The

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Tampa Heights Historic District
Tampa, Hillsborough County
SignificanceSection number 8 Page 2

population of Tampa in 1880 stood at only 720 residents. Several events launched Tampa on its course to becoming a large modern city.

In 1883, the old Fort Brooke military reservation was opened to civilian settlement, causing a flurry of real estate speculation. The same year saw the completion of the South Florida Railroad linking Tampa with Jacksonville and the discovery of phosphate in the vicinity. The mining of this essential ingredient in commercial fertilizer would bring a wave of new settlement to Central Florida and transform Tampa into a major port from which the mineral was shipped all over the world.

Far more important to the rapid and spectacular growth of Tampa after 1885, however, was attracting Vincente Martinez Ybor and other major cigar manufacturers to Tampa. Ybor was a Spanish citizen who had begun manufacturing cigars in Cuba in 1856. At the outbreak of the "Ten Year War" rebellion against Spanish rule in 1868, Ybor was forced to flee to Key West, Florida, because he was suspected of disloyalty to Spain. He set up operations again on the island city, located just 90 miles from Havana. Ybor persuaded other Cuban and American cigar manufacturers to join him. Labor was readily available among the thousands of refugees who had fled the conflict in their homeland.

After more than 15 years in Key West, Ybor decided to seek a more favorable place to operate his business. Shipping traffic between Key West and major ports was irregular and unreliable, hindering access to raw materials and markets. The conflict between Spanish and Cuban workers over the fate of Cuba also caused constant labor problems, resulting in costly strikes. After examining other locations, Ybor decided in 1885 to relocate to Tampa. His decision was heavily influenced by the availability of transportation and incentives offered by the Tampa businessmen, who provided him a large tract of land northwest of town on which to build factories and houses for cigar workers. Within a year "Ybor City" had become an incorporated community standing almost in the shadow of downtown Tampa. Its independence, however, was short-lived. In 1887, Tampa annexed Ybor City creating a community with a population of 5,000. Tampa's population increased dramatically over the next several decades, especially after a second cigar-producing center was established at West Tampa on the west side of the Hillsborough River.

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

**National Register of Historic Places
Continuation Sheet**

Tampa Heights Historic District
Tampa, Hillsborough County
Significance

Section number 8 Page 3

By the end of the 19th century, Tampa was becoming a city with numerous new residential neighborhoods, spawned by the wealth of the cigar industry and connected to the heart of town by electric trolleys. Hyde Park, Tampa Heights, Seminole Heights, Palma Ceia, and New Suburb Beautiful offered the city's middle and upper income residents a peaceful setting, made attractive by well built houses, schools, and churches.

The first subdivision in Tampa Heights was Orange Grove Estates created in the 1870s from the old homestead of Joseph Robles who settled in the Tampa area in 1857. The area was located north of Columbus Drive between Florida and Nebraska Avenues. More than a decade would follow before any new subdivisions would be established in Tampa Heights. Karamer's Subdivision was recorded in 1889, followed by Bonniehurst Subdivision in 1890. There were 21 new subdivisions platted in the area between 1901 and 1907. This piecemeal development is today reflected in the jogged streets and the size and orientation of the blocks.

By 1900, the patchwork residential neighborhood had acquired the title of "Tampa Heights." City directories and Sanborn for the period 1890-1910 maps show that the suburb had developed rapidly and was home to many of Tampa's important businessmen and other prominent citizens. Its location was convenient to Ybor City and the financial and port areas of downtown Tampa. Its distance from the marshy, low-lying areas of Tampa was also thought to protect the inhabitants from the yellow fever epidemics that yearly struck the city in the 19th century.

At the crest of its reputation about 1910, a Tampa Heights address was among the most fashionable in the city. The southern area of the neighborhood, in particular, was marked by large, two-story frame dwellings. These usually had Queen Anne massing and details. It was about this time that the wealthier citizens of Tampa began to build new homes in Hyde Park, west of the Hillsborough River. Development of the neighborhood began in the 1880s, but had lagged behind Tampa Heights until the establishment of West Tampa.

Although some larger houses were built in Tampa Heights during the teens and twenties, by 1915, a significant number of bungalows began to appear in the district. As construction moved northward from

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Tampa Heights Historic District
Tampa, Hillsborough County
SignificanceSection number 8 Page 4

7th Avenue, the neighborhood became more middle class and ethnically mixed. The older Victorian area near downtown steadily declined as the residents departed to settle in the new, more expensive subdivisions that were opening up west of the Hillsborough River. The newer houses reflected the economic status of their owners. Most of the residences were one-story bungalows with little ornamentation. Even the larger houses tended to be vernacular versions of the Colonial Revival style.

Nevertheless, the Tampa Heights continued to grow and spread out as the city of Tampa gained new residents during the boom period of the 1920s. The vitality of the area is seen in the churches and schools constructed in the neighborhood. One of these, the Episcopal House of Prayer (Photo 10) at 2708 N. Central Avenue, was listed in the National Register of Historic Places in 1991. Other notable religious buildings constructed during the 1920s were Rodolph Sholom Synagogue (Photo 38) at 309 E. Palm Avenue, the Tampa Heights Presbyterian Church (Photo 43), and the Palm Avenue Baptist Church (Photo 47).

