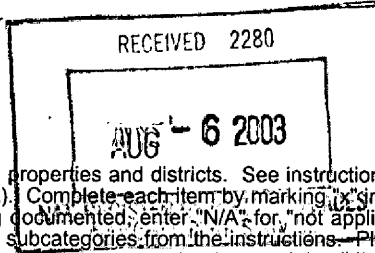


United States Department of the Interior  
National Park Service

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  in the appropriate box or by entering the information requested. If any 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 PASS-A-GRILLE HISTORIC DISTRICT (BOUNDARY INCREASE)

other names/site number Old Town of Pass-a-Grille; FMSF #PI1696

2. Location

street & number Pass-a-Grille Way, 1st Ave., Gulf Way, Sunset Way, 32nd Ave. N/A  not for publication

city or town St. Pete Beach N/A  vicinity

state FLORIDA code FL county Pinellas code 103 zip code 33706

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.)

Janet Snyder Matthews 7/30/2003  
Signature of certifying official/Title Date

State Historic Preservation Officer, Florida Division of Historical Resources  
State or 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  
 See continuation sheet.
- removed from the National Register.
- other, (explain) \_\_\_\_\_

for Daniel J. Davis 9/15/03  
Signature of the Keeper Date of Action

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)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
354	154	buildings
2	0	sites
0	0	structures
0	0	objects
356	154	total

Name of related multiple property listings

(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

97

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

COMMERCE/TRADE/Specialty Store

COMMERCE/TRADE/Professional Offices

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

COMMERCE/TRADE/Specialty Store

COMMERCE/TRADE/Professional Offices

7. Description

Architectural Classification

(Enter categories from instructions)

See Section 7, Page 10

Materials

(Enter categories from instructions)

foundation Brick Pier

walls Wood

Stucco

roof Composition Shingle

other Wood: Porch

Masonry: Porch

Narrative Description

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

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

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 36) 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

Areas of Significance

(Enter categories from instructions)

- EXPLORATION/SETTLEMENT
COMMUNITY PLANNING AND DEVELOPMENT
ENTERTAINMENT/RECREATION

Period of Significance

1900-1957

Significant Dates

1900

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

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

Name of Repository

#

10. Geographical Data

Acreege of Property 116

UTM References

(Place additional references on a continuation sheet.)

1 | 1 | 7 | 3 | 2 | 8 | 5 | 6 | 0 | 3 | 0 | 6 | 6 | 0 | 0 | 0 |  
Zone Easting Northing  
2 | 1 | 7 | 3 | 2 | 8 | 8 | 8 | 0 | 3 | 0 | 6 | 6 | 0 | 0 | 0 |

3 | 1 | 7 | 3 | 2 | 8 | 9 | 0 | 0 | 3 | 0 | 6 | 3 | 2 | 2 | 0 |  
Zone Easting Northing  
4 | 1 | 7 | 3 | 2 | 8 | 6 | 0 | 0 | 3 | 0 | 6 | 3 | 2 | 2 | 0 |

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 Rick D. Smith, AICP/W. Carl Shiver, Historic Sites Specialist

organization Florida Bureau of Historic Preservation date July 2003

street & number R.A. Gray Building, 500 South Bronough Street telephone (850) 245-6333

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 N/A

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 amend 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.

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**NATIONAL REGISTER OF HISTORIC PLACES  
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Section number 7 Page 1

PASS-A-GRILLE HISTORIC DISTRICT (BOUNDARY INCREASE)  
PINELLAS COUNTY, FLORIDA  
DESCRIPTION

**SUMMARY PARAGRAPH**

The Pass-a-Grille Historic District boundary increase adds an 116 acres to the original 40 acre historic district located at the south end of Long Key in the city of St. Pete Beach, Florida and increases the total number of buildings from 115 buildings to 508. The original boundaries encompassed 97 contributing buildings, whereas the expanded boundaries enclose 354 contributing buildings and two local parks that are counted as contributing sites. The district incorporates all of the properties located within the original National Register Historic District boundaries (NR, 1989), which extend northward roughly from 4th Avenue to 13th Avenue, and whose period of significance was c. 1900 to c. 1922. The new boundaries continue northward from 13th Avenue to 32nd Avenue and southward from 4th Avenue to 1st Avenue. The boundaries have also been expanded to the east and west to include the rights-of-way of Pass-a-Grille Way and Gulf Way, and portions of the shoreline of Boca Ciega Bay. The period of significance changes to c. 1900 to 1957, when the last buildings were constructed in the incorporated town of Pass-a-Grille, which became a part of the newly incorporated city of St. Petersburg Beach. The name of the community was changed to St. Pete Beach in 1994. The district contains an architectural mixture of mostly residential buildings whose dates range from the early 1900s to the later 1950s. The district also contains a number of historic commercial buildings. Approximately 70 percent of the buildings contribute to the historic character of the district. Of the contributing properties, nearly 300 are primary buildings; fewer than a dozen are garage apartments; and approximately 60 are garages or other nonresidential outbuildings. The two contributing park sites are Pass-a-Grille Park and Colonel Frank Hurley Park.

**SETTING**

The Pass-a-Grille Historic District is situated on the southern end of Long Key, the southernmost occupied barrier island in Pinellas County. Pinellas County is itself a peninsula, located approximately midway on the west coast of Florida. The coast of the county has many barrier islands (called keys). Eight of these islands contain a total of twelve incorporated communities. The city of St. Pete Beach was created in 1957 when the residents of the former towns of St. Petersburg Beach, Don CeSar, Belle Vista, and Pass-a-Grille voted to consolidate into the single community of St. Petersburg Beach. The city has a population of approximately 10,000 year-round residents. About 28% of the dwelling units in the city are owned as vacation homes. Located about 40 miles from Tampa International Airport, St. Pete Beach is a major tourist destination, with over 3,500 transient accommodation units and about 4.5 miles of sandy beaches on the Gulf of Mexico. Pinellas County, as a whole, is one of the most densely populated counties in Florida, with a population of just under 1,000,000 residents. The approximately 89-acre historic district is bounded on the west by the Gulf of Mexico, the east by Boca Ciega Bay and Little McPherson Bayou and Vina del Mar (formerly known as Mud Key), the south by Pass-a-Grille Channel and on the north by 32nd Avenue, which was the southern boundary of the former town of Don CeSar Place.

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Section number 7 Page 2

PASS-A-GRILLE HISTORIC DISTRICT (BOUNDARY INCREASE)  
PINELLAS COUNTY, FLORIDA  
DESCRIPTION

**PHYSICAL DESCRIPTION**

The expanded Pass-a-Grille Historic District comprises nine subdivisions platted and recorded between 1895 and 1933. The subdivision of Pass-a-Grille started at the southern tip of Long Key and worked its way northward as newer residents arrived. The first subdivision was platted by Roy Hanna and Selwyn R. Morey of Tampa in 1895 as Morey's Beach. Morey was a cigar manufacturer, while Hanna would serve in the future as a postmaster in St. Petersburg responsible for the design of its Open Air Post Office (NR, 1975).<sup>1</sup> The plat extended from the north side of 1st Avenue to one-half block north of 13th Avenue. Florida Avenue (now Pass-a-Grille Way) was the only north-south road, extending along Boca Ciega Bay. One block between 9th Avenue and 10th Avenue was set aside as a city park and would house city hall and the fire department (Photo 1). The Pass-a-Grille Casino sat at the west end of this block and would be reopened as the Pass-a-Grille Hotel in the 1920s, serving clientele until destroyed by fire in 1967.

Morey's Beach blocks were extended from the bay to the gulf with lots generally laid out in 50 ft. x 125 ft. dimensions. All blocks were serviced by north-south running alleys on each end which provided access to the east-west alleys. Most streets had sidewalks which were historically made of hexagon block pavers. There are some remnant sections of hexagon block sidewalks but most have been resurfaced using ribbon concrete.

This pattern of subdivision—sidewalks, and north-south and east-west alleys—was continued up 23rd Avenue, repeated by Phillip's Division of Pass-a-Grille City in 1916 (12th Avenue to 22nd Avenue), the first three blocks of which were replatted by Warren Webster in 1921. The most noteworthy design feature in Phillip's Division is the parkland first named Washington Park which has served continuously as recreation space for the community (Photo 2). It was renamed for Colonel Frank Hurley, Sr. Park, a prominent local developer and realtor, by St. Petersburg Beach after his passing in 1966. His real estate office has remained in operation since 1947 at 2506 Pass-a-Grille Way (Photo 3).

North of 22nd Avenue the platting pattern departs from the subdivisions south of that street. Section A of North Pass-a-Grille, platted in 1919, is the largest subdivision in the area, extending from 22nd Avenue to 28th Avenue, including the area known as Fuller's Beach. The only alleys in the subdivision are north-south, running one lot west of Pass-a-Grille Way between 26th and 28th Avenues.

This one block area has an interesting history because it contained the grounds of the Pass-a-Grille Hotel, the only large hotel associated with the town's early historic period of development (1900-1922), as well as its Casino. Initially, named the La Plaza Hotel, H. Walter Fuller's St. Petersburg Land Company bought the hotel and renamed it the Pass-a-Grille Hotel. The hotel featured luxurious grounds and spanned the width of Long Key from the Gulf of Mexico to Little McPherson Bayou.

<sup>1</sup> Grismer, p. 135

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PASS-A-GRILLE HISTORIC DISTRICT (BOUNDARY INCREASE)  
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The Casino was destroyed in the 1921 hurricane and the hotel burned in 1922 and was subsequently demolished to make way for future development. The Butler House, which housed the hotel's employees at 107 26th Avenue, still stands (Photo 4). In addition, the Sunshine School was built on land between 23rd Avenue and 24th Avenue in 1926 (now occupied by noncontributing buildings.) The grounds of the hotel and casino were included in the 1925 Sunset Park Subdivision, which replatted Section A of North Pass-a-Grille from one-half block south of 23rd Avenue to 26th Avenue. The platting patterns again contained no sidewalks other than along Pass-a-Grille Way or alleys. Another north-south street, Sunset Way, was added just east of the lots facing the Gulf of Mexico.

The 1925 Colonial Corporation Replat continues the platting patterns northward from 28th Avenue to 30th Avenue. The subdivision is three lots wide and bisected by Sunset Way and Pass-a-Grille Way. Two subdivisions—North Pass-a-Grille Replat and North Pass-a-Grille Resubdivision—extend north of 30th Avenue to 32nd Avenue, which was unincorporated Pinellas County prior to the 1957 consolidation of all municipalities on Long Key into St. Petersburg Beach. The architectural character of this area, which is frame or masonry vernacular with narrow side and front yard setbacks, is more typical of the development pattern of the Morey's Beach subdivision. North of 30th Avenue and east of Pass-a-Grille Way lies the former town of Don CeSar Place, whose boundaries also extend on the north side of 32nd Avenue.

**BUILDING TYPES**

The expanded Pass-a-Grille Historic District is primarily single-family residential in character, with all parts of the district represented by buildings in this use. These buildings also vary in size, scale, construction materials and architectural style, a variation captured in the following examples: 106 12th Avenue, 110 12th Avenue, 106 19th Avenue, 106 28th Avenue, 105 Gulf Way, 205 Gulf Way and 2502 Sunset Way (Photos 5 through 11).

