

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88001697

Date Listed: 11/16/88

LeClaire Apartments

Hillsborough

FL

Property Name

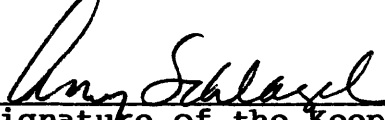
County

State

N/A

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.



Signature of the Keeper

11/16/88

Date of Action

Amended Items in Nomination:

The "Materials" section of Section #7 of the nomination should read:

- foundation: concrete
- walls: brick
- roof: tar/gravel
- other: stucco, tile

Also, since Criterion B is not claimed (the architect is described as a master under Criterion C), the blank at "Significant Person" should read "N/A."

Discussed and concurred in by Florida SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

RECEIVED

AUG 25 1988

NATIONAL REGISTER

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name LeClaire Apartments
other names/site number N/A /8HI 2933

2. Location

street & number 3013-3015 San Carlos Street N/A not for publication
city, town Tampa N/A vicinity
state Florida code 012 county Hillsborough code 057 zip code 33629

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>3</u>	<u>0</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

[Signature] 8-19-88
Signature of certifying official Date
State Historic Preservation Officer
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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:)

[Signature] 11/16/88
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/ Multiple Dwelling

Current Functions (enter categories from instructions)

Domestic/ Multiple Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Bungalow

Materials (enter categories from instructions)

foundation

walls

roof

other

Describe present and historic physical appearance.

The LeClaire Apartments are two "mirror image" two-story masonry and cast concrete structures occupying lots 11 and 12 of block 27 in the Palma Ceia Park Subdivision of the city of Tampa. They are located on the north side of San Carlos Street just two lots (approximately 100 feet) east of the commercially zoned MacDill Avenue, a major north-south highway providing access to Tampa's Interbay Peninsula and MacDill Airforce Base, located at the southernmost point of the peninsula. The two buildings are linked at the second floor level of the main (south) elevation by a stucco covered frame arcade that has a coping of Spanish tiles. The buildings are separated by a concrete and brick driveway that leads to a crescent shaped brick carport at the rear (north) of the apartments. The apartments were built in 1926, and the carport appears to date from the same period.

Each apartment building is two stories in height and is constructed of maroon colored brick, laid in running bond. The structures rest upon poured concrete foundations which have been molded to imitate stone. Both buildings are basically rectangular in plan, but each features a shallow, three-sided bay centered on their east and west elevations. The flat roofs are covered with tar and gravel, and wide eaves carried by cast concrete brackets slope away from the low brick parapet that surrounds the main portion of the roof. The soffit is constructed of double beaded boards. The sloping eaves were originally surfaced with Spanish tiles but were already covered with asphalt shingles when purchased by the present owner in 1986. Exterior chimneys are located on the east and west elevations, immediately south of the center bays. These have stuccoed caps that secure their narrow tile flues and small white stucco panels in their sides. The structure of the chimneys is decoratively repeated in the small brick and stucco pedestals that mark the corners of the roof parapets and the corners of the buildings themselves. These pedestals have no plinth but do feature white cornices or copings and small white stucco panels in their sides.

The main (south) facade of each building is divided into three bays and has a two-story porch with brick walls, concrete floors, and cast concrete Tuscan columns on concrete bases. Each second story has a full width porch and features cast concrete balustrades with flat I-shaped balusters instead of a brick wall. The first story porch has an L-shaped plan created by the "sunroom" at the southwest and southeast corners of the buildings. In the center of each main facade a concrete stairs with brick sidewalls leads to the porch and the principal accesses to the apartments in each quadriplex. The entrances to the two first floor apartments and to the center stairhall for the two second floor apartments are in a recessed alcove. All of the front entry doors of each building are original and feature three vertical glass panes over two horizontal wood panels.