The Classical Revival style Robert E. Lee Elementary School (Photo 19) at 305 E. Columbus Drive has served the education needs of the children of Tampa Heights since 1906. The neighborhood even had a major medical facility, St. Joseph's Hospital, which was located at 301 E. 7th Avenue. The building was demolished when the hospital relocated to Buffalo Avenue. Another significant public building in the area is the Mediterranean Revival style Fire Station No. 5 (Photo 46) at 1910 N. Florida Avenue. This elegant structure was erected in 1926 and is still used by the Tampa Fire Department.

By the beginning of the Great Depression of the 1930s, Tampa's cigar industry was already on the decline. The American preference for cigarettes and the growing use of machines to produce high quality cigars, threw thousands of cigarmakers out of work. Housing construction declined throughout the residential areas of Tampa, and the city began to lose population. The deterioration of Tampa Heights accelerated after World War II, and more modern suburbs began to open up in the northwestern area of Carrollwood and the Interbay area of the peninsula south of downtown. The construction of interstate highways 275 and 4 demolished many buildings in Tampa Heights, making the neighborhood less attractive for residents. The southern section of

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

**National Register of Historic Places
Continuation Sheet**

Tampa Heights Historic District
Tampa, Hillsborough County
Significance

Section number 8 Page 5

the neighborhood suffered from blight, with many older homes being demolished or extremely altered. Many residents began to flee the area in the face of spreading decay and a rising crime rate.

By the 1980s, Tampa Heights and the other venerable residential areas of Tampa began to enjoy a renewal as the older homes began to attract a new generation of property owners drawn by the ambiance of historic neighborhoods. The rejuvenation of Tampa Heights has also been spurred by the preservation efforts of such groups as Tampa Preservation, Inc., the Mayor's Challenge Fund, and Habitat for Humanity. Low interest loans to assist in the renovation of older homes and other cooperative intervention efforts have had visible beneficial results. Historic structures have been saved and much new construction aims at being compatible with the historic built environment.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Tampa Heights Historic District
Tampa, Hillsborough County
Bibliography

Section number 9 Page 1

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

**National Register of Historic Places
Continuation Sheet**

Tampa Heights Historic District
Tampa, Hillsborough County
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Section number 9 Page 2

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

**National Register of Historic Places
Continuation Sheet**

Tampa Heights Historic District
Tampa, Hillsborough County
Boundary Description and
Justification

Section number 10 Page 1

Boundary Description

The boundaries of the Tampa Heights Historic District are those shown on the map that accompanies this nomination proposal.

Boundary Justification

The district boundaries encompass the greatest concentration of historic resources associated with the area of Tampa historically known as Tampa Heights. Those resources omitted from the district are separated by physical or visual barriers that deprive them of their traditional association with the neighborhood.



1 of 23

TAMPA HEIGHTS HISTORIC DISTRICT
HILLSBOROUGH COUNTY
FLORIDA



2 OF 3

TAMPA HEIGHTS HISTORIC
DISTRICT

HILLSBOROUGH COUNTY
FLORIDA



3 of 33

TAMPA HEIGHTS HISTORIC DISTRICT
HILLS BOROUGH COUNTY
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TAMPA HEIGHTS HISTORIC DISTRICT
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HILLSBOROUGH COUNTY
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HILLSBOROUGH COUNTY
FLORIDA



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HILLSBOROUGH COUNTY
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TAMPA HEIGHTS HISTORIC DISTRICT
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TAMPA HEIGHTS HISTORIC DISTRICT
HILLSBOROUGH COUNTY
FLORIDA



