

United States Department of the Interior  
National Park Service

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FEB 26 1988

National Register of Historic Places  
Inventory—Nomination Form

received

date entered

MAR 15 1988

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

1. Name

historic Harbor Oaks Residential District

and or common Harbor Oaks Subdivision

2. Location

street & number N/A N/A not for publication

city, town Clearwater N/A vicinity of

state Florida code 012 county Pinellas code 103

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 checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Various

street & number N/A

city, town Clearwater N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Pinellas County Courthouse

street & number 315 Court Street

city, town Clearwater state Florida

6. Representation in Existing Surveys

A Historic and Architectural  
title Survey of Harbor Oaks

has this property been determined eligible?  yes  no

date Fall, 1986  federal  state  county  local

depository for survey records Florida Bureau of Historic Preservation

city, town Tallahassee state Florida

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input 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**

Harbor Oaks is a compact and well preserved residential subdivision located in Clearwater, Florida, that was developed between 1914 and 1937. The neighborhood was established by an experienced New York real estate developer and featured innovative land use controls and infrastructure development which was not common for Florida real estate projects in that era. The character of the Harbor Oaks historic district is defined by a mixture of revival and contemporary architectural styles, lot size and coverage, landscaping, scale and materials. It is the combination of these elements which create the ambience and quality of this Clearwater neighborhood.

Harbor Oaks is located in Clearwater, Florida in Pinellas County. The city is the county seat. The neighborhood is located in the western portion of the city on Clearwater Harbor. It sits on a high bluff, reported to be the highest bluff on the West Coast of Florida. The main business core of Clearwater is to the north buffered by several blocks of older residences. Fort Harrison Avenue, a major north/south artery, is located on the east with mixed residential and commercial uses on the lots along both sides. South of the neighborhood is the Morton Plant Hospital complex, a dense and extensive series of buildings. Further to the south is the famous Belleview Biltmore Hotel in Belleair, an 1897 resort hotel complex listed on the National Register of Historic Places. At the northwest corner of the neighborhood is the Donald Roebing Estate, also listed in the National Register.

The streetscape of Harbor Oaks is significant to the character of the neighborhood. The broad streets have wide parkways with sidewalks. Bay Avenue features an esplanade which creates an east/west division in the neighborhood. The streets are lined with palm and oak trees, most of which were planted in 1915-16. Although there are overhead street lights, there is a system of ground level street lights which date from the beginning of the neighborhood. The parkways have one of two types of Classical street lamps. It appears that some of the original classical poles have been replaced, but this lighting feature has been lost in most communities in Florida and they are important to the general character of the neighborhood. These features were a part of the original development and have become an integral part of the neighborhood's special character. At the entrances of the neighborhood on Orange, Bay, and Harrison Avenues (photo 19) are massive brick pillars which have become landmarks of the neighborhood by designating the limits of this special area.

The layout of the subdivision is typical of most subdivisions. There are four east/west streets two blocks long and two north/south streets. West Druid Road runs along the north and curves around to the south. The lots vary in size but most are 60' x 130'. Along the west side on the bay are a series of large lots which vary from 400' to 500' and are 60' wide. Many of the houses are located on parcels which consist of at least two lots which form a frontage of from 80' to 130'. These lots consist of wider, paired lots or a full lot and portions of adjacent lots. The houses generally are sited laterally on the lot with the wide portion parallel to the street. The large lot configurations allowed this to happen. The setbacks are uniform with the general front setback at about 25' from the sidewalk.

United States Department of the Interior  
National Park Service

FEB 26 1988

National Register of Historic Places  
Continuation SheetSection number 7 Page 2 DESCRIPTION

The character of the neighborhood is defined by these large lots, uniform setbacks and house configuration coupled with general house characteristics. Most homes in Harbor Oaks are two stories and either wood or stucco. The facades are usually three-bay with a central entrance. Wide eaves supported by heavy modillions are typical of the many houses in the neighborhood. These eaves are a feature which is derived from the Prairie School. It is not clear why so many of the houses in the neighborhood have this feature but it is common in various styles. Windows vary from wood double-hung sash to casement, all set in simple surrounds. Approximately half of the individual properties in the district contain ancillary structures, usually a detached garage, contemporary to the main residential building.

The Colonial Revival is the dominant stylistic influence in Harbor Oaks. These homes generally date from 1915 through 1926. They are formal and balanced in design and plan. Many have central stair halls and formal room layouts. They generally have gable ends of brick, stone or wood. Small classical columns are found on small front porches. Stylized colonial frontispieces are often the only decorative feature of otherwise plain exteriors. The most common form in Harbor Oaks is the tiled, low pitched hip roof. This feature is emphasized by broad eaves supported by heavy modillions (blocks).