United States Department of the Interior
National Park Service

AUG 25 1988

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

Present and Historic Physical Appearance

With the exception of the two sunrooms, the windows on the main facades and all other elevations are double hung wood sashes with 3/1 lights. A narrow version of this window appears in the north and south sides of the three sided bays near the center of each building. The sunroom windows have the same light arrangement but are wood casement windows instead of vertically sliding sashes. The casements are paired on the east and west elevations but are found in a group of four on the south facade. On the second story of the main facades one finds a single set of paired sashes on either side of the recessed porch entrance. The fenestration of the side elevations features paired sashes alternating with smaller single units. All of the windows have concrete lintels that rest upon concrete arch spring blocks.

The north (rear) elevation of each building is divided into four bays, with paired windows at each story to the east of the two apartment entrances and two single windows to the west. The hollow core doors occupying the entrances of the second floor apartments are modern replacement for the wood and glass panel doors that were there originally. The high stoop in the center of each building consists of a poured concrete platform and stairs supported by concrete posts. The substandard pipe railings that lined the stairs and surrounded the landings have been replaced with wooden balustrades, the design of which was taken from the detailing of the front porches. The wood and glass panel door under the stoop of each building provides access to the ground floor apartments and to a crawl space beneath the apartments.

Each building is divided into four apartments, with two apartments on each floor. Access to those on the first floor is from the porch. A center stairs leads to a small vestibule with entrances for the second floor units. Six of the eight one bedroom apartments are identical, having modified side hall plans. From south to north are the living room, dining room (10' X 16'), kitchen (8' X 16'), bathroom and bedroom (11'6" X 15'). A vestibule south of the bedroom leads to a north (rear) entrance hall.

The living rooms of the apartments with porches are approximately 17' X 24', while those with sunrooms measure 17' X 18'. The sunrooms themselves are 14' X 15'. The smaller living rooms have fireplaces with concrete mantles, while the larger living rooms have brick ones. The original oak floors survive in good condition throughout the buildings, as do the original yellow, matte glaze, 8" square, tile floors in the sunrooms. This tile covering is continued up the wall 3' as a wainscoting. Plaster walls in the living areas have a picture mold 15" from the ceiling.

AUG 25 1988

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

Present and Historic Physical Appearance

The carport at the rear of the LeClaire Apartments is a one-story, crescent shaped structure with a shed roof that slopes from front to rear (south-north). The side and rear walls of the carport are constructed of brick, and the the roof is surfaced with asphalt shingles. The weight of the roof at the front of the structure is carried by metal posts and two concrete pillars.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1926-1929

Significant Dates

1926

Cultural Affiliation
N/A

Significant Person

James, Fred J.

Architect/Builder

James, Fred J./ Architect

LeClaire, Arthur C./ Builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The LeClaire Apartments at 3013-3015 San Carlos Street in Tampa Florida are significant for their association with architect Fred J. James, who was responsible for the design of many important landmarks in the city of Tampa, and as a visible reflection of the rapid development of the city's residential subdivisions during the Florida Land Boom of the 1920s. The building is also a well-preserved and unusual example of the Bungalow style adapted to a mult-residential structure, particularly a twin quadriplex.

The City of Tampa is located in the western part of central Florida approximately 170 miles southwest of Jacksonville. It is situated at the mouth of the Hillsborough River on Tampa Bay--an inlet to the Gulf of Mexico--and occupies almost all of the Hillsborough Peninsula, spreading north along the Hillsborough River for several miles. The city is the seat of Hillsborough County, a leading phosphate shipping port, and a major center of finance and large bank holding companies and investment firms. Manufacturing is also important to the local economy. Cigar manufacturing, once Tampa's major industry employing thousands of workers, no longer plays the role in the economy it once did, with only a few factories remaining out of the hundreds that once operated in the city. The industry, however, has left its mark on the population, with its high percentage of citizens of Latin--mainly Cuban--background. Tampa today is a city with a population of more than 300,000 in a county of about 700,000. The nearby beaches and other attractions, its sporting facilities and climate bring thousands of tourists to the area each year, adding substantially to the economic vitality of the area.