23 of 23

TAMPA HEIGHTS HISTORIC DISTRICT
HILLSBOROUGH COUNTY
FLORIDA



FOR SALE
Call
813-452-1111

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TAMPA HEIGHTS HISTORIC DISTRICT
HILLSBOROUGH COUNTY
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HILLSBOROUGH COUNTY
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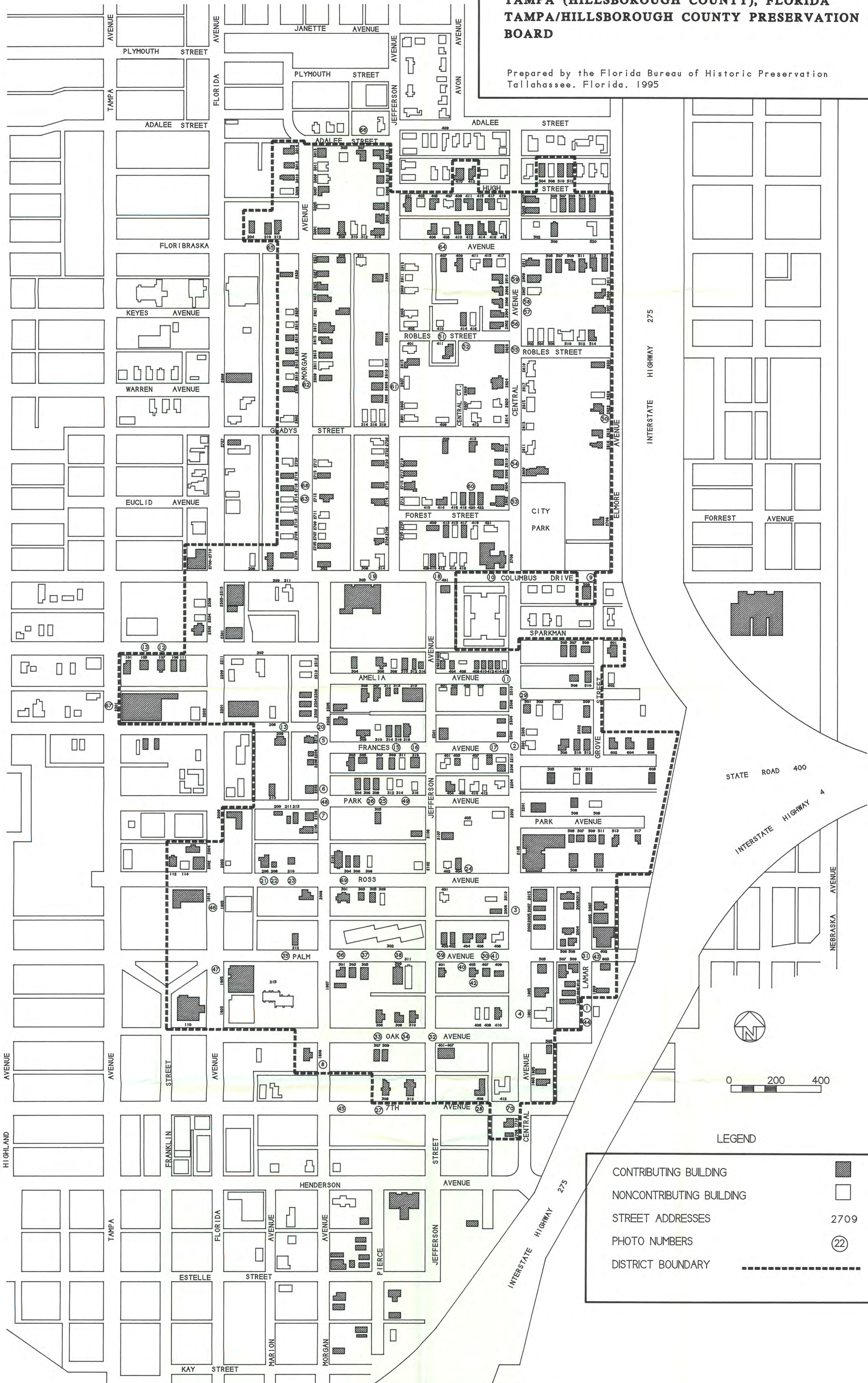