Small-scale multi-family dwellings such as duplexes and triplexes are also commonplace and interspersed throughout the district. Many of these buildings were conversions from single family homes and thus are compatible with the historic scale and character of the district. Three buildings located at 107 22nd Avenue, 105 25th Avenue and 2606 Pass-a-Grille Way, dating from the 1920s, 1930s and 1950s respectively, show the compatibility of these dwelling types with the single-family character of the historic district (Photos 12 through 14). Other examples can be found at 102 9th Avenue, 1704-06 Pass-a-Grille Way, and 1605 Gulf Way, all constructed before 1952 (Photos 15 through 17).

Outbuildings are also an important feature of the historic district, comprising over one hundred structures or nearly 30 percent of all contributing structures within the district. While usually serving utilitarian purposes as sheds or garages, outbuildings also are used for accessory residences, either stand alone or as garage apartments. Examples of the former can be found at 108 4th Avenue and 105A 19th Avenue, while

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examples of the latter are at 109A 20th Avenue, 103A 21st Avenue, 111 11th Avenue and 1204 Pass-a-Grille Way (Photos 18 through 23).

Larger buildings built specifically for multi-family use are generally found on either Gulf Way or Pass-a-Grille Way south of 22nd Avenue with some exceptions. Most of the large-scale multi-family buildings built after the 1950s and 1960s can be found along the beach front on Gulf Way. Some can be found at 403 and 555 Gulf Way, and 1801 Gulf Way (Photo 24).

As a vacation hub for the Gulf Beaches, Pass-a-Grille has a collection of hotels and lodging facilities which span the historic period and beyond. Most are concentrated along Gulf Way between 4th Avenue and 14th Avenue and are in keeping with the scale and massing of the historic district. The 1906 Castle Hotel at 401 Gulf Way, now serving as apartments, is one of the oldest remaining lodging facilities in the community. The hotel located at 1307 Gulf Way and the Inn at the Beach located at 1401 Gulf Way (both noncontributing because of extensive alterations) reflect the design of lodging facilities during the 1920s and 1930s, while the Keystone Hotel at 801 Gulf Way shows the architectural influences of the late 1940s (Photos 25 through 27). Small-scale lodging, typical of the early years in Pass-a-Grille, has begun to reopen in the form of bed-and-breakfasts such as the Pass-a-Grille Inn located at 702 Pass-a-Grille Way (Photo 28).

### ARCHITECTURAL OVERVIEW

The expanded Pass-a-Grille Historic District comprises a large collection of architectural styles represented in the first six decades of the twentieth century. The district possesses a high concentration of Frame Vernacular and Masonry Vernacular buildings which collectively comprise over 58 percent of all buildings in the district. Craftsman bungalows with nearly 14 percent of the total are also well represented in the district. Other notable styles represented include the following: Minimal Traditional, Tudor Revival, Mediterranean Revival, Colonial Revival, Ranch and Colonial Revival.

Approximately eight buildings in the historic district reflect the characteristics of **Commercial Vernacular**. These buildings principally located along 8th Avenue—"the shortest shopping street in the world" according to Ripley's Believe It or Not—share similar characteristics. They generally are two stories in height and constructed of masonry, share party walls and maximize the entire lot with the building's footprint. They are also planned in two-part block form, which is a multistory building, organized into an upper and lower zone, with distinct uses in each zone. The lower zone houses public spaces such as retail stores, while the upper zone provided space for private uses, including apartments, offices and hotel rooms. Exterior materials for these commercial structures include brick, and later terra cotta tile and concrete block. The five buildings which form the business district of Pass-a-Grille—102 through 107 8th Avenue—are good examples of the Commercial Vernacular style built from 1910 to the 1930s (Photo 29). Another contributing building in the vernacular style



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from the late 1940s is Shaner's Land and Sea Market located at 2000 Pass-a-Grille Way. The Sea Horse Tavern, a long-standing business since 1939, is located at 800 Pass-a-Grille Way (Photo 30).

**Frame Vernacular** buildings can be found throughout the historic district and comprise over thirty-seven percent the contributing buildings within the district, but tend to be more numerous in the original Morey Beach section of the town south of 11th Avenue. Vernacular buildings are the product of common wood-frame construction of self-taught builders passed on from generation to generation. Frame construction was made simpler with the advent of balloon frame construction which began in Chicago in the 1830s and reached Florida by the 1870s. This style featured closely spaced two-inch deep boards of varying widths joined by nails. Balloon framing allowed cheaper and more rapid construction by eliminating the need for hand-hewing the principal wall timbers and allowed for taller frame buildings.

Frame construction was used on buildings throughout the period of significance in the historic district. The earlier buildings reflect folk building patterns typical of the American South in the late nineteenth century such as the 1902 George Granger House at 102 7th Avenue, the pyramidal roof and full-facade porch at 103 19th Avenue, a one-story front-gabled house with cypress siding located at 3000 Pass-a-Grille Way, and a side-gabled house located at 105 30th Avenue (Photos 31, 32 and 33). The 1916 Butler House, located at 107 26th Avenue which served as the employees' quarters for the Pass-a-Grille Hotel, and the 1922 Hurley Park Apartments at 110 15th Avenue (Photos 4 and 34) were early multi-family dwellings.

In the 1930s and beyond, frame constructed housing became even simpler with many designs shunning the building characteristics of the late nineteenth and early twentieth century, such as porches which served passive cooling and heating functions. Some examples in the historic district include 1402 Pass-a-Grille Way (Photo 35), 104 20th Avenue and 107 2nd Avenue (Photos 36 and 37).

An interesting frame vernacular variant in Pass-a-Grille is a number of contributing residential buildings clad with a roughly hewn siding that provides a rusticated appearance. Based on the estimated construction date of these buildings, the siding was used in the later 1920s or 1930s and is rare in southern Pinellas County. Examples of this can be found at 102 19th Avenue, 2409 and 2507 Pass-a-Grille Way and 90 and 92 31st Avenue (Photos 38 through 42).

**Craftsman/Bungalow** houses are the third most prevalent building style in the historic district, comprising nearly fourteen percent of all contributing buildings. An early twentieth-century American house type philosophically related to the European Arts and Crafts movements, bungalows were among the most popular of residences throughout the United States from the 1890s to the 1930s. Considered starter homes, they provided younger members of the middle class a chance to live the suburban dream. The small and usually inexpensive residences often have full-width verandas with tapered, wood columns set atop brick piers. The

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roofs are low-pitched with wide, open eaves, typically with front-facing gables. Roof styles also include stepped gables as well as intersecting gables, dormers, and at times an extension into a porte-cochere.

Most bungalows in the historic district are clad with lapped siding, although stucco on frame or masonry is also common. One 1915 structure, located at 111 10th Avenue, is clad in shingles and noteworthy for its complex roof line and integral porch (Photo 43). Another bungalow, located at 1703 Pass-a-Grille Way, conveys some of the Oriental inspiration of the style with a belcast roof entry porch (Photo 44). A simpler example of the style, located at 106 21st Avenue, reflects the style with an intact porte-cochere (Photo 45). Exemplary masonry representatives of the style can be found at 2101 Gulf Way, 808 Pass-a-Grille Way and 105 22nd Avenue (Photos 46 through 48).

The **Minimal Traditional** style was a popular house style from the 1930s through the 1950s and represents approximately seven percent of contributing buildings in the historic district. Its prevalence corresponds with the latter two decades of the district's period of significance. In the 1930s, during the Great Depression, Minimal Traditional houses appeared throughout the country as both a response to architectural historicism generated by the modernistic movement as well as a practical response to economic hardships. Common attributes of the style are low or moderate roof pitches, very little roof overhang, and front-facing gables. Most of the Minimal Traditional buildings in the historic district are wood-frame construction with wooden (or synthetic siding). Some examples clustered around the 2200 block of Pass-a-Grille Way include the Woman's Club at 2201 as well as residences at 2104, 2200 and 2202 (Photos 49 through 52).

**Masonry Vernacular** buildings comprise twenty percent of the district and are generally residential, but can be either single-family, multi-family or accessory. Like their Frame Vernacular counterparts in the district, Masonry Vernacular houses were inexpensive to construct and simple in design. In most cases, the houses constructed in this style date from the 1920s through the 1950s. They are constructed of hollow tile or concrete block, covered with stucco, and then painted. The houses are generally rectangular in plan, one to two stories in height, and exhibit little or no ornamentation.

Most of the Masonry Vernacular buildings identified as contributing to the historic district were constructed after 1930 and are typically in single family use. Some are clad with unpainted brick such as the two circa 1949 residences at 105 and 107 20th Avenue (Photos 53 and 54), but most are finished with a smooth-texture stucco such as the three at 111 22nd Avenue, 105 17th Avenue and 2502 Pass-a-Grille Way (Photos 55 through 57). The use of casement windows on several of these buildings signifies them as 1940s era buildings.

Masonry Vernacular buildings from the 1930s, 1940s, and 1950s also show influences of the International and Modern styles such as bands scored in the stucco and corner casement windows. Several good examples of this effect exist in the historic district, including single-family residences at 2100 and 2600 Pass-a-

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Grille Way, a garage apartment at 2706 Pass-a-Grille Way, and two multi-family apartment buildings at 103 18th Avenue and 2706 Pass-a-Grille Way respectively (Photos 58 through 62).

The **Ranch** style originated in California during the early 1930s and ultimately became the dominant style for suburban residences during the 1940s and 1950s. A low rectangular form, low-pitched roofs, and linear plan characterize the Ranch style. Houses were sited so they were parallel to the street, and garages were integral to the plan, usually on the main elevation.

Ranch homes in the historic district range from the mid-1930s to the end of the period of significance and are frame or masonry construction. Some examples of frame constructed Ranch homes can be found at 1204 and 2106 Pass-a-Grille Way, typically clad with asbestos siding (Photos 63 and 64). Masonry Ranch homes are more numerous and can be found along the length of the historic district on Pass-a-Grille Way at the following addresses: 1307, 1705, 1807, 2906 and 2910 (Photos 65 through 69). Most have an attached front-loaded garage with the exception of the rambling residence at 2906, which has no garage at all. The ca. 1942 residence at 1307 Pass-a-Grille Way, historically known as the Tropicant Apartments, is both an early masonry version of the Ranch style and unique for its brick cladding. Most residences of the style in the historic district are clad with a smooth finish stucco over concrete masonry unit.

The **Split Level** is an architectural variant of the Ranch that was constructed predominantly in the 1950s and afterward. It retained the horizontal lines, low-pitched roof and overhanging eaves of the Ranch house, but added a two-story unit intercepted at mid-height by a one-story wing to make three levels of interior space. These levels corresponded to the need to separate service, living and sleeping space. Less than two percent of the district is comprised of this type. A simple 1949 wood frame can be found at 2307 Pass-a-Grille Way, while two masonry examples are located at 2801 and 2811 Pass-a-Grille Way (Photos 70 through 72).