Although the Tampa Bay area was know to the Spanish as early as the 16th century, it was not settled by persons of Eurpoean descent until the U.S. Army established Fort Brooke at the mouth of the Hillsborough River in 1824. The trading post and small community which sprang up near the fort became "Tampa." When Hillsborough County was established in 1833, Tampa became the county seat. The town was platted in 1847, and the county government soon began to sell lots in town to raise funds for the construction of a courthouse. By 1850, there were over 79 dwellings and an equal number of businesses.

Tampa languished before, during, and after the Civil War. Poor transportation

See continuation sheet

United States Department of the Interior
National Park Service

AUG 25 1986

National Register of Historic Places
Continuation SheetSection number 8 Page 2

Statement of Significance

facilities contributed to the area's sluggish growth until 1883 when Henry B. Plant extended the South Florida Railroad from Jacksonville to the mouth of the Hillsborough River and, soon after, developed port facilities on Tampa Bay at Port Tampa City. The most important element contributing to the growth of Tampa, however, was attracting Vicente Martínez Ybor and the cigar industry from Key West in 1885. After more than 15 years in the island city of Key West, Florida, Ybor decided to seek a new location for his operations because of constant labor problems and the isolation of Key West from reliable and scheduled transportation facilities which could provide him with raw materials and ship his finished product to northern markets. The new railroad and generous financial and real estate incentives offered him by the citizens of Tampa made his decision a fairly easy one.

Within a year, "Ybor City" had become a thriving community within the shadow of downtown Tampa, and in 1887 the cigar manufacturing center was annexed to the city of Tampa, raising the official population to 5,000. Before the arrival of the South Florida Railroad, development of the city of Tampa had remained east of the Hillsborough River. The first bridge across the river was constructed in 1888 at the line of present-day Kennedy Boulevard, the same year the cornerstone was laid for the luxurious Tampa Bay Hotel (N.R. 12/5/72) on the west bank of the river. The hotel opened its doors in 1893, and a year later the nearby independent community of West Tampa was founded which, like Ybor City, quickly developed into a major cigar manufacturing center.

Tampa began to spread quickly in all directions on both sides of the river, with Tampa Heights (immediately north of downtown) and Hyde Park (immediately west of the downtown across the Hillsborough River) being the two principal residential subdivisions during the late 1880s and 1890s. Cigar manufacturing, phosphate mining, ocean and rail transportation, citrus farming, and other agricultural and industrial enterprises were successfully developed in the area, and Tampa continued its remarkable growth into the 20th century. The end of World War I brought about widespread interest in settlement and tourism in Florida. This was assisted by increasing automobile ownership by ordinary Americans and a concurrent increase in the number and quality of roads and highways. Thousands of Americans began to spend their vacations in Florida, many of them so-called "tin canners" who gathered in tourist camps where they cooked their own food and provided their own (inexpensive) entertainment. Those better off stayed in the new resort hotels near the seashore, and still others, drawn by the prospect of citrus farming, or making a living from the tourist trade, came to stay.

The new subdivisions that spread beyond downtown Tampa boasted some areas of large, styled houses, but by far more numerous in the growing residential areas were the more modest-sized dwellings such as the bungalow. Also, for those individuals with smaller incomes or without the need of extra space for children, there were the new two and three-story apartment buildings that began to appear in residential Tampa during the 1920s.

United States Department of the Interior
National Park Service

AUG 25 1999

National Register of Historic Places

Continuation Sheet

Section number 8 Page 3

Statement of Significance

Although originally platted in 1907, the Palma Ceia neighborhood was slow to develop initially. Three factors contributed to the area's growth in the late teens and during the 1920s. These were the completion of the Palma Ceia Golf Course in 1917 and the construction in 1924 of the Gandy Bridge which connected the Interbay Peninsula and Tampa with St. Petersburg on the west side of Tampa Bay. By the time the bridge was completed, the Florida Land Boom was in full stride. Palma Ceia Subdivision lies about two and one-half miles from downtown Tampa and occupies an area in the Interbay Peninsula roughly defined by Neptune Street on the north, Bayshore Boulevard on the east, Bay to Bay Boulevard on the south, and Himes Avenue on the west. Except for MacDill Avenue, the commercial traffic artery that bisects Palma Ceia north-south, the neighborhood is almost entirely residential.