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TAMPA HEIGHTS HISTORIC DISTRICT
HILLSBOROUGH COUNTY
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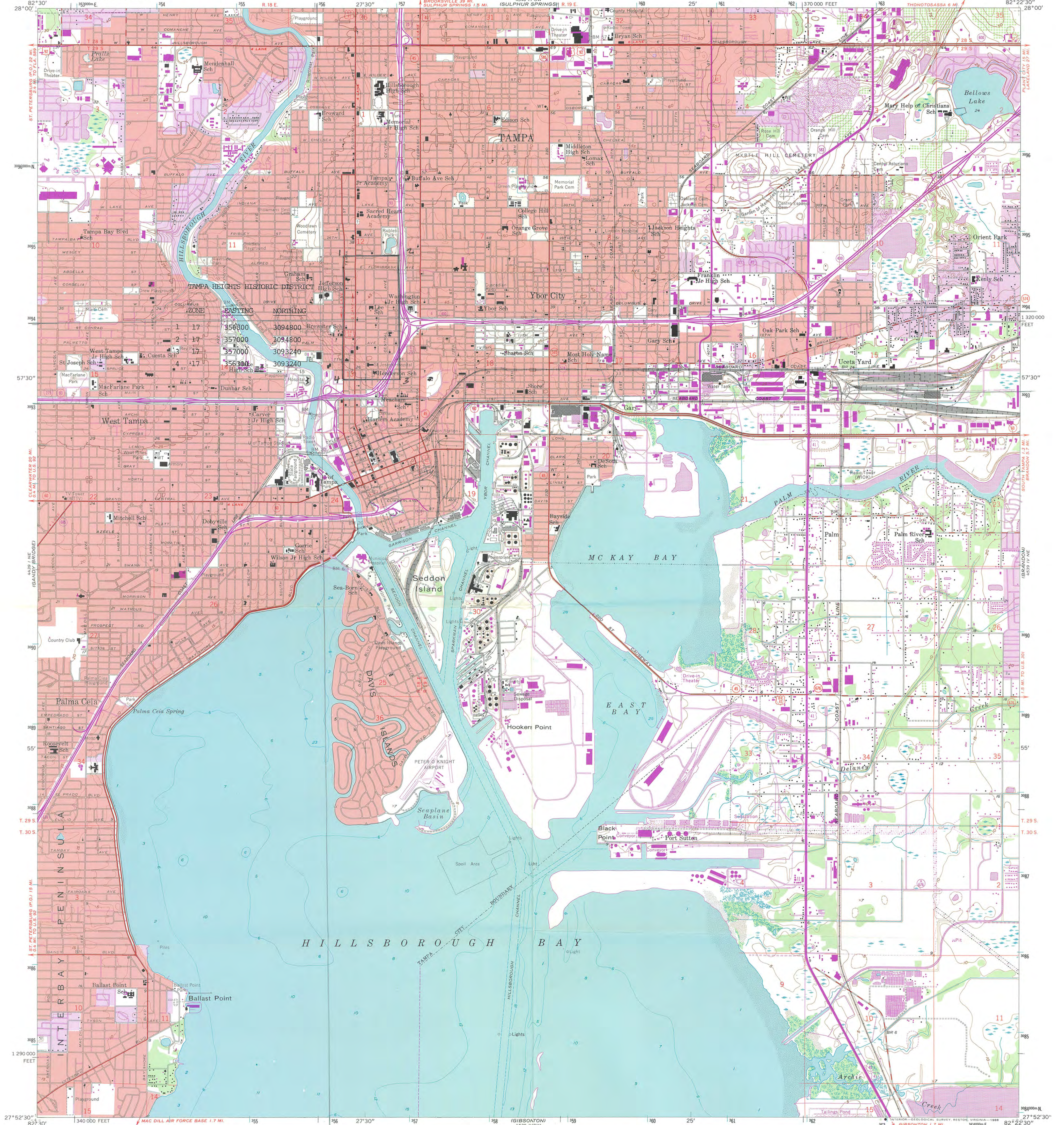
TAMPA HEIGHTS HISTORIC DISTRICT
TAMPA (HILLSBOROUGH COUNTY), FLORIDA
TAMPA/HILLSBOROUGH COUNTY PRESERVATION BOARD

Prepared by the Florida Bureau of Historic Preservation
 Tallahassee, Florida, 1995



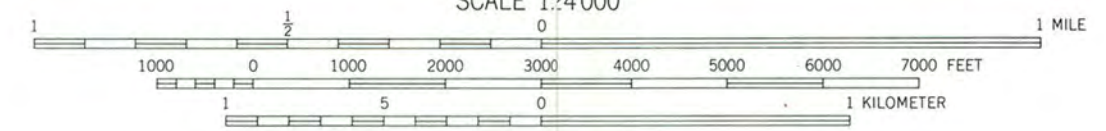
LEGEND

CONTRIBUTING BUILDING	
NONCONTRIBUTING BUILDING	
STREET ADDRESSES	2709
PHOTO NUMBERS	
DISTRICT BOUNDARY	



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

Purple tint indicates extension of urban areas



CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES AND SOUNDINGS IN FEET—GULF COAST LOW WATER DATUM
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
Interstate Route U.S. Route State Route

TAMPA, FLA.
27082-H4-TF-024
1956
PHOTOREVISED 1981
DMA 4539 IV NW—SERIES V847

National Register of Historic Places

Note to the record

Additional Documentation: 2015

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

Name of Property

County and State

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 95000979

Property Name: Tampa Heights Historic District

County: Hillsborough State: Florida

Multiple Name:

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.

Alyis Abernathy
Signature of the Keeper

7/17/15
Date of Action

Amended Items in Nomination:

In Section 7 of the the National Register of Historic Places form 3 has been been changed to conform because resources have been moved according to the guidelines set under the Historic Preservation Application Part 1 procedures.

- | | |
|--|-------------------------------|
| House 1) Original site: 101 E. Amelia Ave. | New Site: 2402 Morgan Street. |
| House 2) Original site: 105 E. Amelia Ave. | New Site: 2404 Morgan Street. |
| House 3) Original site: 109 E. Amelia Ave. | New Site: 2406 Morgan Street. |

The attached documents have been approved and signed by Gary Sachau, Architectural Historian, Technical Preservation Services, National Park Services.

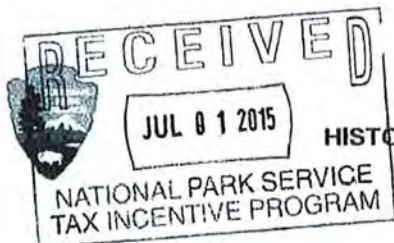
Attached documents meet the needs of the National Register of Historic Places for moved resources.