The main form of the Colonial Revival features a central entrance flanked by paired double hung sash windows with multiple lights. Shutters were non-functional. Construction materials range from wood frame clapboard to hollow clay tile and stucco. Tile was employed more frequently in the 1920s. Exterior finishes are generally stucco with occasional examples of brick veneer. Architectural detailing is limited to a simple classical frontispiece, boxed eaves, and simple Colonial details on the interior. Examples may be found at 302 Druid Road (William Rehbaum house, photo 2) and 318 Druid Road (McAnulty house, photo 3). The buildings at 411 Druid Road (Randolf house) and 423 Druid Road (Beecher house) are variations on the Colonial Revival known as Dutch Colonial featuring gambrel roofs and shed dormers.

Several bungalows are found in Harbor Oaks. These are typically one story, frame structures with gabled roofs. Porches of one or two bays are covered by a gable roof projection and are supported by square brick or wood pedestals with filled balustrades. Windows are generally paired or grouped with 3/1 double-hung sash, multiple/1 double-hung sash, or wood casements. The houses have wide eaves, flat bargeboards with diamond-shaped blocks resembling the ends of rafters, and large, elaborate brackets. Most of the bungalows have fireplaces with exterior chimneys, often with two small windows on either side of the fireplace.

There are many types of this widespread housing form. A typology has been developed as the result of survey research, which is useful in describing the characteristics of each bungalow identified. In Harbor Oaks, the Type III and Type IV are found. The Type III bungalow has a gable roof facing the street over an almost square form. The floor plans of these houses are generally open. A gable projects from the facade of the house over an open porch which is often screened. Bungalow details include heavy knee brackets at the eaves, low-lying gables, and multiple windows. Excellent examples of this type are found in Harbor Oaks at 301

United States Department of the Interior  
National Park Service

FEB 26 1988

National Register of Historic Places  
Continuation SheetSection number 7 Page 3 DESCRIPTION

Jasmine Way (Taver Bayly home, photo 15), and 430 Druid Road (Price-Miller home, photo 6). The Type IV bungalow is a large one-and-one-half story house. The gable is parallel to the street and incorporates a shed dormer on the broad roof slope. The veranda is inset under the main roof and supported by round wood posts. An example of this style is found at 416 Druid Road (J.A. Sheldon home).

The Mediterranean Revival is a prominent style in Harbor Oaks. The homes generally feature the use of neo-classical details along with terra-cotta or tile detailing. The use of decorative bands and architrave at doorways is seen in several examples. The roofs are hip with barrel tile. The houses feature terraces with classical balustrades surrounding them. The house at 423 Magnolia Street (Savage house, photo 14) is a good example of this style.

The Mission style is more common in Harbor Oaks than the Mediterranean Revival style, even in larger homes. These are usually hollow clay tile, clad in rough-textured stucco. Roofs are either low sloped gables with barrel clay tiles or flat with raised parapets punctuated with small barrel tile pent roofs. The lack of external detail is evident in these houses and seems less a function of the preference of the Mission than a part of the general movement among builders toward the more simple and less decorative lines.

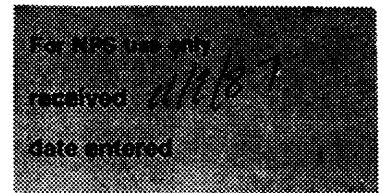
One example of the Mission style is the Eichelberger house at 410 Jasmine Way. It features rounded arched windows and a low, tiled roof. The Palmisano house at 419 Jasmine Way is also of interest. These houses feature characteristic arcades, flat roofs and balconies.

The Tudor Revival and English Cottage styles are also part of the eclectic composition of the neighborhood. These structures are characterized by irregular or modified ell-shaped plans with steeply pitched intersecting gable roofs. Many have gabled dormers. The key elements in these houses are the use of brick in the construction with stucco and half-timbering in the gable ends. These houses reflect the loss of the eaves in house construction. Their sizes range from massive and elaborately decorated structures to small cottages with relatively simple Tudor details.

The Tudor Revival did not appear in Harbor Oaks until the 1920s and became more popular in the 1930s. The houses tend to be large and appear in residential neighborhoods with the other neighborhood styles of Colonial Revival and Mediterranean Revival. A good example of this style in Harbor Oaks is the Judd house at 310 Druid Road. The simple, clean stucco lines and unbalanced roof line depart from the Norman features of the style.

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

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



Continuation sheet Description Item number 7 Page 4

The Prairie School Style appears primarily as an influence in many of the other styles, rather than in pure form. The style in this district is characterized by a low hip roof with low hip dormers. Windows are paired and usually occur in a two- or three-bay arrangement with a central bay incorporating a pivot or casement window. Porches are low hip roofed and single story. Roofs are supported by either tapered wood columns on brick pedestals or large square masonry pillars. Siding is usually clapboard, but shingles and stucco are also found. A pure example of the Prairie School style may be found in Harbor Oaks at 421 Druid Road (Bowen house, photo 4). It was built in 1924, which is late for this style to occur.