Traditional revival-style architecture from the first three decades of the twentieth century, such as Tudor, Colonial or Mediterranean variants, is not well represented within the district—totaling less than eight percent of contributing buildings. **Mediterranean Revival** architecture, popular in Florida during the 1920s and closely associated with the Florida real estate boom, is the most numerous revival style in the district. Typical details of the style include a combination of roof slopes, textured stucco walls, barrel tile roofs, cast stone or concrete ornament, and asymmetrical plan shapes. Good examples of both one- and two-story dwellings can be found at 107 29th Avenue and 2900 and 2901 Pass-a-Grille Way (Photos 73 through 75).

Two related structures, located at 1601 and 1603 Pass-a-Grille Way, are designed in the **Tudor Revival** style, which references the architecture of early sixteenth century Tudor England and a variety of Medieval English prototypes. Some of the typical features of the Tudor style include steeply pitched roofs, decorative half-timbering and stucco siding; tall, narrow casement windows with multi-paned glazing and massive exterior chimneys frequently located on the main elevation (Photos 76 and 77).

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DESCRIPTION

Five buildings in the district have features associated with **Colonial Revival**, which refers to a rebirth of interest in the early English and Dutch colonial houses of the Atlantic Seaboard. The typical Colonial Revival house in Florida is an eclectic mixture of several colonial designs rather than a direct copy of a single plan. Some of the identifying characteristics of Colonial Revival architecture include a gable, hip, or gambrel roof; an accentuated door, normally with a classical surround; simple entry porches supported by slender columns; a symmetrical facade; double hung-sash windows; and windows that are frequently set in pairs. A simple two-story residence as well as an outbuilding which embody the style is located at 2800 Pass-a-Grille Way, while a one-story version, with an ornamental stoop with a pediment and paired columns and capitals, can be found at 103 24th Avenue (Photos 78 through 80).

**ALTERATIONS**

Exterior alterations to principal structures in Pass-a-Grille typically involve the enclosure of front porch areas with windows or louvers and the covering of original wood siding with aluminum, asbestos or vinyl siding. Other common alterations include the replacement of original windows with aluminum jalousie or metal frame awning windows. Some buildings display modified window opening configurations. Changes to outbuildings range from window replacement to the enclosing of garage door openings. Where alterations are considered easily reversible, the property was classified as contributing. Some examples include: the application of siding or veneers, the replacement of windows with a different type, and the enclosure of porches.

**CONTRIBUTING AND NONCONTRIBUTING RESOURCES**

Contributing buildings include those built in 1957 or before, which contribute to the character of Pass-a-Grille and retain sufficient integrity, meaning the character-defining features of the building are substantially intact. The 1957 mark for the last year a building is determined contributing corresponds with the period in which Pass-a-Grille functioned as an independent municipality—one of four on Long Key, also including Don CeSar Place, Belle Vista and St. Petersburg Beach that were consolidated to form St. Pete Beach in that year.

Properties in the proposed historic district built after 1953 do not technically meet the fifty-year benchmark which the Secretary of Interior requires of historic buildings. However, according to National Register Bulletin #22, such properties can qualify if they are an integral part of a historic district that qualifies for National Register listing. These properties can be considered historic by demonstrating that: a) the district's period of significance is justified as a discrete period with a beginning and an ending; b) the character of the district's historic resources is clearly defined and assessed; c) specific resources in the district are demonstrated to date from that discrete era; and d) the majority of district properties are over 50 years old.

The contributing structures built between 1954 and 1957 in the expanded Pass-a-Grille Historic District meet each of these qualifications. Under qualifier "A" the district's period of significance begins with Pass-a-

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DESCRIPTION

Grille's settlement and ends with its incorporation into what is now St. Pete Beach. Qualifier "B" requires assessment of the district's historic resources, which has been completed above. Furthermore, the construction period of these resources has been dated using city directory, property appraiser records, aerial photography and architectural material assessment techniques, thereby meeting qualifier "C." Finally, seventeen resources were built between 1954 and 1957 which is 4.6 percent of contributing structures and 3.2 percent of all buildings in the district. Consequently, contributing buildings over fifty years of age make up more than 95 percent of the proposed district.

Noncontributing properties are those constructed after 1957 or those substantially altered such that their original character-defining attributes are no longer present or visible. Some examples of alterations or combination of alterations that may destroy the original character-defining features include: the in-filling of original doors and windows or alteration of original openings and additions that obscure or change original scale, materials, and features. To that end, at least seventeen structures documented with a Florida Site File during the earlier National Register survey have been deemed noncontributing due to unsympathetic alterations or outright demolition and replacement with new construction.

Noncontributing infill development in—and immediately bordering—the historic district built after the period of significance is of two types—smaller-scale residential buildings which still fit the character of Pass-a-Grille and larger-scale buildings. As transportation access increased the value of property on Pass-a-Grille in the 1960s and 1970s, dense multi-family development was constructed along Gulf Way. The two-story apartment complex at 1801 Gulf Way (Photo 25) exemplifies 1970s apartment development, while taller multi-family units were built in the late 1970s and 1980s in the 400 and 500 block of Gulf Way. While much of the newer non-historic multi-family infill development tends to be located along Gulf Way, some is located on the east-west avenues and Pass-a-Grille Way, including 105 11th Avenue (Photo 81), 1106 Pass-a-Grille Way, 1505 Pass-a-Grille Way and 1901 Pass-a-Grille Way. Non-historic single-family infill development since the 1980s has tended to be much taller—three stories or more—driven by the convergence of three factors including higher land values, the desire for water views from the highest floors, and federal flood requirements. This dynamic has driven design decisions for residences on the beach, particularly along the 2800 block of Sunset Way, which includes 106 29th Avenue (Photo 82). New houses, like the one at 2815 Pass-a-Grille Way (Photo 83), have also been constructed on Boca Ciega Bay; as well as homes on the interior of the island, such as those located at 104 31st Avenue, 2327 and 2329 Sunset Way (Photos 84 through 86). With the exception of the Pass-a-Grille Community Church at 1606 Pass-a-Grille Way which occupies nearly an entire city block, non-historic nonresidential uses tend to occupy only two or three lots and reflect the massing and scale of their surroundings (Photo 87).

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**Inventory of Contributing and Noncontributing Resources**

Based on field survey and mapping work, 356 contributing buildings and sites have been identified in the expanded Pass-a-Grille Historic District. Another 154 buildings are noncontributing. Approximately 70 percent of the buildings contribute to the historic character of the district. Of the contributing properties, nearly 300 are primary buildings; fewer than a dozen are garage apartments; and approximately 60 are garages or other nonresidential outbuildings. The two contributing park sites are Pass-a-Grille Park and Colonel Frank Hurley Park.

**Architectural Classification**

NO STYLE/Frame Vernacular

NO STYLE/Masonry Vernacular

LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Mediterranean Revival

LATE 19TH AND EARLY 20TH CENTURY REVIVALS/Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Craftsman/Bungalow

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Minimal Traditional

MODERN MOVEMENT/Ranch

MODERN MOVEMENT/Split Level

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PINELLAS COUNTY, FLORIDA  
RESOURCE LIST

**CONTRIBUTING BUILDINGS**

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Year Built</u>	<u>FMSF #</u>
<u>1st Avenue</u>				
103	Duplex	Frame Vernacular	1901	8PI11177
103A	Single Family Dwelling	Frame Vernacular	1956	8PI11177
103B	Single Family Dwelling	Frame Vernacular	1956	8PI11177
<u>2nd Avenue</u>				
104	Single Family Dwelling	Frame Vernacular	1935	8PI11178
104A	Garage	—	1935	8PI11178
107	Single Family Dwelling	Minimal Traditional	1947	8PI11179
<u>3rd Avenue</u>				
100	Duplex	Masonry Vernacular	1938	8PI11180
100A	Garage	—	1938	8PI11180
102	Single Family Dwelling	Frame Vernacular	1942	8PI11181
103	Single Family Dwelling	Frame Vernacular	1925	8PI11229
104A	Garage Apartment	Frame Vernacular	1945	8PI104
106	Single Family Dwelling	Masonry Vernacular	1949	8PI11182
106A	Shed	—	1949	8PI11182
108	Single Family Dwelling	Frame Vernacular	1951	8PI11183
109	Duplex	Frame Vernacular	1955	8PI11184
110	Apartment	Frame Vernacular	1920	8PI11185
111	Duplex	Masonry Vernacular	1955	8PI11264
113	Single Family Dwelling	Frame Vernacular	1952	8PI11186
<u>4th Avenue</u>				
102	Single Family Dwelling	Masonry Vernacular	1952	8PI11187
102	Garage	—	1952	8PI11187
104	Duplex	Masonry Vernacular	1948	8PI11187
105	Single Family Dwelling	Frame Vernacular	1910	8PI11188
108	Single Family Dwelling	Frame Vernacular	1910	8PI935

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4th Avenue (cont.)

108A	Single Family Dwelling	Masonry Vernacular	1952	8PI11265
110A	Garage	—	—	8PI11265
112	Duplex	Frame Vernacular	1920	8PI937

5th Avenue

103	Single Family Dwelling	Frame Vernacular	1920	8PI11266
106	Single Family Dwelling	Craftsman/Bungalow	1910	8PI939
106A	Garage	—	—	8PI939
108	Single Family Dwelling	Craftsman/Bungalow	1911	8PI940
108A	Garage	—	—	8PI940
109	Single Family Dwelling	Minimal Traditional	1935	8PI11267

6th Avenue

104	Duplex	Frame Vernacular	1915	8PI941
105	Single Family Dwelling	Frame Vernacular	1922	8PI11268
105A	Single Family Dwelling	Frame Vernacular	1922	8PI11269
105B	Utility Building	—	—	8PI11269
106	Single Family Dwelling	Minimal Traditional	1920	8PI11270
107	Single Family Dwelling	Minimal Traditional	1920	8PI942
107A	Single Family Dwelling	Frame Vernacular	1920	8PI943
108	Single Family Dwelling	Minimal Traditional	1940	8PI11270

7th Avenue

102	Single Family Dwelling	Frame Vernacular	1925	8PI944
103	Single Family Dwelling	Frame Vernacular	1915	8PI11271
104	Single Family Dwelling	Craftsman/Bungalow	1920	8PI11272
104A	Single Family Dwelling	Frame Vernacular	1920	8PI11272
105	Single Family Dwelling	Craftsman/Bungalow	1922	8PI11273
105A	Garage	—	1922	8PI11273
109	Single Family Dwelling	Craftsman/Bungalow	1922	8PI11274
111	Single Family Dwelling	Frame Vernacular	1920	8PI11275



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8th Avenue

102	Multi-Residential	Commercial Vernacular	1925	8PI945
104	Retail w/Apartments	Commercial Vernacular	1919	8PI946
105	Retail	Commercial Vernacular	1930	8PI947
105A	Duplex	Masonry Vernacular	1947	8PI947
106	Retail w/Apartments	Commercial Vernacular	1913	8PI948
109	Multi-Residential	Commercial Vernacular	1920	8PI11276
111	Retail	Commercial Vernacular	1939	8PI11189

9th Avenue

102	Single Family Dwelling	Frame Vernacular	1922	8PI11277
102A	Single Family Dwelling	Frame Vernacular	1922	8PI11277
102B	Duplex	Frame Vernacular	1922	8PI11277