The 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

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE**

NPS Project Number 32460

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** 2402 Morgan Street House

Street 2402 N. Morgan Street

City Tampa County Hillsborough State FL Zip 33602

Name of Historic District Tampa Heights Historic District

National Register district certified state or local district potential district

2. **Nature of request** (check only one box)

- certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
- certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
- certification that the building does not contribute to the significance of the above-named district.
- preliminary determination for individual listing in the National Register.
- preliminary determination that a building located within a potential historic district contributes to the significance of the district.
- preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)

Name Leigh Wilson-Versaggi & Russ Versaggi Company _____

Street 720 S. Orleans Ave. City Tampa State FL

Zip 33606 Telephone (813) 810-1122 Email Address flw2@yahoo.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Leigh Wilson-Versaggi, Russ Versaggi Signature [Signature] Date 6/25/2015

Applicant Entity _____ SSN 264-84-8314 or TIN _____

Street 720 S. Orleans Ave. City Tampa State FL

Zip 33606 Telephone (813) 810-1122 Email Address flw2@yahoo.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:

- contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
- contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
- does not contribute to the significance of the above-named district.

Preliminary Determinations:

- appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
- does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
- appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
- appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
- does not appear to qualify as a certified historic structure.

Date 7-17-15

National Park Service Authorized Signature [Signature] 202-354-2044

NPS comments attached

ADDENDUM TO PART 1

5. Description of physical appearance

Exterior description:

2402 Morgan Street House is a frame clapboard Victorian vernacular one and 1/2 story house with walk-up attic. The house has simple Free Classic detailing. The overall massing is heavily influenced by its steeply pitched, complex roof-line, which consists of two dominant 10:12 pitch cross gables which intersect an equally pitched front gable that arises out of a steeply pitched hip roof, which is nearly 10:12 pitch itself. The hip roof continues through the gabled area to the rear of the house, where there is an extension of the 10:12 pitch hip roof over an enclosed porch to the rear of the structure on the south side. There is a large bay window on the North side of the first floor. The attic area has two full length windows through the North facing gable and one short plexiglass window and a slab door through the South facing gable, which are not original. The South facing gable has cut off joists that are remnants of an outside staircase that we speculate once allowed use of the attic space as a separate apartment or once served as a fire exit for the structure if the attic was used as part of a commercial space (which it once was) or both. Due to past vandalism, the house currently has no window sashes at this time, other than two aluminum windows remaining in the North gable, one fixed window and door in the attic space and a very aluminum window on the north side of the first floor. The full length front porch has four supports across the front of the house, each consisting of an approximately 3' tall boxed wood pediment upon which two 6x6 posts act as columns holding up the boxed beam of the porch roof. The condition of the pediment upon which the columns rest is poor and the columns are not presently supporting the weight of the roof. The structural perimeter beams for the porch are in very poor condition and are missing on the south and east side, causing instability. The rim joist around the main portion of the house is in severe disrepair on the south side of the 2402 Morgan Street House.

Interior description:

Prior to the moving of the 2402 Morgan Street House, and before we took ownership of the house, the house suffered a number of calamities. The house had suffered and aborted rehabilitation due to a bank foreclosure and that the title to the property was clouded due to the owner committing mortgage fraud with this and several of the neighboring houses. The structure subsequently had been vandalized and stripped of nearly all metals: all aluminum windows that were boarded over were smashed and the frames taken, most of the wiring, the faucets, the air handler, the light fixtures, any metal plumbing pipes and water heater. The interior drywall has been smashed and removed in some places (to get at the wiring,) and left up in other places. Only about 10% of the original plaster was still intact in places on the ceilings. The previous owners had left the lath, stripped of its plaster coat, and nailed boards which were oriented horizontally over the lath as a substrate to fasten the drywall. The kitchen fixtures and cabinets were all missing. Wood trim, knotty whitewood, which is inappropriate for finish trim work, was present. Overall, the interior of the house has been extensively changed and remodeled over the years. All original doors, windows, most of the trim, etc. has been removed. The floor plan had been

reworked and is not in character with the exterior of the house. Most problematic is the staircase that has 5'-6" head height and the top landing of the attic floor. Framing had been done for rooms on the attic floor, but work was never completed.

Found conditions:

So we found that the 2402 Morgan Street House had been stripped of almost all original plaster from walls and ceilings and was covered over (probably within the that 10 years) with drywall and installed, fastened and finished very poorly (so that it could be pulled off intact as one sheet in places.) The wood floors also had been removed and replaced with plywood. The ceilings had been dropped to accommodate HVAC ducts and were also poorly covered by drywall. Most of the original interior trim is missing, almost all, except around one doorway. Which appears to have flat door trim. The first floor 2nd bedroom and stair layout appears not to be original and was poorly executed. Specifically, what is the 2nd bedroom wall has an odd 45 degree angle at the corner that does not appear to be historic and there is a hall and bathroom behind it that doesn't appear to be original at all, with contemporary layout and fixtures, etc. There is also a switchback stair with winders going up to the attic area that does not appear to be historic. The switch-back stair is problematic as is all of the attic layout because the upstairs landing has no headroom with two opposing sloping rafters meeting at an apex of 5'6".