Harbor Oaks has been maintained as a residential neighborhood since it was first developed. The major changes in the subdivision have included the construction of new homes since the 1950s on formerly vacant lots. However, most of the vacant areas and new houses are located on Lotus Path, which is a part of the historical subdivision but was excluded from the district boundaries because of the intrusive construction in recent years. Other changes from the original appearance of the neighborhood are in the streets. They were originally concrete paved, which has been replaced by asphalt as a part of normal maintenance. The properties in Harbor Oaks are for the most part in excellent condition. This is an affluent neighborhood and the homes are not ignored or allowed to deteriorate.

The neighborhood is believed to be the site of Fort Harrison of the Second Seminole War. It is unclear from available maps whether the fort extended to the north beyond the northwest corner of the neighborhood. There is also historical data to indicate that at least three houses were built and located in the same northwest quadrant of the district. The type of construction would indicate that there may be archaeological remains from this occupation. There has been no prehistoric archaeological work in the district, and nothing is known about the probable occurrence of this type site.

The non-contributing buildings in Harbor Oaks are in general in keeping with the scale and setback of the neighborhood, but in general they are concrete block ranch-style homes with a few neo-Colonial styles.

In April 1986, Florida Preservation Services was retained by the City of Clearwater to complete a survey of Harbor Oaks and the surrounding area to identify buildings and sites which would contribute to the Harbor Oaks Historic District. The firm's responsibilities included the preparation of a developmental history of the neighborhood, compilation of a bibliography on Harbor Oaks history, architectural field work, research of potential sites, preparation of Florida Master Site File Forms for submission to the Division of Historic Resources, and the preparation of a final report on the project including recommendations for a preservation plan, ordinance, and a nomination for the district.

United States Department of the Interior  
National Park Service

FEB 26 1988

National Register of Historic Places  
Continuation SheetSection number 7 Page 5 DESCRIPTION

Contributing buildings for this survey consisted of those structures built before 1940 which were generally intact and represented the types of housing from the different periods in the neighborhood's development. Initially it was thought that a larger area which included several small subdivisions to the north should constitute the National Register district. It was determined that the developmental history of Harbor Oaks was distinct from the remaining portions of Clearwater and so the decision was made to confine the district within the original boundaries of Harbor Oaks. It is intended that the houses outside of the subdivisions will be evaluated at a later date on their individual significance.

The boundary of the district is defined by the historical construction patterns. As stated above, the initial survey work indicated that the confines of the original subdivision were a minimum as a boundary since the surrounding homes do not relate in style and scale or historical significance to those in Harbor Oaks. It was further decided to exclude most of the area along Lotus Path since there were only two contributing resources along that street. The same is true along Ft. Harrison Avenue. The new commercial buildings located along that street do not contribute to the significance of the area.

Contributing resources:	50 residential buildings
	30 ancillary structures
	<u>6</u> paired gateposts
Total:	86

Non-contributing resources:	16 residential buildings
	<u>6</u> ancillary structures
Total:	22

United States Department of the Interior  
National Park Service

FEB 26 1988

National Register of Historic Places  
Continuation SheetSection number 7 Page 5A DESCRIPTION SUPPLEMENTDESCRIPTION SUPPLEMENT

Of the 50 contributing buildings comprised by the Harbor Oaks Residential District, more than half of those extant were constructed in the 1920s. There are only 16 buildings that date from the 1910s, the majority of which were constructed in the years 1915 and 1918. The buildings dating from the 1920s are spread more evenly over the decade, with the greatest activity coming between 1925 and 1927. Only 7 buildings date between 1930 and 1937. Of these, three were built in 1935 and only one in 1937. The remaining three were erected between 1930 and 1932. Stylistically, the buildings from the 1930s are a continuation of the Mediterranean Revival and Colonial Revival influences reflected in the earlier building stock.

United States Department of the Interior  
National Park Service

FEB 26 1988

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 6 DESCRIPTION

HARBOR OAKS RESIDENTIAL DISTRICT

I. List of Contributing Buildings

<u>Druid Road</u>	<u>Jasmine Way</u>	<u>Lotus Path</u>	<u>Magnolia Drive</u>
301	301	301	205
302	305	403	208
308	306		308
310	307		311
311	311		313
318	315		315
401	403		322
411	409		403
416	410		410
421	418		414
423	419		415
427	424		423
430			429
432			
433			
800			
802			
803			
902			
909			
1001			
1005			
1008			

II. List of Non-Contributing Buildings

<u>Bay Avenue</u>	<u>Druid Road</u>	<u>Jasmine Way</u>	<u>Magnolia Drive</u>
711	323	320	314
	420	322	320
	422	400	400
	1100	404	406
		415	
		416	
		417	



## 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 checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1914-1937 **Builder/Architect** Various

### Statement of Significance (in one paragraph)

The Harbor Oaks Residential District fulfills criteria "A" and "C" for listing in the National Register of Historic Places. It is with the rapid development of new residential subdivisions in Florida between World War I and the onset of the Great Depression in 1929. The styles of the buildings in the district reflect the popular architectural tastes of the period, and the district contains some notable examples of these styles, as interpreted for a Florida setting.