10th Avenue

103	Duplex	Frame Vernacular	1903	8PI950
105	Single Family Dwelling	Masonry Vernacular	1923	8PI951
107	Duplex	Frame Vernacular	1925	8PI952
111	Single Family Dwelling	Craftsman/Bungalow	1905	8PI953
111A	Garage	—	—	8PI953
111B	Shed	—	—	8PI953
115	Museum	Masonry Vernacular	1917	8PI954
115A	Single Family Dwelling	Frame Vernacular	1925	8PI954

11th Avenue

101	Duplex	Craftsman/Bungalow	1920	8PI955
102	Single Family Dwelling	Masonry Vernacular	1950	8PI11278
102A	Duplex	Masonry Vernacular	1950	8PI11278
106	Single Family Dwelling	Masonry Vernacular	1949	8PI11190
106A	Single Family Dwelling	Masonry Vernacular	1956	8PI11190
109	Single Family Dwelling	Craftsman/Bungalow	1922	8PI956
111	Single Family Dwelling	Frame Vernacular	1922	8PI957
111A	Duplex	Masonry Vernacular	1922	8PI957

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12th Avenue

101	Single Family Dwelling	Frame Vernacular	1922	8PI958
103	Single Family Dwelling	Masonry Vernacular	1942	8PI11279
104	Single Family Dwelling	Masonry Vernacular	1937	8PI11191
104A	Single Family Dwelling	Masonry Vernacular	1946	8PI11191
105	Single Family Dwelling	Masonry Vernacular	1952	8PI11280
106	Single Family Dwelling	Ranch	1938	8PI11192
107	Duplex	Masonry Vernacular	1952	8PI11193
107A	Garage	—	1952	8PI11193
108	Single Family Dwelling	Frame Vernacular	1922	8PI11194
108A	Single Family Dwelling	Frame Vernacular	1922	8PI11194
109	Single Family Dwelling	Craftsman/Bungalow	1922	8PI959
109A	Garage	—	1922	8PI959
110	Duplex	Masonry Vernacular	1952	8PI11195
111	Duplex	Masonry Vernacular	1955	8PI11281
113	Garage	—	1919	8PI960

13th Avenue

102	Duplex	Frame Vernacular	1935	Pending
105A	Garage	—	1922	8PI11196
106	Single Family Dwelling	Ranch	1952	8PI11197
109	Single Family Dwelling	Craftsman/Bungalow	1922	8PI11198
109A	Garage	—	1922	8PI11198

14th Avenue

102	Single Family Dwelling	Craftsman/Bungalow	1922	8PI11199
104	Duplex	Frame Vernacular	1925	Pending
106	Single Family Dwelling	Frame Vernacular	1922	8PI11200
106A	Single Family Dwelling	Frame Vernacular	1925	8PI11200
109	Duplex	Frame Vernacular	1948	8PI11201

15th Avenue

108	Single Family Dwelling	Craftsman/Bungalow	1925	8PI11202
110	Duplex	Frame Vernacular	1922	8PI962

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17th Avenue

103	Single Family	Ranch	1947	8PI11203
105	Duplex	Masonry Vernacular	1941	8PI11204
107	Duplex	Frame Vernacular	1940	8PI11205
109	Single Family Dwelling	Frame Vernacular	1941	8PI11206
109A	Garage Apartment	Frame Vernacular	1941	8PI11206

18th Avenue

103	Single Family Dwelling	Modernistic	1951	8PI11207
103A	Detached Carport	—	—	8PI11207
104	Duplex	Frame Vernacular	1926	8PI963
104A	Garage	—	—	8PI963
106	Single Family Dwelling	Mediterranean Revival	1926	8PI964

19th Avenue

102	Single Family Dwelling	Frame Vernacular	1944	8PI11208
103	Single Family Dwelling	Frame Vernacular	1922	8PI11209
105	Single Family Dwelling	Ranch	1940	8PI11210
105A	Garage Apartment	Masonry Vernacular	1941	8PI11210
106	Duplex	Frame Vernacular	1948	8PI11211
107	Single Family Dwelling	Minimal Traditional	1938	8PI11212
107A	Garage	—	—	8PI11212
108	Single Family Dwelling	Frame Vernacular	1939	8PI11213

20th Avenue

102	Duplex	Craftsman/Bungalow	1944	8PI11214
104	Single Family Dwelling	Frame Vernacular	1938	8PI11215
104A	Duplex	Frame Vernacular	1938	8PI11215
105	Duplex	Masonry Vernacular	1949	8PI11216
107	Single Family Dwelling	Masonry Vernacular	1949	8PI11217
108	Single Family Dwelling	Craftsman/Bungalow	1922	8PI11218
108A	Single Family Dwelling	Masonry Vernacular	1926	8PI11218
109	Single Family Dwelling	Minimal Traditional	1949	8PI11219

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20th Avenue (cont.)

109A	Single Family Dwelling	Masonry Vernacular	1949	8PI11219
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21st Avenue

103	Single Family Dwelling	Craftsman/Bungalow	1937	8PI11220
103A	Single Family Dwelling	Frame Vernacular	1937	8PI11284
105	Single Family Dwelling	Frame Vernacular	1934	8PI11221
106	Single Family Dwelling	Craftsman/Bungalow	1937	8PI11222
108	Single Family Dwelling	Ranch	1948	8PI11223

22nd Avenue

102	Duplex	Frame Vernacular	1936	8PI966
102A	Garage	—	1936	8PI966
103	Duplex	Mediterranean Revival	1926	8PI965
104	Single Family Dwelling	Frame Vernacular	1936	8PI11285
105	Single Family Dwelling	Craftsman/Bungalow	1939	8PI967
105A	Garage	—	1939	8PI967
106	Single Family Dwelling	Frame Vernacular	1933	8PI968
106A	Garage	—	1933	8PI968
107	Duplex	Masonry Vernacular	1925	8PI969
108	Single Family Dwelling	Masonry Vernacular	1951	8PI11224
111	Single Family Dwelling	Masonry Vernacular	1951	8PI11225

23rd Avenue

100	Apartments	Frame Vernacular	1925	Pending
106	Single Family Dwelling	Masonry Vernacular	1951	8PI11226
108A	Single Family Dwelling	Frame Vernacular	1930	8PI1318

24th Avenue

103	Single Family Dwelling	Colonial Revival	1925	8PI1319
103A	Garage	—	1925	8PI1319

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RESOURCE LIST25th Avenue

102	Single Family Dwelling	Minimal Traditional	1935	8PI11227
105	Duplex	Masonry Vernacular	1956	8PI11286

26th Avenue

102	Single Family Dwelling	Frame Vernacular	1925	8PI1320
103	Single Family Dwelling	Frame Vernacular	1921	8PI1321
105	Single Family Dwelling	Frame Vernacular	1933	8PI1322
107	Apartments	Masonry Vernacular	1916	8PI1323

27th Avenue

105	Single Family Dwelling	Frame Vernacular	1925	8PI1325
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28th Avenue

102	Single Family Dwelling	Frame Vernacular	1933	8PI1327
104	Single Family Dwelling	Frame Vernacular	1933	8PI1328
106	Single Family Dwelling	Frame Vernacular	1938	8PI11228
107	Single Family Dwelling	Frame Vernacular	1937	8PI1326

29th Avenue

107	Single Family Dwelling	Mediterranean Revival	1926	8PI1329
107A	Garage	—	—	8PI1330

30th Avenue

105	Single Family Dwelling	Frame Vernacular	1933	8PI11287
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31st Avenue

90	Duplex	Frame Vernacular	1925	8PI1332
90A	Garage	—	—	8PI1332
92	Single Family Dwelling	Frame Vernacular	1925	8PI1333
108	Single Family Dwelling	Frame Vernacular	1928	8PI11288

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31st Avenue (cont.)

108A Garage — — 8PI11288

Gulf Way

105	Single Family Dwelling	Frame Vernacular	1920	8PI11230
105A	Garage	—	—	8PI11230
201	Duplex	Frame Vernacular	1941	8PI11231
203	Single Family Dwelling	Frame Vernacular	1941	8PI11232
203A	Single Family Dwelling	Frame Vernacular	1941	8PI11232
205	Single Family Dwelling	Masonry Vernacular	1952	8PI11233
205A	Single Family Dwelling	Masonry Vernacular	1953	8PI11233
207	Single Family Dwelling	Masonry Vernacular	1952	Pending
209	Single Family Dwelling	Masonry Vernacular	1952	Pending
301	Duplex	Frame Vernacular	1935	8PI11234
303	Single Family Dwelling	Masonry Vernacular	1942	8PI11235
309	Single Family Dwelling	Craftsman/Bungalow	1901	8PI11289
401	Motel/Hotel	Masonry Vernacular	1906	8PI11290
603	Duplex	Masonry Vernacular	1948	Pending
605	Duplex	Masonry Vernacular	1920	Pending
709	Retail Store	Masonry Vernacular	1951	8PI11236
801	Motel/Hotel	Masonry Vernacular	1949	8PI11237
1005	Single Family Dwelling	Masonry Vernacular	1908	8PI11291
1007	Apartments	Frame Vernacular	1920	8PI11292
1007A	Apartments	Masonry Vernacular	1956	8PI11293
1009	Single Family Dwelling	Frame Vernacular	1920	8PI11293
1009A	Utility Shed	—	—	8PI11293
1101	Motel/Hotel	Frame Vernacular	1935	8PI11294
1103	Single Family Dwelling	Frame Vernacular	1935	8PI11295
1103A	Duplex	Frame Vernacular	1939	8PI11295
1107	Single Family Dwelling	Craftsman/Bungalow	1926	8PI11238
1107A	Single Family Dwelling	Frame Vernacular	1957	8PI11238
1205	Duplex	Craftsman/Bungalow	1938	8PI11296
1205A	Garage	—	—	8PI11296
1403	Single Family Dwelling	Craftsman/Bungalow	1922	8PI11239
1405	Duplex	Frame Vernacular	1924	8PI11240
1605	Condominium	Masonry Vernacular	1947	Pending

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Gulf Way (cont.)

2101	Duplex	Craftsman/Bungalow	1922	8PI11242
2105	Single Family Dwelling	Frame Vernacular	1923	8PI11242

Pass-a-Grille Way

100	Apartments	Masonry Vernacular	1942	8PI11297
100A	Duplex	Frame Vernacular	1942	8PI11297
108	Single Family Dwelling	Masonry Vernacular	1942	8PI11297
202	Single Family Dwelling	Masonry Vernacular	1920	8PI11298
206	Single Family Dwelling	Frame Vernacular	1920	8PI11300
206A	Garage	—	1920	8PI11300
304	Single Family Dwelling	Masonry Vernacular	1946	8PI11301
308	Duplex	Craftsman/Bungalow	1922	8PI11302
308A	Garage	—	—	8PI11302
400	Duplex	Craftsman/Bungalow	1910	8PI11303
402	Single Family Dwelling	Craftsman/Bungalow	1910	8PI11302
402A	Garage	—	—	8PI11302
404	Single Family Dwelling	Frame Vernacular	1900	8PI916
406	Single Family Dwelling	Frame Vernacular	1912	8PI11303
406A	Garage	—	—	8PI11303
504	Single Family Dwelling	Frame Vernacular	1920	8PI11305
504A	Single Family Dwelling	Frame Vernacular	1920	8PI11305
600	Duplex	Frame Vernacular	1920	8PI11306
600A	Duplex	Frame Vernacular	1927	8PI11306
602	Single Family Dwelling	Frame Vernacular	1920	8PI917
612A	Residential	Masonry Vernacular	1919	8PI918
612B	Garage	—	—	8PI918
702	Residential	Masonry Vernacular	1925	8PI920
702A	Single Family Dwelling	Frame Vernacular	1925	8PI920
702B	Garage	—	—	8PI920
800	Restaurant	Masonry Vernacular	1936	8PI11307
804	Single Family Dwelling	Frame Vernacular	1938	8PI11308
804A	Garage	—	—	8PI11308
808	Single Family Dwelling	Craftsman/Bungalow	1911	8PI921
808A	Garage	—	—	8PI921
1000	Single Family Dwelling	Frame Vernacular	1906	8PI923

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Pass-a-Grille Way (cont.)