The upstairs attic was divided into four rooms. The doors to two of the attic rooms has a roof valley beam bisecting the entrance, obstructing the entry to the rooms, which could have been avoided simply by moving the door over to one side, as there was plenty of room to do that in each case. The switch back stair is also problematic in that same way, two hip ridge beams bisect the landing, making the head height at the landing 4'-8" to one side of the landing, to 5'-6" in the middle of the landing to 5'-0" on the other side of the landing. It appears that someone had drawn up the plans and the alterations were done without taking the roof's slope into consideration, which was critical in this case, making the interior alterations to this house appear to be an uneducated and unskilled effort.

The exterior roof, and siding is in relatively good condition. The front porch is in terrible shape structurally and is not the original porch. The porch ceiling is bead board plywood, the flooring is decking, not T&G flooring and the porch posts are non-supportive of the porch roof.

6. Statement of significance

The house is certified as a contributing structure within the Tampa Heights Historic District. The 2402 Morgan Street House, moved from 101 E. Amelia Ave. was and still is a contributing structure located within the Tampa Heights Historic District. Previously located at 101 E. Amelia Ave., it used to face the back of a Family Dollar box store, facing dumpsters, etc., and an emblem factory was its neighbor to the rear on Tampa Street. 2402 Morgan Street House was moved from 501 E. Amelia Avenue on the corner of Tampa Street and the 100 block of E. Amelia Ave. The house was moved along with its Amelia Avenue neighbors (two other neighboring houses) two block to the east to the 2400 block of Morgan Street. It now is located on the corner of Amelia Ave. and Morgan Street and faces the side of Lee Elementary, a

magnet school. Other contributing residential structures line Morgan Street and this house along with the two other houses moved with it on the 2400 block add continuity to the residential face of Morgan street and help the school by providing a residential, rather than a commercial boundary.

Care has been taken to site the house with the same setbacks from the street and the same finished floor height as it had before at its previous location. We kept this house as a corner house in the same relationship relative to its neighboring houses that were moved along with it.

2402 Morgan at its origination site: 101 E. Amelia Ave

- This house was on the corner of Amelia Ave. and Tampa St. The house sat vacant for 6 years after an aborted rehabilitation. The front porch perimeter beam is rotted and the porch is falling away from the house. The porch columns don't appear to be original. The house appears to have been resided and the windows and trim replaced. Here the windows are boarded over.



2402 Morgan at origination site: 101 E. Amelia Ave.

- Note opposite corner of front of house, showing side gable and missing exterior stair joists projecting from gable. Perimeter beam around left side of main house in photo is missing. Foundation is failing there.



2402 Morgan St. at its origination site: 101 E. Amelia Ave.

- This is the side of house facing Tampa St. Note foundation structure in good condition on this side. Gable windows are aluminum replacements. The rest of the house's windows had been replaced with aluminum as well. Subsequently while boarded up, the house was vandalized and all windows broken and removed, except for the two attic windows shown here.



2402 Morgan St. at its origination site.

- Other corner of back of house. Note failing foundation on this side of house.



2402 Morgan on its new site

- Front of house facing Morgan St.



2402 Morgan on its new site

- North side gable with aluminum windows. Note missing perimeter beam of porch causing structural instability. Non-original porch columns are hanging from roof.



2402 Morgan on its new site

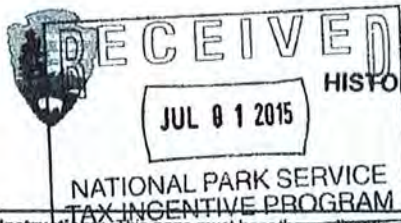
- South side of house. Note lack of window sills and missing windows.



2402 Morgan on its new site

- Southwest side rear of house, showing proximity and placement of the other two Morgan St. houses. Brick pier foundation covered with sand.





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Project Number 32459

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** 2404 Morgan St. House
Street 2404 N. Morgan Street
City Tampa County Hillsborough State FL Zip 33602
Name of Historic District Tampa Heights Historic District
 National Register district certified state or local district potential district

2. **Nature of request** (check only one box)
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)
Name Leigh Wilson Versaggi Company Wilson-Versaggi Architecture
Street 720 S. Orleans Ave. City Tampa State FL
Zip 33606 Telephone (813) 810-1122 Email Address flw2@yahoo.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Russ and Leigh Wilson-Versaggi Signature [Signature] Date 6/25/15
Applicant Entity _____ SSN 264-84-8314 or TIN _____
Street 720 S. Orleans Ave. City Tampa State FL
Zip 33606 Telephone (813) 810-1122 Email Address flw2@yahoo.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:
 contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
 does not contribute to the significance of the above-named district.

Preliminary Determinations:
 appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
 appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
 does not appear to qualify as a certified historic structure.