The Florida Land Boom began in the early 1920s when thousands of middle class tourists with cash and automobiles discovered the state, and real estate developers and speculators sought to capitalize on the newcomers' interest in winter-free living in Florida. According to Karl Grismer's A History of the City of Tampa and the Tampa Bay Region of Florida, "The first sign that people had caught the land boom fever appeared in 1923 and 1924 when there was rampant speculation in the properties along the main approach to the newly constructed Gandy Bridge." Building permit statistics for Tampa chart the short but heady course of the boom. In 1924, permits were issued for \$5,496,055 worth of building construction; in 1925 they totaled \$23,418,836; in 1926 permits dropped to \$15,872,772 in value, signaling the boom's demise.

It was on November 2, 1925 that developers W.M. Byars and S.B. Owens purchased the property on which the LeClaire Apartments were built, lots 11 and 12 of Block 27 in Palma Ceia Park. As their building contractor, the men picked Arthur C. LeClaire, who had previously been employed by Byars and Owens in the construction of another apartment complex on Dakota Avenue in nearby Hyde Park subdivision. In less than a year, the apartments at 3013-3015 San Carlos Street were ready for occupancy. The October 17, 1926 issue of the Tampa Morning Tribune described the new facility as follows: "new brick buildings, brick garage, sun parlor, large living room, gas logs, dining room, kitchen, tile baths and showers, airy bedroom, plenty of closet and porch rooms, all rooms outside."

The architect chosen for the design of the LeClaire Apartments appears to have been Fred J. James (1869-1932), at that time the most senior of Tampa's major architects. He was born in Ontario, Canada, and decided early in life to become an architect. He came to Tampa at age sixteen and began learning his craft by working in various branches of the building trade, becoming an architect by much effort and study without the aid of a regular college education. Nevertheless, he attained the position of chairman of the Tampa Building Code Committee and became a member of the State Board of Architecture and the American Institute of Architects. Among his first notable commissions were the designs for a number of important buildings in West Tampa, including the Centro Espanol of West Tampa (N.R. 7/30/74) in 1912. A list of some of the buildings in Tampa attributed to James is found below.

AUG 25 1988

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Statement of Significance

Buildings in Tampa Designed by Fred J. James

<u>Date</u>	<u>Building</u>	
1910	Samuel I. Davis Cigar Factory	(West Tampa Historic District)
1910	Y Pendas & Alvarez Cigar Factory	(West Tampa Historic District)
1912	Centro Espanol of West Tampa	(West Tampa Historic District)
1922	Tampa Heights Presbyterian Church	
1923	Fielder & Mitchell Building	
1924	Hotel Cargyle	
1924	Stein Furniture Co.	
1925	Rodelph Shalom Temple	
1925	S.H. Silver Apartment Building	
1926	Hillsborough County Jail	
1926	Thomas A. Edison School	
1926	Tampa Daily Times Building	
1926	Tampa Free Public Library	
1926	West Tampa Carnegie Library	(West Tampa Historic District)
1926	LeClaire Apartments	
1927	Societa Sicilia Clubhouse	(West Tampa Historic District)
1927	Centro Asturiano Hospital	

A full inventory of the works of Fred J. James, both in Tampa and elsewhere, still remains to be researched. Two of the above buildings, the Rodelph Shalom Temple and the Tampa Daily Times Building, are no longer extant.