1002	Single Family Dwelling	Frame Vernacular	1910	8PI924
1002A	Single Family Dwelling	Frame Vernacular	1910	8PI924
1004	Single Family Dwelling	Frame Vernacular	1948	8PI11309
1202A	Single Family Dwelling	Frame Vernacular	1920	8PI925
1202B	Single Family Dwelling	Frame Vernacular	1920	8PI925
1204	Single Family Dwelling	Frame Vernacular	1935	8PI11310
1204A	Duplex	Frame Vernacular	1949	8PI11310
1206	Apartments	Frame Vernacular	1935	8PI11311
1300	Duplex	Frame Vernacular	1921	8PI926
1300A	Garage	—	—	8PI926
1302	Single Family Dwelling	Frame Vernacular	1925	8PI927
1307	Single Family Dwelling	Ranch	1942	8PI11312
1401	Single Family Dwelling	Frame Vernacular	1938	8PI928
1402	Single Family Dwelling	Frame Vernacular	1925	8PI11313
1402A	Duplex	Frame Vernacular	1925	8PI11313
1403	Single Family Dwelling	Mediterranean Revival	1926	8PI929
1601	Single Family Dwelling	Tudor Revival	1928	8PI930
1603	Single Family Dwelling	Frame Vernacular	1930	8PI930
1703	Duplex	Craftsman/Bungalow	1923	8PI11315
1705	Single Family Dwelling	Ranch	1948	8PI11317
1705A	Garage	—	—	8PI11317
1706	Residential	Frame Vernacular	1925	8PI11316
1706A	Garage	—	—	8PI11316
1707	Single Family Dwelling	Ranch	1955	8PI11318
1800	Condominium	Masonry Vernacular	1937	8PI11319
1801	Single Family Dwelling	Mediterranean Revival	1925	8PI932
1804	Single Family Dwelling	Frame Vernacular	1937	8PI11320
1805	Single Family Dwelling	Minimal Traditional	1927	8PI11321
1805A	Garage	—	—	8PI11321
1806	Duplex	Frame Vernacular	1933	8PI11322
1807	Single Family Dwelling	Ranch	1947	8PI11323
2000	Commercial	Masonry Vernacular	1947	8PI11324
2100	Duplex	Ranch	1951	8PI11325
2104	Single Family Dwelling	Minimal Traditional	1941	8PI11326
2106	Single Family Dwelling	Minimal Traditional	1941	8PI11327
2107	Single Family Dwelling	Frame Vernacular	1945	Pending



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PASS-A-GRILLE HISTORIC DISTRICT (BOUNDARY INCREASE)  
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RESOURCE LIST

Pass-a-Grille Way (cont.)

2200	Duplex	Minimal Traditional	1941	8PI11328
2201	Woman's Club	Minimal Traditional	1941	8PI11329
2202	Duplex	Minimal Traditional	1930	8PI1292
2202A	Garage Apartment	Frame Vernacular	1930	8PI1292
2307	Single Family Dwelling	Split Level	1949	8PI11330
2311	Single Family Dwelling	Frame Vernacular	1937	8PI11331
2403	Single Family Dwelling	Frame Vernacular	1940	Pending
2405	Single Family Dwelling	Split Level	1949	8PI11332
2409	Single Family Dwelling	Frame Vernacular	1933	8PI11333
2500	Single Family Dwelling	Ranch	1952	8PI11334
2502	Single Family Dwelling	Masonry Vernacular	1951	8PI11335
2505	Single Family Dwelling	Frame Vernacular	1934	8PI11336
2506	Single Family Dwelling	Craftsman/Bungalow	1928	8PI11337
2506A	Single Family Dwelling	Frame Vernacular	1928	8PI11337
2507	Single Family Dwelling	Frame Vernacular	1934	8PI11338
2600	Single Family Dwelling	Masonry Vernacular	1946	8PI11339
2601	Single Family Dwelling	Frame Vernacular	1925	8PI11340
2601A	Garage	—	—	8PI11340
2604	Single Family Dwelling	Masonry Vernacular	1946	8PI11341
2604A	Garage	—	—	8PI11341
2605	Duplex	Frame Vernacular	1935	8PI1295
2606	Duplex	Frame Vernacular	1940	8PI11342
2606A	Single Family Dwelling	Masonry Vernaculars	1940	8PI11342
2607	Duplex	Frame Vernacular	1933	8PI11343
2700	Single Family Dwelling	Masonry Vernacular	1946	8PI11344
2701	Single Family Dwelling	Ranch	1950	8PI11345
2703	Single Family Dwelling	Modernistic	1949	8PI11346
2706	Apartments	Modernistic	1949	8PI11347
2706A	Apartments	Masonry Vernacular	1949	8PI11347
2706B	Apartments	Masonry Vernacular	1949	8PI11347
2707	Single Family Dwelling	Ranch	1949	8PI11348
2800	Duplex	Colonial Revival	1928	8PI1296
2800	Single Family Dwelling	Frame Vernacular	1935	8PI1296
2801	Single Family Dwelling	Split Level	1951	8PI11349
2804	Duplex	Masonry Vernacular	1950	8PI11350
2805	Duplex	Frame Vernacular	1938	

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RESOURCE LIST

Pass-a-Grille Way (cont.)

2806	Single Family Dwelling	Masonry Vernacular	1949	8PI11351
2806A	Carport	—	—	8PI11351
2808	Single Family Dwelling	Frame Vernacular	1937	8PI11352
2808A	Single Family Dwelling	Frame Vernacular	1937	8PI11352
2811	Single Family Dwelling	Split Level	1941	8PI11353
2812	Single Family Dwelling	Mediterranean Revival	1925	8PI1300
2812A	Single Family Dwelling	Masonry Vernacular	1925	8PI1300
2812B	Garage	—	—	8PI1300
2817	Single Family Dwelling	Mediterranean Revival	1925	8PI1301
2900	Single Family Dwelling	Mediterranean Revival	1925	8PI1302
2901	Single Family Dwelling	Mediterranean Revival	1925	8PI1303
2903	Single Family Dwelling	Ranch	1940	8PI11354
2905	Single Family Dwelling	Colonial Revival	1934	8PI11355
2906	Single Family Dwelling	Ranch	1946	8PI11356
2910	Single Family Dwelling	Ranch	1945	8PI11357
3000	Single Family Dwelling	Frame Vernacular	1939	8PI11314
3002	Single Family Dwelling	Masonry Vernacular	1947	8PI11358
3003	Single Family Dwelling	Frame Vernacular	1925	Pending
3003A	Single Family Dwelling	Frame Vernacular	1925	Pending
3006	Single Family Dwelling	Masonry Vernacular	1954	8PI11241
3102	Duplex	Frame Vernacular	1927	8PI11362
3110	Single Family Dwelling	Frame Vernacular	1925	8PI11365
3110A	Single Family Dwelling	Frame Vernacular	1925	8PI11365

Sunset Way

2304	Single Family Dwelling	Frame Vernacular	1935	8PI11243
2304A	Garage	—	—	8PI11243
2306	Single Family Dwelling	Masonry Vernacular	1937	8PI11244
2306A	Single Family Dwelling	Masonry Vernacular	1937	8PI11244
2401	Duplex	Masonry Vernacular	1948	8PI11245
2402	Single Family Dwelling	Frame Vernacular	1940	8PI11246
2402A	Garage	—	—	8PI11246
2403	Garage Apartment	Frame Vernacular	1935	8PI11247
2408	Duplex	Colonial Revival	1925	8PI1304
2408A	Garage	—	—	8PI1304

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Sunset Way (cont.)

2409	Single Family Dwelling	Frame Vernacular	1939	8PI11248
2409A	Garage	—	—	8PI11248
2500	Duplex	Colonial Revival	1926	8PI1305
2502	Single Family Dwelling	Craftsman/Bungalow	1932	8PI11249
2502A	Garage	—	—	8PI11249
2503	Single Family Dwelling	Frame Vernacular	1925	8PI1306
2503A	Garage	—	—	8PI1306
2508	Single Family Dwelling	Craftsman/Bungalow	1935	8PI1307
2508A	Garage	—	—	8PI1307
2701	Single Family Dwelling	Minimal Traditional	1932	8PI11250
2701A	Garage	—	—	8PI11250
2705	Single Family Dwelling	Modernistic	1946	8PI11251
2905	Single Family Dwelling	Mediterranean Revival	1926	8PI1309
2905A	Garage Apartment		1926	8PI1313
2911	Single Family Dwelling	Masonry Vernacular	1926	8PI1311
2911A	Garage Apartment		1926	8PI1312

1st Street West

3103	Single Family Dwelling	Frame Vernacular	1925	8PI1315
3107	Single Family Dwelling	Frame Vernacular	1925	8PI1316
3109	Duplex	Frame Vernacular	1940	8PI1317
3109A	Single Family Dwelling	Frame Vernacular	1925	8PI1317
3111	Single Family Dwelling	Frame Vernacular	1925	8PI11367

**CONTRIBUTING SITES**

NOTE: Buildings and other resources in the parks have not been included in the resource inventory.