Date 7-17-15 National Park Service Authorized Signature [Signature] 202-354-2044

NPS comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

Property name 2404 Morgan St. House NPS Project Number _____
Property address 2404 N. Morgan Street Tampa Hillsborough FL 33602

5. Description of physical appearance

This is a vernacular frame craftsman bungalow structure. It is characterized by the large broad front gable roof line which covers the house and front porch. It has secondary gables along each side. It is also characterized by its brick porch foundation and porch brick wall structure and its porte cochere with brick piers and an external brick chimney. There is lap siding with badly peeling paint. The roof and roof structure is in need of repair. The house had a narrow porte cochere and a projection into the drive path by the rear portion of the house. This house was moved from another location 2 blocks away and the porte cochere roof was sawn in half to allow the structure to pass through the street. The mover has installed the porte cochere roof and piers on site. It was mandated by the city of Tampa's Zoning and Historic Preservation office that the porte cochere opening be widened from 3'-1" to allow for the storage and passage of a vehicle through the opening, given that no cars can be kept in front yards in the Tampa Heights Historic District. (See addendum 1) So presently the house's porte cochere is reattached and stabilized with two beams as shown in the photographs. The exterior paint is in very poor condition. The windows are covered with slopped and blistering paint.

The interior of the structure has original natural wood trim and original wood windows. There are no doors in the house. The as found condition of the house includes missing plaster walls, and floors covered over by plywood. Vandals stole the window sash weights, wiring, pipes, and fixtures. The house has quite a bit of its original character intact, but much of it is in poor condition. Moreover, an aborted rehabilitation occurred about six years ago, but the bank foreclosed upon the owner who was convicted of bank fraud. So the house has sat vacant except for homeless intruders.

Date(s) of building(s) appeared in Tampa 1931 Sanborn Date(s) of alteration(s) 2007

Has building been moved? no yes, specify date Jan. 2, 2015

6. Statement of significance

The house was a contributing structure in the historic district before it was moved. The city of Tampa has re-certified that the house is a contributing structure in the historic district.

7. Photographs and maps. Send photographs and map with application.

2404 Morgan at its origination site: 105 E. Amelia Ave

- This house was the second house in from the corner of Tampa St. and Amelia Ave. The house sat vacant for 6 years after an aborted rehabilitation. As a part of the moving process the porte cochere had to be cut into two parts, and the tall brick piers had to be packed and moved as well. The city mandated that we widen the porte cochere to be able to park or drive a vehicle through it. We widened it just enough to comply, keeping the proportion of the massing of the craftsman bungalow intact. Note lack of driveway. It was speculated that the house may have been moved there in 1931.



2404 Morgan St. at its origination site: 105 E. Amelia Ave.

- Side of house with porte cochere. Note porte cochere's close proximity to house and lack of driveway. Note windows need restoration.



2404 Morgan at origination site: 105 E. Amelia Ave.

- Rear of house. Note broken window.



2404 Morgan on its new site

- Here is the house which has arrived on its new site with new brick foundation. The 2404 Morgan house is placed one in from the corner of Amelia and Morgan. Note porte coche has been expanded as per plans mandated by the city of Tampa Transportation Code and the Tampa Heights Historic district design Guideline which prohibit keeping vehicles in front yards. See also lattice pattern brick as opposed to the conc. lattice block. Missing are the front steps and brick stair wall. Porte cochere roof and beam will be enclosed and patched to match the original in materials. Lattice will be replaced across the bottom of the boxed beam.



2404 Morgan on its new site

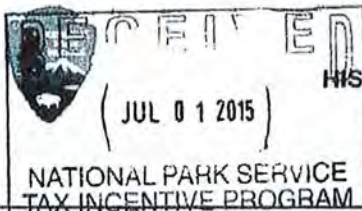
- North side of house, showing north end of porte cochere gable and missing steps to porch from porte cochere. Noted brick repair to exterior chimney and porch using old bricks and new brick masonry piers. Note poor condition of wood windows which will be restored.



2404 Morgan on its new site

- Rear of house, showing proximity and placement of the other two Morgan St. houses. Brick pier foundation covered with sand. Note missing steps. North side of house showing bay, and gable with aluminum window, second photo.





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 - EVALUATION OF SIGNIFICANCE

NPS Project Number 32461

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** 2406 Morgan St. House
Street 2406 N. Morgan St.
City Tampa **County** Hillsborough **State** FL **Zip** 33602
Name of Historic District Tampa Heights Historic District

National Register district certified state or local district potential district

2. **Nature of request** (check only one box)
 certification that the building contributes to the significance of the above-named historic district or National Register property for rehabilitation purposes.
 certification that the building contributes to the significance of the above-named historic district for a charitable contribution for conservation purposes.
 certification that the building does not contribute to the significance of the above-named district.
 preliminary determination for individual listing in the National Register.
 preliminary determination that a building located within a potential historic district contributes to the significance of the district.
 preliminary determination that a building outside the period or area of significance contributes to the significance of the district.