Architectural Character of the LeClaire Apartments

The LeClaire Apartments represent an unusual and innovative adaptation of the Bungalow style two twin quadriplex apartments. The name "bungalow" comes from India and originally meant a low, one-story house having large verandas. Inspired by the designs of the architectural firm of Greene & Greene in California in the first years of this century, the popularity of the bungalow spread rapidly across America, finally running its course about 1929. The typical bungalow is a one-story house with gently pitched gables, exposed rafter ends, and a broad front porch with tapered columns standing on piers. This type of structure often makes extensive use of "natural" materials such as wood shingles, rubble stone, and rough faced brick. Architects drew on a wide variety of sources for their stylistic inspiration, including Japanese, Spanish, and Swiss models--sometimes more than one at the same time.

James' use of bungalow planning and details, rather than the more frequently employed Colonial Revival and Mediterranean Revival decorative schemes found on Tampa apartments erected in the 1920s, allowed him to compose a system of solids

AUG 25 1990

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 5

Statement of Significance

and voids that proved visually more satisfying than the usual rectangular structure with applied stylistic detailing at the entrances, window cornices, and roof parapet. Many of the details found on the LeClaire Apartments are standard Bungalow style fare. The short, thick Tuscan columns rest on brick piers and support beams and impost blocks that bear the load of the upper porch or the wide eaves of the roof. The lower porches and entrance steps feature a solid balustrade wall. Typical 3/1 sash and casement windows are found on both buildings, as are the shallow side bays that are common on many ordinary bungalows.

The way in which James has arranged these elements, however, is both dramatic and pleasing. The major decorative elements--the columns, beams, balustrades, and brackets--are all made of concrete instead of the more usual wood. This has preserved them from the hot, humid climate of Tampa, and these white-painted details contrast strikingly with the dark red, rug-faced brick of the exterior walls of the buildings. Successively darker voids are created by the shade of the porches and the even darker alcoves of the center bays. By contrast, the sunrooms at the outer corners of the buildings, with the continuous white trim of the casement windows, restates the forward plane of the buildings, as does the frame arcade that spans the central driveway. The tension between vertical and horizontal movement is brought into balance by these light and dark elements and are ultimately restated by the wide and gently-sloping eaves just beneath the low parapet and by the pedestals that occupy key points on top of the parapet. This play of advancing and receding form is further continued by the crescent shaped carport seen at the rear of the driveway and by the bays on the side elevations.

Although constructed sixty-two years ago the LeClaire Apartments remain in excellent physical condition and have suffered no extraordinary alterations. No other apartment complex in Palma Ceia dating from the 1920s employs bungalow detailing. The others are all stucco-covered variations of the Mission or Mediterranean Revival styles. The LeClaire Apartments incorporate amenities associated with single family dwellings, particularly the elaborate porches and sunrooms, that are absent in these other structures. The bold use of concrete to produce details such as balusters, beams, and brackets conveys an impression of confidence, stability, and longevity that are lacking in the stucco and lath clad counterparts.

The LeClaire Apartments are, therefore, significant for their association with Fred J. James, who was responsible for the design of some of Tampa's most important landmarks, and for his dramatic interpretation of the Bungalow style and innovative use of materials in the construction of a small apartment complex. The building further reflects the brief and vigorous real estate boom of the 1920s that saw the widespread development of the Palma Ceia Subdivision.

AUG 25 1985

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Major Bibliographical References

Grismer, Karl H. A History of the City of Tampa and the Tampa Bay Region of Florida. St. Petersburg, 1950.

Hillsborough County. Deed Records. Clerk of the Circuit Court, Hillsborough County Courthouse, Tampa, Florida.

Hillsborough County. Plat Maps. Clerk of the Circuit Coury, Hillsborough County Courthouse, Tampa Florida.

Hillsborough County. Photographic Archives, Special Collections, Tampa-Hillsborough County Library, Tampa, Florida.

Historic Tampa/Hillsborough County Preservation Board. Historic Resources Survey, Tampa, Florida. unpublished report, 1887.