At the turn of the twentieth century, Clearwater, Florida was a small rural community of approximately 350 population. Opened to settlement by the Armed Occupation Act of 1842, in the latter days of the Second Seminole War, it had developed slowly as an agricultural community. A post office was established in 1852. In 1888, the Orange Belt Railroad connected the town with the Orlando area and points north, supplementing the established seaborne access to Key West and Cedar Key. Agriculture was thus encouraged. Extensive orange groves were developed and soon came to dominate the economy of the surrounding areas. In 1891 the town of Clearwater was incorporated.

By 1910, the population of the town had grown to 1,171. A central business district had taken shape. Residential areas had been developed along the bluff overlooking Clearwater Bay on the west and expanded in an unplanned fashion to the north and south. The Ft. Harrison Orange Grove occupied an area at the southern end of the incorporated town, and it was in this area that the Harbor Oaks development would soon occur. Formally organized under multiple ownership in 1904, the Ft. Harrison Orange Grove Company was the culmination of sixty years of successive homestead occupations. It derived its name from the short-lived military post established on the site in 1841, and occupied briefly during the Second Seminole War.

Interest in the area as a winter resort had also been stimulated by the expansion of railroad transportation throughout the Tampa Bay region, and by the construction of major resort hotels, notably the Tampa Bay Hotel in Tampa and the Bellview Hotel on Clearwater Bay south of the town of Clearwater. It was this interest that attracted Dean Alvord to Clearwater in 1910, and led to the development of Clearwater's first exclusive modern subdivision, Harbor Oaks.

Dean Alvord was a major developer in New York City and on Long Island. He first became involved in the renovation of older homes in Garden City, Long Island. His first development project involved the Roslyn Subdivision where he established his own home on a thirty-acre tract. His other projects included the development of several sections in Brooklyn including Prospect Park South and Flatbush. On Long Island he developed Belle Terre and Dean Alvord Estates. Most of Alvord's projects

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreage of nominated property 40 Approx.

Quadrangle name Clearwater

Quadrangle scale 1:24,000

### UTM References

A	1 1 7	3 2 2 2 6 0	3 0 9 3 2 2 0
	Zone	Easting	Northing

B	1 1 7	3 2 2 3 6 0	3 0 9 3 6 6 0
	Zone	Easting	Northing

C	1 1 7	3 2 2 9 2 0	3 0 9 3 6 6 0
	Zone	Easting	Northing

D	1 1 7	3 2 2 9 2 0	3 0 9 3 2 2 0
	Zone	Easting	Northing

E			
	Zone	Easting	Northing

F			
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

### 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, Historic Sites Specialist

organization Florida Bureau of Historic Preservation

date 11-2-87

street & number R.A. Gray Building

telephone (904) 487-2333

city or town Tallahassee

state Florida 32399-0250

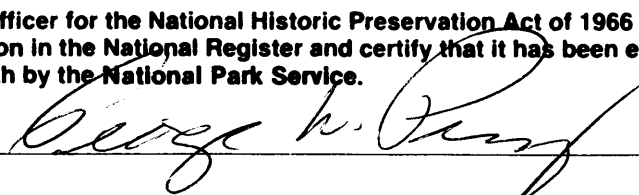
# 12. State Historic Preservation Officer Certification

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

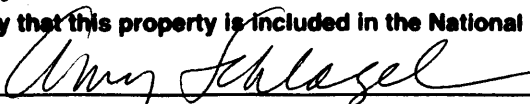


title State Historic Preservation Officer

date 11-2-87

For NPS use only

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



date 3/15/88

Keeper of the National Register

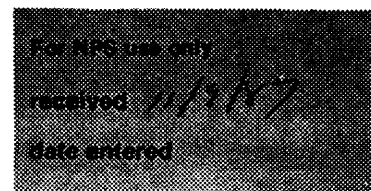
Attest:

date

Chief of Registration

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

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



Continuation sheet    Significance    Item number 8    Page 2

were for upper class homes which brought him and his son Donald into close contact with wealthy industrialists, financiers, and attorneys.