Frank Hurley Park  
Pass-a-Grille Park

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PASS-A-GRILLE HISTORIC DISTRICT (BOUNDARY INCREASE)  
PINELLAS COUNTY, FLORIDA  
RESOURCE LIST

**NONCONTRIBUTING BUILDINGS**

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Year Built</u>	<u>FMSF #</u>
<u>2nd Avenue</u>				
102	Single Family Dwelling	—	1993	
103	Single Family Dwelling	—	1964	
105	Duplex	—	1965	
106	Single Family Dwelling	—	1927	
106A	Garage	—	—	
107A	Shed	—	—	
109	Duplex	—	1951	
<u>3rd Avenue</u>				
104	Single Family Dwelling	—	1920	
105	Single Family Dwelling	—	1954	
107	Single Family Dwelling	—	1954	
111A	Single Family Dwelling	Masonry Vernacular	1960	8PI11264
<u>4th Avenue</u>				
106	Duplex	—	1963	
107	Residential	—	1955	
109	Duplex	—	1938	
110	Single Family Dwelling	—	1910	
111	Single Family Dwelling	—	1920	8PI936
113	Single Family Dwelling	—	1982	
<u>5th Avenue</u>				
101	Single Family Dwelling	—	1989	
102	Single Family Dwelling	—	1920	8PI938
102A	Single Family Dwelling	—	1920	8PI938
104	Single Family Dwelling	—	1910	
104A	Garage	—	—	
107	Single Family Dwelling	—	1935	

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PINELLAS COUNTY, FLORIDA  
RESOURCE LIST

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6th Avenue

102	Single Family Dwelling	—	1910
103	Single Family Dwelling	—	1988

7th Avenue

101	Residential	—	1915
101A	Single Family Dwelling	—	1999
106	Single Family Dwelling	—	1920

8th Avenue

107	Condominium	—	1960
110	Restaurant	—	1949

9th Avenue

101	Club House	—	1971
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10th Avenue

103A	Single Family Dwelling	Masonry Vernacular	1965	
105A	Single Family Dwelling	Frame Vernacular	1958	8PI951

11th Avenue

104	Single Family Dwelling	—	1971
105	Apartments	—	1972
108	Single Family Dwelling	—	1957
109A	Single Family Dwelling	—	1970
110	Single Family Dwelling	—	1947
112	Duplex	—	1948
113	Motel/Hotel	—	1925
113A	Motel/Hotel	—	1938
114	Single Family Dwelling	—	1937

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PASS-A-GRILLE HISTORIC DISTRICT (BOUNDARY INCREASE)  
PINELLAS COUNTY, FLORIDA  
RESOURCE LIST

12th Avenue

113	Single Family Dwelling	—	1919	8PI960
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13th Avenue

103	Single Family Dwelling	—	1938	8PI950
103A	Duplex		1938	8PI950
105	Single Family Dwelling	Craftsman/Bungalow	1922	8PI11196
107	Single Family Dwelling	—	1925	
108	Single Family Dwelling	—	1947	

14th Avenue

105	Single Family Dwelling	Craftsman/Bungalow	1949	8PI11283
107	Single Family Dwelling		1925	
108	Apartment	—	1947	
109A	Single Family Dwelling	Frame Vernacular	1960	8PI11201

15th Avenue

100	Single Family Dwelling	—	1986	
102	Residential	—	1941	
106	Single Family Dwelling	—	1938	8PI961
106A	Garage		1938	8PI961
108A	Garage	—	—	

16th Avenue

107	Church	—	1959	
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18th Avenue

102	Single Family Dwelling	—	c. 1925 (Moved 2003)	
105	Recreational	—	1951	
108	Single Family Dwelling	—	1926	
108A	Single Family Dwelling	—	1926	

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19th Avenue

104	Single Family Dwelling	—	1989
109	Single Family Dwelling-	—	1967

20th Avenue

103	Single Family Dwelling	—	1940
103A	Single Family Dwelling	—	1940
106	Duplex	—	1945

21st Avenue

107	Single Family Dwelling	—	2001
109	Single Family Dwelling	—	1974
109A	Garage	—	—

22nd Avenue

106B	Duplex	Masonry Vernacular	1968
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23rd Avenue

102	Single Family Dwelling	—	1951
103	Single Family Dwelling	—	1989
104	Single Family Dwelling	—	1938

24th Avenue

104	Single Family Dwelling	—	1990
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26th Avenue

105A	Single Family Dwelling	—	1933	8PI1322
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27th Avenue

102	Single Family Dwelling	Frame Vernacular	1920	8PI1324
102A	Garage	—	—	8PI1324

28th Avenue

102A	Utility Building	—	—	
104A	Duplex	Frame Vernacular	2002	

31st Avenue

104	Single Family Dwelling	—	2001	8PI1334
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Gulf Way

101	Single Family Dwelling	—	1959	
305	Duplex	—	1974	
601	Single Family Dwelling	—	1990	
609	Single Family Dwelling	—	1991	
611	Single Family Dwelling	—	1996	
701	Apartments	—	1951	
809	Restaurant	—	1925	
1001	Single Family Dwelling	—	1983	
1003	Single Family Dwelling	—	1920	
1105	Single Family Dwelling	—	1978	
1109	Duplex	—	1920	
1601	Single Family Dwelling	—	1990	
1615	Single Family Dwelling	—	2002	

Pass-a-Grille Way

100B	Duplex	—	1994	
300	Single Family Dwelling	—	1963	
408	Single Family Dwelling	—	1910	
408A	Garage	—	—	
500	Single Family Dwelling	Frame Vernacular	1909	8PI11304
612	Single Family Dwelling	Frame Vernacular	1918	8PI918



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PASS-A-GRILLE HISTORIC DISTRICT (BOUNDARY INCREASE)  
PINELLAS COUNTY, FLORIDA  
RESOURCE LIST

Pass-a-Grille Way (cont.)

700	Single Family Dwelling	—	1915	8PI919
1000A	Single Family Dwelling	—	1970	
1010	Condominium	—	1980	
1102	Duplex	—	1991	
1106	Apartments	—	1967	
1202	Single Family Dwelling	Frame Vernacular	1914	8PI925
1304	Single Family Dwelling	—	1981	
1306	Single Family Dwelling	—	1980	
1400	Duplex	—	1969	
1404	Single Family Dwelling	—	1987	
1500	Meeting House		1981	
1605	Apartments	—	1962	
1606	Retail Store	—	1930	
1700	Condominium	—	1971	
1701	Single Family Dwelling	—	1936	
1803	Single Family Dwelling	—	1979	
1904	Fire Department		1981	
2004	Retail	—	1968	
2102	Duplex	—	1937	8PI933
2300	Single Family Dwelling	—	2000	
2301	Recreational	—	1982	
2302	Single Family Dwelling	—	2002	
2304	Single Family Dwelling		1997	
2400	Single Family Dwelling	—	2001	
2401	Single Family Dwelling	—	1952	
2402	Single Family Dwelling	—	1946	
2404	Duplex	—	1958	
2406	Duplex	—	1994	
2503	Single Family Dwelling	—	2003	
2504	Single Family Dwelling	—	1951	
2603	Single Family Dwelling	—	2000	
2702	Single Family Dwelling	—	1938	
2802	Duplex	—	1936	
2802A	Garage	—	—	
2809	Duplex	Craftsman/Bungalow	1935	8PI1301
2815	Single Family Dwelling		1953	

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PINELLAS COUNTY, FLORIDA  
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Pass-a-Grille Way (cont.)

2900A	Single Family Dwelling	Frame Vernacular	1985	
2908	Single Family Dwelling	—	1994	
2912	Condominium	—	1959	
3002A	Garage			
3006A	Shed	—	—	
3100	Single Family Dwelling		1979	
3104	Single Family Dwelling	—	1995	
3106	Single Family Dwelling	Frame Vernacular	1925	8PI11363
3108	Single Family Dwelling	Frame Vernacular	1925	8PI11364

Sunset Way

2308	Single Family Dwelling	—	1977	
2323	Single Family Dwelling	—	1987	
2325	Single Family Dwelling	—	1989	
2327	Single Family Dwelling	—	1989	
2329	Single Family Dwelling	—	1988	
2404	Duplex	—	1960	
2504	Single Family Dwelling	—	1971	
2909	Duplex	—	1925	8PI11310
2910	Single Family Dwelling	—	1952	

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PINELLAS COUNTY, FLORIDA  
SIGNIFICANCE

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**SUMMARY PARAGRAPH**

The expanded Pass-a-Grille Historic District is locally significant under Criterion A and C in the areas of Exploration/Settlement, Entertainment/Recreation, and, Community Planning and Development. It was the first incorporated town established on the barrier islands of Pinellas County, Florida, overlooking the Gulf of Mexico and for being the first popular beach resort community in Pinellas County, Florida. The mainly residential historic district still retains its sense of place and period of development that distinguishes it from the rest of the overall Tampa Bay metropolitan area of which it is now a part. The mainly wood frame residential buildings located at the southern end of Long Key reflect a period of development from approximately 1900 to 1957, at which latter date the once independent community was consolidated into the present incorporated city of St. Pete Beach.

**HISTORICAL CONTEXT**

Although the Spanish began to explore the area that now forms Pinellas County in the sixteenth century, most notably the expedition of Panfilo de Narvaez in 1528 and those by Pedro Menendez de Aviles in the 1560s, they found little to attract their interest beyond making accurate charts of the Gulf coast, noting the bays and inlets that could shelter ships during storms, and recording the occasional sources of fresh water, fish and wild game with which to renew their provisions during an extended voyage. Neither the Spanish nor the British established any permanent settlements along this part of the Gulf during the Colonial period of Florida history.<sup>2</sup> Even when Florida became a territory of the United States in 1821, little attempt was made to settle the area or develop any of its resources. The first homestead recorded during the Territorial Period was established by Odet Philippe in 1832 in the vicinity of what is now the town of Safety Harbor, located on Old Tampa Bay about twenty miles northeast of Pass-a-Grille. More pioneers began to drift into the area after 1840, but there were still only fifty families living in the whole of the Pinellas Peninsula at the beginning of the Civil War.<sup>3</sup>

Clearwater became the first official community in the peninsula when a post office was established there in 1859. Nearby Dunedin developed as a trading post, but both communities were only tiny frontier settlements. The only roads in the area were animal trails and the ruined military roads that had been blazed through the wilderness nearly twenty years earlier during the Seminole Indian Wars (1835-1842). Much needed supplies and marketable goods were brought in and shipped out via sailing ships that operated between Cedar Key and Clearwater Harbor. Farming was the principal business in the area. Early products were cotton, vegetables and citrus.<sup>4</sup>

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<sup>2</sup> William L. Staub, pp. 20-27.

<sup>3</sup> Ibid., p. 39.

<sup>4</sup> Ibid., pp. 39-40.

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Because of the transportation problems, the early settlements on the Pinellas Peninsula—in what was then the western part of Hillsborough County—were closely allied with Tampa. Except for Clearwater Harbor, there were no ports on the Gulf, and the lack of roads made the southern sections the most remote on the peninsula. Prior to the development of the railroad, many pioneers relied almost entirely on boats from Tampa to bring in their mail and all of the necessities of life.<sup>5</sup>

With the arrival of the railroad in Pinellas County at what would become St. Petersburg on June 8, 1888, the stage was set for rapid development of what had been largely wilderness. The railroad line was supposed to be extended to Disston City (now Gulfport), where Hamilton Disston had extensive waterfront holdings on Boca Ciega Bay, but was diverted to St. Petersburg. Disston (1844-1896) owned thousands of acres on the Pinellas peninsula and was the largest private landowner in the United States, thanks to his purchase of more than four million acres from the State of Florida in the early 1880s. He financed Peter Demens (1860-1919), a Russian emigre speculator, under the assumption he would facilitate his development goals by extending the Orange Belt Railroad to Disston City. Demens built the narrow gauge railroad to Pinellas County, but slighted Disston by placing its terminus well northeast of Disston City on 1,600 acres of land owned by John C. Williams (1816-1892), a Detroit real estate developer. In return Williams gave Demens' railroad 250 acres of prime waterfront land in the area platted as the town of St. Petersburg in 1888.<sup>6</sup>

Demens' involvement in the development of the peninsula did not last long. The railroad company incurred enormous debt in constructing the line, and in 1895 it was sold to Henry Bradley Plant and renamed the Sanford and St. Petersburg Railroad. Henry B. Plant was one of Florida's two major railroad developers in the last decades of the nineteenth century, the other being Henry Flagler. Between them the two men created the network that ultimately became the state's rail system as their rails extended the length of Florida on both coasts and crisscrossed the interior of the state. Their companies fostered the development of new agricultural lands, established new towns and built resort hotels to accommodate the tourists and new settlers that flocked to areas that previously had been inaccessible wilderness. The period between 1880 and 1900, when the impact of this new railroad construction was most strongly felt, saw a dramatic increase in the population of Florida, especially in the coastal areas.<sup>7</sup>

The railroad construction boom, spurred by the rivalry of the two Henrys, solidified tourism as one of the industries Florida's economy would rest upon after Reconstruction. Tourism had been a long-established industry in Florida, tracing its origins to the early 1840s when the state was advertising its advantages to northerners, noting "no one needed to visit Italy or the south of France for the improvement of their health as

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<sup>5</sup> Staub, pp. 46-47.