Long, Durward. "Making of Modern Tampa: A City of the New South," Florida Historical Quarterly XLX (April, 1971): 333-345.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, 1984.

National Register of Historic Places. "Hyde Park Historic District." Washington, D.C., National Park Service, 1985.

National Register of Historic Places. "West Tampa Historic District." Washington, C.C., National Park Service, 1983.

Old House Journal (May, 1985): 71, 90-93.

Polk's Tampa City Directory. Richmond, 1915-1965.

Robinson, Ernest L. History of Hillsborough County Florida: Narrative and and Biographical. St. Augustine, 1928.

Tampa, City of. Building Permit Records, 1921-1932.

Tampa Daily Times 19 April 1924

Tampa Morning Tribune 17 October 1926

9. Major Bibliographical References

See Continuation Sheet

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Historic Tampa/Hillsborough County
Preservation Board

10. Geographical Data

Acreage of property Less than one

UTM References

A

1	7
---	---

3	5	3	0	4	0
---	---	---	---	---	---

3	0	8	9	3	8	0
---	---	---	---	---	---	---

Zone Easting Northing

C

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

B

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

Zone Easting Northing

D

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

N/A See continuation sheet

Verbal Boundary Description

Lots 11 and 12, Block 27, Palma Ceia Park Subdivision

N/A See continuation sheet

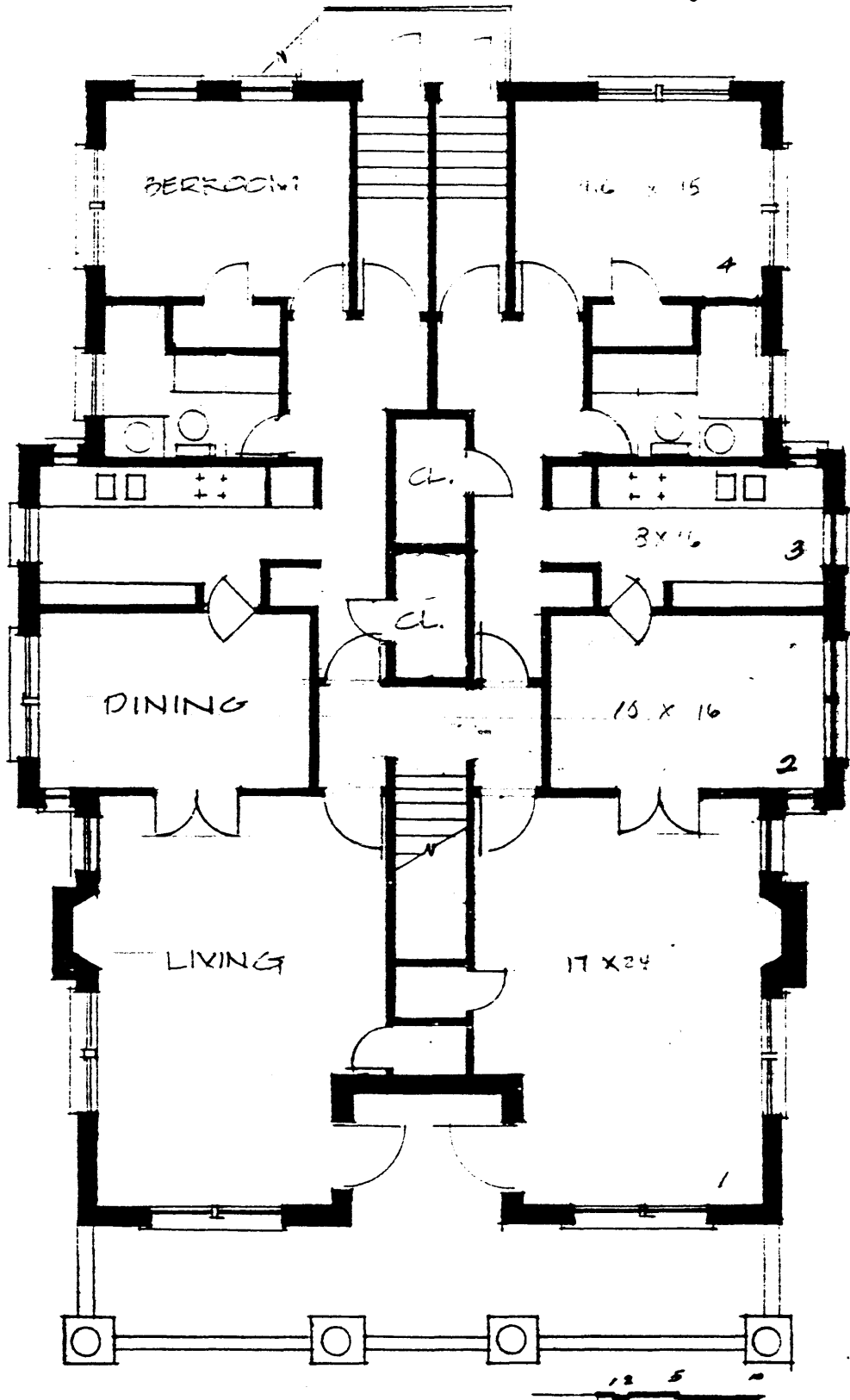
Boundary Justification

The boundary above reflects the legal description of the property on which the nominated resources are located.