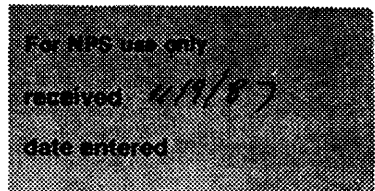
Like many of his fellow New Yorkers, Alvord was interested in Florida. He visited the state on several occasions. At one point he became acquainted with Henry Flagler who took him to Miami to get advice on real estate development there. After much careful examination Alvord decided to establish a permanent winter home in the state and around 1910 or 1911 he decided on Clearwater. E.H. Coachman had recently purchased the grove from the Ft. Harrison Orange Company and had just sold the fruit. Alvord did not want all the land, but only enough to build his winter home. Coachman would not sell it in small parts and so Alvord acquired the entire property. Dean Alvord constructed one of the first homes (800 Druid Road) in Harbor Oaks, just past the point where Druid Road turns south. This house was a simple Colonial Revival stucco structure.

Alvord decided to undertake the development of an exclusive neighborhood designed to attract wealthy residents and protect the values of the property which was purchased. Sophisticated development was not the norm in Florida during the 1910s. Most developers merely sold surveyed land with graded roads and without amenities such as paved streets, curbs, sewer and water. This was, however, the age in Florida of rapid expansion of public facilities as residents became more sophisticated and demanded more services for their money. Promoters found that qualitative features such as roads, sewers, water and landscaping could be promoted to discriminating buyers who recognized the value of such improvements.

Alvord was used to installing such facilities in his urban projects in New York and set out to develop his new subdivision complete with roads and sewers. He turned the land and the project over to his son Donald, who was young but becoming an astute real estate salesman. The subdivision was developed out of land which included waterfront, an orange grove and a marshy pond. Druid Road, named for the well-known English religious cult, was named by Dean Alvord and became the first major improvement. The road was graded and paved, and furnished with curbs, gutters, and sidewalks of concrete. Brick pillars were installed at several entrances to the project. A complete sewer system was installed which drained into a large septic tank system at the southwest corner of the development. The overflow originally ran into the bay. At some point, probably in the 1920s, a tennis court was added to the neighborhood's amenities near the corner of Bay Avenue and Magnolia Drive. It was later removed. Underground utilities were installed along the street in 1915 by J.G. McClung, the owner of the Clearwater Ice Plant which supplied electric power to the city. The underground utilities were mainly buried cable which supplied power to 27 street lights. There was no street front electrical wiring. The electricity for the lots was placed at the rear lot lines and originally installed on power poles painted green. These lines went underground in conduit where they crossed the main roads. Alvord also acquired oaks and palms which were set out along the parkways. A channel was dredged to the pier at the end of Magnolia Avenue and the spoil was used to fill behind a bulkhead along the shore. The fill was also used to fill a marshy area which probably contained a spring near the southeast part of the subdivision. Alvord had to fill the area three times

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

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



Continuation sheet Significance Item number 8 Page 3

before the streets were usable in that area. This marsh and small lake was the location of a drowning before the filling work was complete.

The development was opened by January, 1914. Several large advertisements in the Tampa Tribune, Clearwater Sun and the St. Petersburg Times called Harbor Oaks "The Riviera of the Sunny South" and the "finest shore development on the West coast of Florida." The description indicated that portions of the development were completed by 1914. This was probably the portion along Druid Road and Jasmine Way and Magnolia Drive, since most of the houses on these streets date from that period.

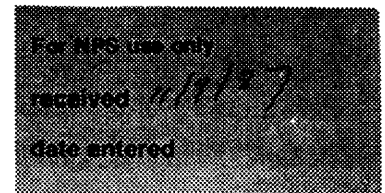
Alvord offered a relatively new and innovative approach to development in Florida, through the use of deed restrictions. Such restrictions were the precursor of zoning and land use controls in a period before governments attempted to institute them through their police powers. The need for such controls became obvious in rapidly developing communities. Restrictions were needed to prevent residential areas from becoming commercial with the resulting construction of incompatible new structures which, in those days, would have reduced property values. The restrictions included permitted uses, setbacks, and cost of house built. The advertisements for the project emphasized the lot restrictions. Prospective buyers were promised that the restrictions constituted "fully one third the value of residence property." An October 1914 advertisement noted that several new residents had been forced from other areas of Clearwater because of a lack of control over the adjacent uses of property.

The arrangement of the lots and their purchase price were fairly typical of the period. The lots were 60' wide by 130' deep except for the large lots along the west side of Druid Road which were 400' deep. These lots were platted to the water and included a drop in elevation of twenty-five feet at the bluff. Terms of purchase were twenty percent down and ten percent semi-annually with six percent interest.