3. **Project Contact** (if different from applicant)
Name Leigh Wilson-Versaggi **Company** _____
Street 720 S. Orleans Ave. **City** Tampa **State** FL
Zip 33606 **Telephone** (813) 810-1122 **Email Address** flw2@yahoo.com

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.
Name Russ and Leigh Wilson Versaggi **Signature** [Signature] **Date** 6/25/15
Applicant Entity _____ **SSN** 204-84-8314 **or TIN** _____
Street 720 S. Orleans Ave. **City** Tampa **State** FL
Zip 33602 **Telephone** (813) 810-1122 **Email Address** flw2@yahoo.com

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application - Part 1 for the above-named property and has determined that the property:
 contributes to the significance of the above-named district or National Register property and is a "certified historic structure" for rehabilitation purposes.
 contributes to the significance of the above-named district and is a "certified historic structure" for a charitable contribution for conservation purposes.
 does not contribute to the significance of the above-named district.

Preliminary Determinations:
 appears to meet the National Register Criteria for Evaluation and will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer according to the procedures set forth in 36 CFR Part 60.
 does not appear to meet the National Register Criteria for Evaluation and will likely not be listed in the National Register.
 appears to contribute to the significance of a potential historic district, which will likely be listed in the National Register of Historic Places if nominated by the State Historic Preservation Officer.
 appears to contribute to the significance of a registered historic district if the period or area of significance as documented in the National Register nomination or district documentation on file with the NPS is expanded by the State Historic Preservation Officer.
 does not appear to qualify as a certified historic structure.

7-17-15 **Date** [Signature] **National Park Service Authorized Signature** 202-354-2044

NPS comments attached

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE**

Property name 2406 Morgan St. House NPS Project Number _____
Property address 2406 N. Morgan St. Tampa Hillsborough FL 33602

5. Description of physical appearance

The structure is a vernacular wood frame, lap sided, Victorian cottage with a five v-crimp metal roof and full length wood front porch. The porch has four pedestal column supports with two in the middle having to 6x6 columns and the ones on the corners having 3 6x6 columns. The columns are in poor condition. The S-V crimp metal hip roof appears to be in fairly good condition. There is a bay window on the south side of the house in the dining room off of the kitchen. The house has previously been renovated: A non-historic massive fireplace was added to the corner in the front living room, probably replacing a Victorian era one, closets were added to the bedrooms and outside the hall bathroom. The kitchen had been extensively renovated, including stainless steel appliances and a restaurant gas-range.

All of the appliances were stolen from the house prior to our receiving the house, except the range which had all parts that could be removed, stolen. The footprint of the house has not changed since 1915, according to the 1915 Sanborn. The original wood windows have been replaced with newer wood windows. The original front door has been replaced with a newer, prairie style, 8 lite door. The house has been vandalized and as part of the as-found condition of the house, the house had been stripped of all metals, window sash weights, wiring, plumbing, fixtures, appliances, air handler and even the door off of the range which was too heavy to move. The house is missing its steps, both front and back, due to the move. The house needs painting and the windows, porch decking and substructure are in need of repair.

During the move, the back porch floor structure suffered from instability due to a missing perimeter beam. the floor dropped down several inches where you could see daylight. The back door was racked out of alignment.

Date(s) of building(s) 1917 Date(s) of alteration(s) @ 2004

Has building been moved? no yes, specify date Jan. 2, 2015

6. Statement of significance

The structure was a contributing structure within the Tampa Heights historic district before it was moved two blocks east down Amelia Ave. The house was re-certified on April 28th, 2015 as a contributing structure within the Tampa Heights historic district.

7. Photographs and maps. Send photographs and map with application.

2406 Morgan at its origination site: 109 E. Amelia Ave

- This house was the innermost house in from the corner of Tampa St. and Amelia Ave. Unlike the other two houses, this one has been rehabilitated within the last 15 years. Part of its damage is structural and part of its damage is from vandalism which occurred prior to our receiving the houses. Its windows are wood replacements and a few are broken and need repair.



2406 Morgan St. at its origination site: 109 E. Amelia Ave.

- Side of house facing away from Tampa St.



2406 Morgan at origination site: 109 E. Amelia Ave.

- Rear of house. Note existing decking. This photo is prior to vacating house for move, and the subsequent vandalism.



2406 Morgan: on its new site

- East side (front) of house



2406 Morgan on its new site

- North side of house.



2406 Morgan on its new site

- Rear of house (west side.) Structural damage to rear of house where deck was attached. Perimeter beam is missing in rear and house is sitting on shims. You can see tilt of structure. This must be corrected. The floor of the porch dropped about 6" where the door is, and will need to be leveled, along with the walls.



2406 Morgan on its new site

- South side of house. Rotted water table board (an earlier replacement made of plywood that is failing.) Damaged perimeter beam around house. Toward the rear of the house the perimeter beam is missing and the house is sitting on shims.



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.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Tampa Heights Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: FLORIDA, Hillsborough

DATE RECEIVED: 7/06/95 DATE OF PENDING LIST: 7/18/95
DATE OF 16TH DAY: 8/03/95 DATE OF 45TH DAY: 8/20/95
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 95000979

NOMINATOR: STATE

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6.4.95 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the National Register of
National Register Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N