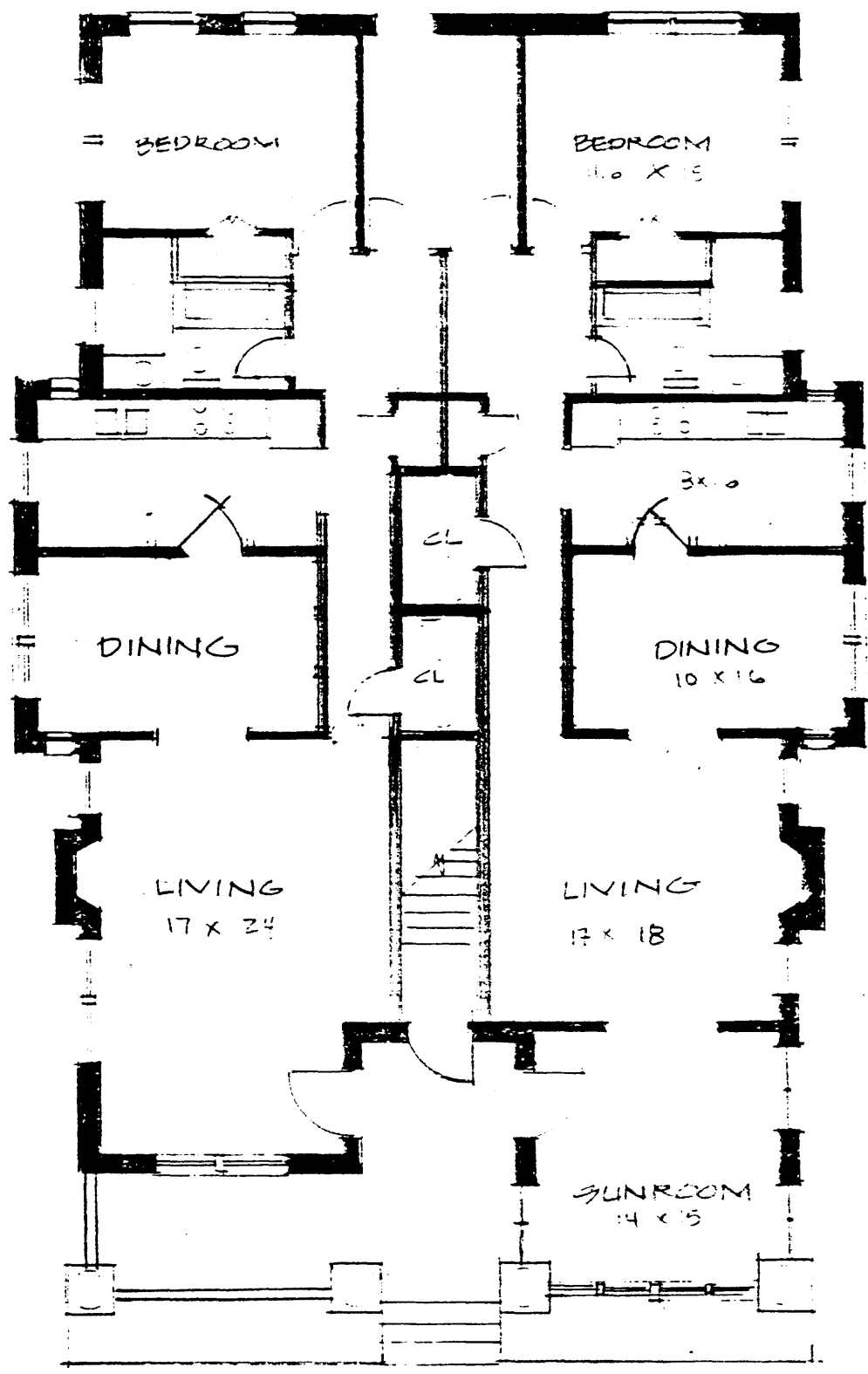
N/A See continuation sheet

11. Form Prepared By

name/title W. Carl Shiver, Historic Sites Specialist
organization Bureau of Historic Preservation date 8-19-88
street & number 500 S. Bronough Street telephone (904) 487-2333