Harbor Oaks was not a large development, but it was exclusive and attracted many well-known individuals. The first houses in the neighborhood were completed by 1915. Most of them were homes for current residents of Clearwater. Taver Bayly (301 Jasmine Way), a local citrus man and banker, built a bungalow at the corner of Druid Road and Jasmine Way. This bungalow became a prominent feature in Alvord's promotional material on the neighborhood. John B. Lyon, a lumberman, built a home at 1005 Druid Road which was also featured in the local advertisements. Sewell Ford (803 Druid Road), a nationally famous writer, constructed a home in the project and called it Casa de San Antonio. He was the first of several nationally-known figures who established winter homes in Harbor Oaks. In all, seven houses were built during the first years of the development. The development of Harbor Oaks continued at a slow pace over the following ten years. A few homes were built each year with 1918 being a busy one when five homes were built by local residents. It was not until the peak of the Florida Boom in 1925 that many of the better-known residents built homes in Harbor Oaks.

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

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



Continuation sheet    Significance    Item number 8    Page 4

Many of those who bought lots in Harbor Oaks were acquaintances of the Alvords. Dean Alvord and his son circulated in wealthy circles in the New York area and were close friends with many financiers and industrialists. These contacts produced prospects for their many projects, including Harbor Oaks. For example, Edmund Lyons, who purchased the original Alvord house on Druid Road, was a close friend of Dean Alvord. The family also became close friends with the Browns and Judds along Druid Road. In a recent interview, Donald Alvord admitted that he sold many lots to people whom he knew, and that these were the best clients for such a development as Harbor Oaks.

Clearwater became a part of the rapid real estate land boom in Florida in the 1920s. In 1920 there were 2,247 residents and by 1925 there were 5,004 in the city. The large citrus industry in the area was damaged by a hurricane in 1921. Many of the owners replaced their groves with subdivisions as they moved out to cash in on the fever of real estate buying occurring throughout the state during the decade. Large subdivisions grew everywhere with elaborate advertising and promotion. L.B. Skinner developed Mandalay on Clearwater Beach in 1922, and the Fort Harrison Hotel was finished in 1926. There was an extensive development project in Belleair to the south, as well as areas all along the southern peninsula.

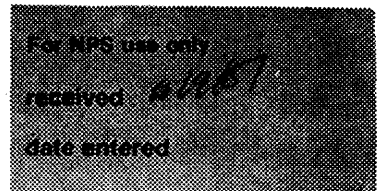
By early 1925 only twenty lots were left unsold in Harbor Oaks. These were mainly along Magnolia and Lotus Path. During the winter and spring of 1925 Alvord ran nearly daily advertisements in the Clearwater Evening Sun promoting the remaining lots. He used new advertisements at least three times a week. Many of them featured photographs of the houses of prominent residents. Alvord was using his well-established real estate company to promote the development. He was also involved in several other projects in Clearwater and on Clearwater Beach. His firm operated as a broker for other properties in the community and at one point operated an office in St. Petersburg. Alvord also owned a gladiola farm which was eventually developed into a subdivision known as Skycrest.

The advertising campaigns were directed at obvious markets. In the winter, it was that winter tourist who was in the mood for a permanent winter residence. The advertisements promoted the fact that the buyers of Harbor Oaks lots could live near "America's best-known men and women in literature, art, and finance." The spring campaign was directed at local buyers. Several advertisements featured local residents who purchased lots and built homes to emphasize that "prominent" local men had chosen Harbor Oaks for their home. The campaign was successful, and by the fall only nine lots were left and by early 1927 the project had been sold out.

Donald Alvord was also involved in building several speculative houses in the subdivision. In 1925 he had three houses on Magnolia Drive under construction and for sale. These houses included Los Robles (429 Magnolia Drive) which was designed by Franklin O. Adams of Tampa, and Casa del Mar (423 Magnolia Drive), one of the mission style houses which he built on the street. These two houses were featured in several advertisements which offered the homes for sale, as well as several newspaper articles. It is probably safe to assume that other houses were built this

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

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



Continuation sheet Significance

Item number 8

Page 5

way. Alvord himself said that his father had a habit of building a house and living in it a few years, then selling and building another one.

Robert S. Brown acquired the original Alvord estate during the decade. He added extensive wings to the north and south of the main house, changed the configuration of the original windows and made extensive alterations to the inside. Elaborate gardens were constructed down the bluff. He constructed a large bell tower and installed an extensive organ system in the building.

Florida was a destination of many of America's leading individuals in the 1920s. Large winter homes were constructed in Harbor Oaks by prominent figures, particularly along Magnolia Drive. Important persons included James Studebaker III (413 Magnolia Drive), a banker and member of the famous automaker's family; Robert Ingersoll (322 Magnolia Drive), founder of the machinery firm which was predecessor to the Ingersoll/Rand Corporation; and Charles Ebbetts (301 Druid Road), owner of the Brooklyn Dodgers. It is likely that several of these individuals knew Alvord from New York and could explain their presence in the town. Another writer, Rex Beach, shared a home with A.B. Crews for several years in the 1920s.