<sup>6</sup> John A. Bethell, p. 8.

<sup>7</sup> Staub, pp. 48-49; Michael L. Sanders, p. 27.

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our climate is equally salubrious.”<sup>8</sup> However, the construction of an integrated system of hotel, railroad and shipping facilities ensured reliable accommodations for the Gilded Age traveler.<sup>9</sup>

Growth inevitably followed the coming of the railroad to the Pinellas Peninsula. New towns were established and old ones expanded. Tarpon Springs, Palm Harbor, Ozona, Dunedin, Clearwater, Largo, Safety Harbor and St. Petersburg were among the more significant of the new and expanding communities. Hotels were constructed to accommodate tourists who arrived by railroad to enjoy the mild winter climate. Henry B. Plant founded the town of Belleair, located between Clearwater and St. Petersburg, and built the Belleview-Biltmore Hotel (NR, 1979), an enormous wood frame structure still in operation today.<sup>10</sup>

Little thought had been given during this period to the development of the barrier islands on either Florida coast. They were accessible only by boat, and there was little economic incentive to establish permanent communities on these narrow islands, as the shifting sand dunes were considered unsuitable for agriculture and ocean bathing was still a novelty. Tourist communities on the east coast, such as St. Augustine, Daytona, Ormond and New Smyrna, were located on the mainland. Tourists made occasional excursions to the beaches for picnics and to walk along the beach shore, but most of the islands were still wilderness and inhabited by wild game and, more importantly, swarms of biting insects that inhabited stagnant puddles of rainwater and shallow tidal pools. Only in the more moderate periods of the winter months, after a hard frost had killed off the mosquitoes, sand flies and other pests, were the beaches of the barrier islands truly pleasant places to visit.<sup>11</sup>

Pass-a-Grille developed along with the rest of Pinellas County during the late nineteenth century, which is to say slowly: By 1876, the peninsula had approximately twenty-five settlers.<sup>12</sup> Development on Pass-a-Grille was spurred onward in the early twentieth century in part by its proximity to St. Petersburg, many prominent members of which bought and developed land on the island. Though first settled by Zephaniah Phillips in 1884, the island was not earmarked for development until 1895 with the platting of the Morey Beach Subdivision by Selwyn Morey and Roy Hanna. This still did not generate a population boom because the island was isolated and accessed only by infrequent ferry service. Getting to Pass-a-Grille in the early days was arduous but was made less difficult in 1905 when the St. Petersburg and Gulf Electric Railroad extended its tracks from Ninth Street and Central Avenue in St. Petersburg to Gulfport—a small community opposite Pass-a-Grille on Boca Ciega Bay. From there a shallow draft steam launch, the Althea, took passengers the rest of the

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<sup>8</sup> Proctor, p. 277.

<sup>9</sup> Sanders, p. 27.

<sup>10</sup> Ibid.

<sup>11</sup> Staub, pp. 112-113.

<sup>12</sup> Young, Florida's Pinellas Peninsula, p. 34.

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way to Pass-a-Grille. The seventy foot boat could carry about fifty passengers and made three trips a day that were coordinated with the trolley line schedule.<sup>13</sup>

The trolley-boat line in Gulfport had competition from steamboat companies in both Tampa and St. Petersburg. The rivalry between the two largest shipping companies ferrying passengers and freight to Merry's pier in Pass-a-Grille was fierce, with the lines slashing fares and freight rates to drive each other out of business. The "war" lasted from 1908 to 1909, when it was ended by the consolidation of the companies into the St. Petersburg Transportation Company, later renamed the Favorite Line, owned by real estate magnate H. Walter Fuller. The boats of the new shipping line, which included the side wheelers H.B. Plant and Manatee, served all of the communities in the Tampa Bay area having port facilities, and had regularly scheduled stops in St. Petersburg, Pass-a-Grille, Tampa and Bradenton.<sup>14</sup>

The frequency of ferry trips from the mainland to Pass-a-Grille enabled many people who worked in St. Petersburg to live on the island. One such person was W.L. Straub, editor of the St. Petersburg Times, who had a cottage at Pass-a-Grille where he spent almost all of his spare time. Writes Walter P. Fuller, "Aside from his family and his Times, Pass-a-Grille was his great love. A skilled and passionate tarpon fisherman, despite the handicap of a withered leg, Straub's happiest hours and days were spent at 'Loafer's Lodge.' ...Each Times staffer was acutely aware that it was near folly if not treason to bring up anything for important discussion or decision on Friday afternoon. Each well knew that Bill Straub little cared how the world went from then until not too early Monday morning."<sup>15</sup>

For several decades, local residents of the Pinellas peninsula (then known as West Hillsborough) were agitated that the county seat was located in Tampa and much of the taxes they paid went to Hillsborough County. In February 1907, W.L. Straub, the Times editor, published a lengthy editorial that became known as the "Pinellas Declaration of Independence." While meeting resistance from Tampa, Straub continued to bombard his readers and legislators with editorials and cartoons and even went to Tallahassee to pursue the issue. It took the Florida legislature four years to approve the separation.<sup>16</sup>

On May 23, 1911, Governor Albert Gilchrist signed into law a Pinellas independence bill. Six months later it was overwhelmingly ratified by the peninsula's voters, and on January 1, 1912, the area became Pinellas County.<sup>17</sup> By 1917, the new county had nine municipalities: Tarpon Springs (1887), Clearwater (1891), St.

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<sup>13</sup> Hurley pp. 78-79.

<sup>14</sup> Ibid., pp. 79-81.

<sup>15</sup> Fuller, p. 130.

<sup>16</sup> Staub, p. 54

<sup>17</sup> Grismer, p. 130.

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Petersburg (1892), Dunedin (1899), Largo (1905), Gulfport (1910), Pass-a-Grille (1911), Pinellas Park (1913) and Safety Harbor (1917).<sup>18</sup>

During the first two decades of the twentieth century, Pass-a-Grille was maturing as a community. In 1911, it was incorporated with a unique charter provision—perhaps owing to the substantial number of mainlanders with a property interest in the community—which allowed any American citizen owning property in the community to vote in all local elections without relinquishing voting privileges elsewhere. A city commission was elected in January, and in April the first municipal ordinances were enacted. Lots and streets were to be filled to uniform height, setback lines were prescribed, and building permit fees were established. At the time of incorporation there were between fifteen and twenty houses in Pass-a-Grille, four or five stores (all on 8th Avenue), a restaurant and three hotels.<sup>19</sup>

On November 17, 1913, local voters approved a public improvement bond issue of \$11,000 to fill and pave streets and to construct a waterworks. Until the construction of a city water system, the town's residents obtained their drinking water from rainwater collected in cisterns and from the flow of a natural spring located in the vicinity of 6th Avenue. Water mains were sunk in the sandy soil and were fed by a 10,000 gallon wooden water tower that stood in the park between 9th and 10th Avenues. The town's electrical system was installed in 1914, but was subject to failure, and residents continued to keep an ample supply of candles and kerosene lamps to provide their homes with light when the electricity went out. In any case, the electrical plant was shut down each night at 10:00 p.m. The city of Pass-a-Grille began to receive more reliable service when it became part of the Florida Power Corporation system in the late 1920s.<sup>20</sup>

The first church in Pass-a-Grille was not constructed until 1917. Most townspeople and visitors to the community were churchgoers, and it is surprising that no formal services were held on the island until 1913 when people began to meet in the home of one of the residents. Soon it became apparent to the town's citizens that the community needed a permanent church, and in March of 1914 a board of trustees was formed for the Union Church of Pass-a-Grille. It was two years, however, before the building committee selected the lot at 115 10th Avenue where the church now stands. The building was completed in 1917 (Photo 88).<sup>21</sup> The building was non-denominational until 1949 when its members voted to join the Congregational Church. The church was abandoned as being too small in 1959 when the congregation moved into its new sanctuary on the north side of 16th Avenue. In 1961, the old church was purchased by Joan Haley who used the church as a residence until her passing in 1989.<sup>22</sup> The structure now houses the Gulf Beaches Museum.

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<sup>18</sup> Pinellas Planning Commission, p. 26.

<sup>19</sup> Staub, pp. 113-114

<sup>20</sup> Hurley, pp. 84-86.

<sup>21</sup> Ibid., pp. 113-114.

<sup>22</sup> Ibid., p. 122.

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Among the milestones in the progress of the development of the town was the building of the first bridge which connected Long Key from the southwest corner of the mainland. On February 4, 1919, the toll bridge was opened by W.G. McAdoo who wished to add value to his considerable real estate holdings north of Pass-a-Grille in what is now the City of St. Pete Beach.<sup>23</sup> A brick road was built along what is now Pass-a-Grille Way and Gulf Boulevard to St. Petersburg Beach.<sup>24</sup> The area immediately north of Pass-a-Grille experienced a short burst of growth in 1928 with construction of the Don CeSar Hotel. The building of the luxurious hotel also involved the development of the surrounding area, called "Don CeSar Place," which featured winding palm-lined streets and Mediterranean Revival style residences.<sup>25</sup>

In 1925, county officials passed a bond issue to build a free causeway from the mainland to Long Key to replace McAdoo's toll bridge, as well as fund roads and bridges which linked Pass-a-Grille with Treasure Island, and Sand Key. The Corey Causeway, named in honor of County Commissioner S.J. Corey, was completed in 1927.<sup>26</sup>

A series of disasters in 1921 and 1922 brought Pass-a-Grille's first "golden age" to an end. On October 21, 1921 a hurricane swept in from the Gulf of Mexico pushing a tidal surge ten feet high into Old Tampa Bay. Fortunately for Pass-a-Grille, the wall of water at the end of Long Key was much lower than at St. Petersburg, possibly because much of the flow in the immediate vicinity of the town was channeled through the nearby pass into Boca Ciega Bay. The violent tropical storm severely damaged the Pass-a-Grille Hotel and caused the hotel dance pavilion that stood at the end of the 23rd Avenue pier to collapse. The town itself was flooded, but only those buildings located directly on the Gulf beach suffered any significant property damage and there was no loss of life.<sup>27</sup>

In May 1922, flames consumed the Holloway and Mason hotels and about half of the other buildings on 8th Avenue. Later the same year the Pass-a-Grille Hotel, which had never reopened after being damaged by the hurricane, was also reduced to charred debris when fire swept the deserted complex. The hotel was not rebuilt, and the property on which it had stood was replatted as residential lots. The Pass-a-Grille Casino, a much smaller building complex inherited the name Pass-a-Grille Hotel soon after its namesake was destroyed. The newer structure was constructed in 1920 and stood on the beach between 9th and 10th Avenues. It featured a bath house, snack bar, dance hall and a few hotel rooms. Eventually, the name "Beach" was added to it, and the facility became the Pass-a-Grille Hotel. This last landmark hotel was lost in 1967 when fire damaged it beyond repair and the remains were demolished.<sup>28</sup>

<sup>23</sup> Grismer, p. 134.