city or town Tallahassee state Florida zip code 32399

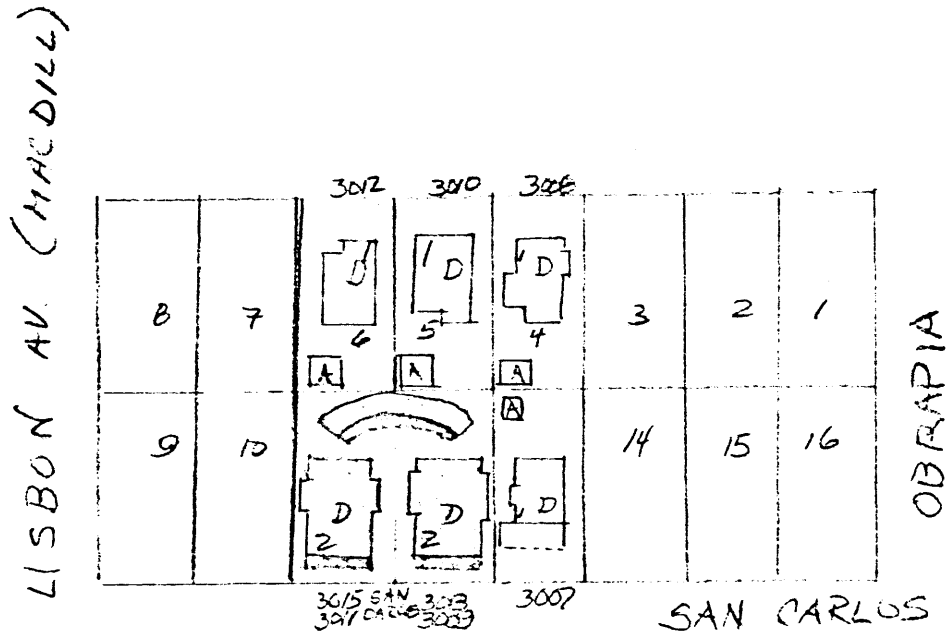


EXISTING '2ND FLOOR



EXISTING - GROUND FLOOR

AUG 25 1931



TAMPA FLA. SUPPLEMENTAL VOL

265

ADDL SHEET

DEC. 1725 (AMENDED TO 1931)

SCALE 100 FT. TO AN INCH