In 1929 another estate was completed nearby which rivaled the Brown estate. This large and imposing Tudor style house was built for Donald Roebbling who was from New York City. He became an important engineer, philanthropist and inventor. He would later become famous for his Alligator amphibious vehicle which he designed and built during World War II. This property was listed in the National Register of Historic Places in 1979.

Prominent local individuals also built homes in Harbor Oaks in the 1920s. These included M.A. McMullen (302 Druid Road), circuit judge and son of a pioneer family of the area, and W.F. Rehbaum (302 Druid Road), who owned West Coast Hardware and was instrumental in developing packaged mail order fruit.

Two local builders were active in the neighborhood. Robert Thompson built several homes in the neighborhood in the late 1920s and 1930s. G.A. Eichelberger (410 Jasmine Way) built his own home on Jasmine Way and was Alvord's official builder.

The neighborhood became a tightly-knit community which was structured to insure the maintenance of the special qualities of the subdivision. Alvord led the way by insuring that each homeowner would participate in the continued maintenance of the streets and landscaping. On February 17, 1920, the Harbor Oaks Association was formed by the residents pursuant to the requirement of their deeds. The Association functioned as a neighborhood owners' association. There were mandatory assessments which were used to pay for the maintenance of the streets, curbs, plants and trees. This organization was formed to perform these activities without the help of the city. In most communities, the city was not involved in continued maintenance of amenities. This mechanism became popular as a sales tool and provided security to the investments of the residents. This approach to development became prominent in the 1920s, but in 1914, was still rare in Florida and makes the

FEB 20

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 6 SIGNIFICANCE

organization and development of Harbor Oaks significant. This association continues to operate today and works to maintain the character of the neighborhood.

The organization of the association provided for an extremely representative form of government. The nine-member board was elected so that each street in Harbor Oaks was represented. Standing committees were established for finance, police and fire protection, streets and sidewalks, taxation, public utilities, and law. The board had the authority to set yearly assessments which were used to maintain the roads and parkways in the neighborhood.

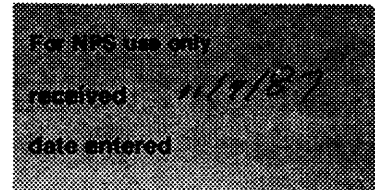
In establishing its purpose, the association sought to perpetuate the qualities which made Harbor Oaks attractive to its first residents. The by-laws stated that the benefits of the association were derived from:

The charm of Harbor Oaks, which is lacking in many residential districts of even larger cities lies in the uniformity of planting and the continued upkeep of the plants, palms, trees, and parks. General municipal and state taxation has never been sufficient to properly plant--much less continually keep up--the street parkway in front of each home, hence the usual heterogeneous growth of weeds and grass found there. Harbor Oaks funds are expended entirely upon the street parkways in front of the building line of each plot and the entire time of a gardener employed yearly by the Association is necessary for this work.

There are several exceptional homes in Harbor Oaks which are landmark examples of architecture in their own right. The Harrison/Plunket House (205 Magnolia Drive, photo 9), and the Dean Alvord House (208 Magnolia Drive, photo 10) are exceptional examples of the Mediterranean Revival style. Both houses feature elegant detailing such as quions, elaborate entrance architraves, and large terraces. Both houses anchor the west end of Magnolia Drive. The Bowen House (421 Druid Road, photo 4) is an exceptional example of the Prairie School. The use of the broad, low hip roof and the rectilinear pilasters are the main features of this house. It appears that this structure may have been a one-of-a-kind design and not derived from popular plan books. The Alvord/Brown House (802 Druid Road, photo 7) is an interesting transformation. Robert Brown created a magnificent eclectic home from the simple Prairie School-influenced home of Dean Alvord. Eventually Brown improved the gardens and added a campanile tower on the waterfront. The Price House (301 Lotus Path) is an interesting combination of Classical and Prairie School designs. The house bears the typical broad eaves with modillions, and incorporates the distinctive belt course between the first and second floors which was so common to the Prairie School, yet it also incorporates classical balustrades and classical details at the entrance.

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

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



Continuation sheet      Significance      Item number      8      Page      7

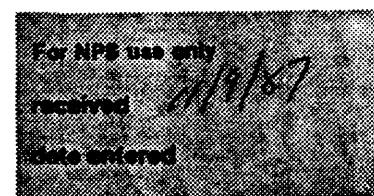
Preservation activities in Clearwater and Harbor Oaks began with a private effort. In 1976 Volunteers in Preservation was formed to undertake a survey of much of the area in central Pinellas County, particularly in Clearwater. The group was supported by assistance from the Division of Archives, History and Records Management through an historic sites specialist. The project identified fourteen buildings considered eligible for the Florida Master Site Files and a recommendation was made to pursue the development of an historic district. A local survey form was developed for the project and research on each house in the neighborhood was collected by several volunteers. Jan McNutt undertook the detailed work of tracing tax roll information on the various properties. No final Florida Master Site File forms were ever submitted for this project.

The City of Clearwater first adopted an Historic Preservation Element for its Comprehensive Plan in 1979 and revised the plan in 1984. This plan recognized the significance of Harbor Oaks as a neighborhood which contained the "finest examples of period architecture and material use." It recommended the designation of the community as an historic district under a local historic district ordinance.

As a follow-up to the plan, the City Planning staff proposed an ordinance to designate the area as an historic district. This ordinance included the appointment of an architectural review board. The proposal met with neighborhood opposition and it was never brought before the City Commission. The city later decided to seek a grant from the Division of Historical Resources to fund a survey of Harbor Oaks to prepare a proposal for the nomination of the area to the National Register of Historic Places. The project was also intended to prepare an ordinance which would be acceptable to the neighborhood and which would provide for recognition and protection of the resources in the neighborhood. In 1985, the city was awarded this grant to undertake the survey.



United States Department of the Interior  
National Park Service  
**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet Bibliography Item number 9 Page 1

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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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Continuation sheet Bibliography Item number 9 Page 2

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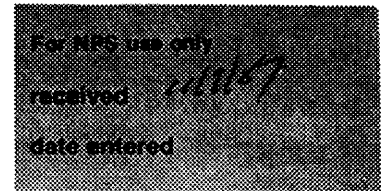
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**United States Department of the Interior  
National Park Service**

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



Continuation sheet Geographical Data

Item number

10

Page 1

BOUNDARY JUSTIFICATION

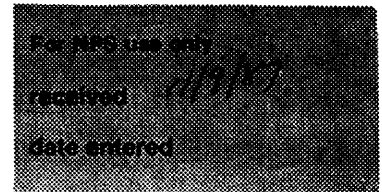
The boundaries of the Harbor Oaks Residential District are justified by 1) the historical boundaries of the neighborhood; 2) the non-contributing commercial properties along South Ft. Harrison Avenue; 3) the waters of Clearwater Harbor; and 4) the later non-contributing structures to the north and south of the district.

BOUNDARY DESCRIPTION

Begin at the north gatepost at the northwest corner of the intersection of Ft. Harrison Avenue and Druid Road, then run east along the north curb line of Druid Road to a point parallel with the east property line of 432 Druid Road, then run north along said property line to the north property line of 432 Druid Road, then run west along said property line to the intersection with the east property line of 430 Druid Road, then run north along said property line to the north property line of 430 Druid Road, then run west along said property line and continue along the north property lines of the buildings fronting on the north side of Druid Road to the intersection with the west property line of 302 Druid Road, then run south along said property line to the north curb line of Druid Road, then run west, crossing Druid Road, and continue to the shore line of Clearwater Harbor, then run south along the shore line to a point parallel with the south property line of 1100 Druid Road, then run east along said line to the east curb line of Druid Road, then jog south to a point parallel with the south property line of 301 Lotus Path, then run east along said line to the east property line of 301 Lotus Path, then run north along said line to the south curb line of Lotus Path, then run east along said curb line to a point parallel with the east property line of 1500 Druid Road, then run north along said property line to a point parallel with the south property lines of the buildings fronting on the south side of Magnolia Drive, then run east along said lines to the intersection of the east property line of 313 Magnolia Drive, then run north along said line which separates 313 Magnolia Drive from the northern half of the non-contributing property at 322 Lotus Path and continue to the south curb line of Magnolia Drive, then run east along said curb line to a point parallel with the west property line of 315 Magnolia Drive, then run south along said line to the south property line of 315 Magnolia Drive, then run east along said line to the west curb line of Bay Avenue, then run along said curb line to a point parallel with the south property line of 403 Lotus Path, then run east along said line to the east property line of 403 Lotus Path, then run north along said line to the south curb line of Lotus Path, then run east along said curb line to a point parallel with the west property line of 414 Lotus Path, then run north along said line to the point it intersects the south property line of 415 Magnolia Drive, then run east along said line until it intersects the west property lines of the buildings fronting on the west side of South Ft. Harrison Avenue,

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

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



Continuation sheet Geographical Data

Item number 10

Page 2

then run north along said line to the north curb line of Magnolia Drive, then run west along said curb line to a point parallel with the east property line of 414 Magnolia Drive, then run north along said line to the south property line of 417 Jasmine Way, then run east along said line and the south property line of 419 Jasmine Way to the east property line of 419 Jasmine Way, then run north along said line to the north curb line of Jasmine Way, then run east along said curb line to a point parallel with the west property lines of the buildings fronting on the east side of South Ft. Harrison Avenue, then run north along said lines to the south curb line of Druid Road, then run east along said curb line to the intersection of South Ft. Harrison Avenue to include the south gatepost at the entrance of Harbor Oaks subdivision, then run north to the point of beginning.