<sup>24</sup> Hurley, p. 113.

<sup>25</sup> Ibid., p. 144.

<sup>26</sup> Grismer, p. 145

<sup>27</sup> Hurley, pp. 124-125.

<sup>28</sup> Ibid., pp. 127-129.



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In spite of these losses by Pass-a-Grille, tourism was firmly established in the region. By the second decade of the twentieth century, tourism and recreation became the cornerstone of the Pinellas County economy, aided first by the reach of the railroad and later the growth of the automobile in the 1920s and beyond. Tourism also had a substantial impact on community development in Pinellas County as a region wholly unknown to the rest of the country became more accessible and a more attractive place to live. Most observers have noted the close relationship between tourism and real estate in sparking the Florida Land Boom in the 1920s. "All of America's gold rushes," observed journalist Mark Sullivan in his classic *Our Times* (1935) "all her oil booms, and her free-land stampedes, dwindled by comparison...with the torrent of migration pouring into Florida."<sup>29</sup> Yet this linkage existed long before the Florida Boom. The extensive transportation and lodging network created in the nineteenth century by Flagler and Plant had as an attendant purpose the opening of the Florida frontier for real estate speculation.<sup>30</sup>

Southern Pinellas County saw an explosion of large-scale hotels developed during the 1920s, when ten large hotels were built, including the Don CeSar (NR, 1975), built in 1928 just north of the town limits of Pass-a-Grille on Long Key. Seven were located in downtown St. Petersburg, including the Pheil, the Mason (now Princess Martha), the Soreno, the Suwannee, Dennis-McCarthy (NR, 1986), and the Vinoy Park (NR, 1978). The southwestern reaches of Pinellas County also contained some of its most opulent accommodations. Two other elegant Mediterranean Revival hotels—Walter Fuller's Jungle Country Club Hotel and the Rolyat Hotel in Gulfport—opened in the region to visitors during the boom period.<sup>31</sup>

During the 1920s, Pinellas County's population more than doubled from roughly 28,000 persons to over 62,000 by decade's end. The population centers at the time were concentrated in Clearwater and St. Petersburg, which saw new homes and subdivisions sprouting where citrus groves once stood. But with the growth came a frenzied land speculation that made many millions of dollars only to see it lost in the Bust of 1926.<sup>32</sup>

Despite the Florida Land Bust and the onset of the Great Depression in the 1930s, some residential construction began to take place on the islands north of Long Key. The spark was generated by the completion of the free Corey Causeway, Johns Pass Bridge and the highway along the keys. After 1927, communities incorporated freely including Treasure Island, Boca Ciega, Mitchell's Beach, Sunset Beach, Madeira Beach, Bennett Beach, Sunshine Beach, Bell Vista Beach and Redington Beach. This growth continued at a slow but constant pace with the construction of new bridges from the mainland and others which linked the islands, until by the beginning of World War II, there were a number of small subdivisions and tiny municipalities along the Gulf. Writes Karl Grismer, "the palm-fringed shores, where picnickers and bathers went in days gone by when

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<sup>29</sup> Mohl and Mormino, p. 436.

<sup>30</sup> Bramson, p. 153.

<sup>31</sup> Florida Division of Historical Resources.

<sup>32</sup> Fuller, p. 22.

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seeking solitude were gone forever. Now, all the way up and down the keys, there were cottages, and houses and apartments, bathing pavilions, hot dog stands, and beer parlors.”<sup>33</sup>

The land bust and Great Depression would take its toll on the tourist industry as no other major hotels were built in lower Pinellas from the peak of the boom era until Harry Playford built The Tides at Redington Beach in 1939.<sup>34</sup> The local economy was saved by the United States’ entry into World War II which turned the large hotels into barracks for tens of thousands of servicemen beginning in mid-1942. By fall, as many as twenty thousand trainees at a time were stationed in fifty-five St. Petersburg area hotels and in Tent City, where Fifth Avenue North meets Boca Ciega Bay near the former Jungle Country Club Hotel (now Admiral Farragut Academy).<sup>35</sup> Between 1942 and 1943 more than one-hundred thousand military personnel passed through St. Petersburg.<sup>36</sup> Only the Suwannee Hotel was available for non-military visitors, set aside by common consent for the thin stream of commercial people who still came to town.<sup>37</sup>

The Second World War also brought new development to Pass-a-Grille with the construction of military bases and coastal defense works throughout the area. A few weeks after Pearl Harbor, the 252nd Coastal Artillery Battalion—a unit of the Tampa Harbor Defense system—arrived on Long Key and commandeered all but one of the dwellings on the south side of 3rd Avenue to the point, the lone exception being Mrs. Thomas Watson, an 85-year old widow of the co-inventor of the telephone. The Army stayed there until June 1945.<sup>38</sup>

The battalion constructed anti-aircraft guns on the southern tip of Pass-a-Grille to guard the approaches to Pinellas County from the south. The Army also took Sea Call, located at 202 Pass-a-Grille Way, the sprawling home of the Crawley’s which became battery headquarters (Photo 89). Other homes were drafted for various purposes, such as an officer’s club, barracks, an orderly room, while a supply room, a theater and a post exchange were constructed nearby. Some are still there, unrecognizable in civilian dress as the ‘Tween Waters Apartments at 102 3rd Avenue and the Pass-a-Point Apartments at 100 Pass-a-Grille Way (Photos 90 and 91).<sup>39</sup>

Wartime life in Pass-a-Grille also required residents to be careful about their lights. A local columnist instructed, “only when heading toward the Gulf are parking lights imperative (and) if driving parallel to the Gulf or away from it, low driving lights are permissible.”<sup>40</sup> She also cautioned that all windows toward the

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<sup>33</sup> Grismer, p. 200.

<sup>34</sup> Fuller, p. 159.

<sup>35</sup> Hurley, p. 176.

<sup>36</sup> Arsenault, p. 299

<sup>37</sup> Fuller, p. 190.

<sup>38</sup> Hurley, p. 175

<sup>39</sup> Ibid., p. 176.

<sup>40</sup> Ibid., p. 179.

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Gulf must be shielded so no light can be seen from the Gulf side because “from five miles offshore, one single electric light bulb throws anything between it and the possible lurking sub into relief as a target.”<sup>41</sup>

Pass-a-Grille suffered its first casualty in the war nine days after Pearl Harbor, when Lt. Russell M. Church was killed in the Philippines on Dec 16, 1941, while destroying twenty-five Japanese airplanes on the ground. He was awarded the Distinguished Service Cross posthumously. His parents renamed their apartment complex at 100 23rd Avenue, the “Russell M” in his honor.<sup>42</sup>

In 1942, the Army condemned the Don CeSar on Long Key and bought it for an assessed value of \$450,000 to be used as a hospital for the St. Petersburg basic training center, but it was too small to handle the estimated eight hundred sick calls per day. After the basic training center closed in mid-1943, the Don became a sub base hospital for MacDill Air Force Base in Tampa, but was later closed, this time because of too few patients. Not until February 1944 did the Don CeSar enter its golden age as the Army Air Force Convalescent Hospital. Only combat fatigue cases were admitted, thus the hotel donned the name Flak Hotel, where it would serve in this position until it was decommissioned by the Army in June 30, 1945 after the end of hostilities in the European theater. After the war, the Don CeSar served as a Veterans Administration facility until the U.S. government abandoned it in 1969. It remained vacant until 1973, when local efforts saved the Don from almost certain demolition. It was listed in the National Register in 1975.<sup>43</sup> It has since been restored to be one of the prestigious resort hotels in Florida.

After the war, Pass-a-Grille, the Gulf Beaches and Pinellas County grew rapidly, spurred on by several factors. First, the pent-up demand caused by wartime frugality and savings was unleashed in a postwar boom that was unrivaled by the 1920s—that other golden decade in the county. Furthermore, many soldiers who had trained in the area returned with their families to settle down. Finally, social security payments and private retirement pensions provided steady sources of income that enabled numerous retirees to immigrate to Pinellas County.<sup>44</sup>

The convergence of these factors unleashed the most spectacular growth in the history of Pinellas County during the 1950s as the population increased by more than 135 percent, from 159,249 in 1950 to 374,665 in 1960. This increase of 215,416 persons represented the largest numerical gain as well as the highest percentage increase ever recorded in the county. It was during this decade that Pinellas County also began to establish its reputation as a retirement haven. By 1960, 93,162 persons over the age of 65 resided in Pinellas

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<sup>41</sup> Ibid.

<sup>42</sup> Hurley, p. 179.

<sup>43</sup> Ibid., p. 177; Young, *The Don Ce-Sar Story*, pp. 7-12.

<sup>44</sup> Pinellas County Planning Council, p. 41.

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County, which was one-quarter of Pinellas County's population. Thereafter until 1990, the county's elderly population would hover above 28 percent of the total county population.<sup>45</sup>

The population growth of the 1950s precipitated a period of dredging and filling along the Gulf Beaches to meet the demand for waterfront property. While land filling was commonplace early in the century (much of Don CeSar Place, Pass-a-Grille's neighboring community to the north, was the product of landfill in the 1920s), the 1950s spurred the greatest demand for artificial land. Land size increased significantly with Treasure Island doubling in size and the creation of Tierra Verde. All told, since 1900, 2,506 acres were added to Boca Ciega Bay since 1900. In 1953, dredge and fill operations commenced on Mud Key, located east of Long Key in Big MacPherson Bayou and accessed by the 21st Avenue bridge from Pass-a-Grille. After the initial developer died in 1954 the project was held up in litigation. What would later be named Vina del Mar was not developed until 1958 when the new developer, Al Furen, had completed or started about 110 homes. Dredging and filling and channelization during the first half of the twentieth century destroyed thousands of acres of sea grasses and their fisheries. Eventually, conditions declined so that the State of Florida created the Boca Ciega Bay Aquatic Preserve in 1969.<sup>46</sup>

By 1955, the population growth on the Gulf Beaches was matched by the growth of communities, with thirteen municipalities on the three keys south of Clearwater. Pass-a-Grille, Don Cesar Place, Belle Vista and St. Petersburg Beach were located on Long Key; Sunshine Beach and the town of Treasure Island comprised Treasure Island; and Sand Key was populated by Madeira Beach, Redington Beach, North Redington Beach, Indian Rocks South Shore, Indian Rocks and Belleair Beach. The development pressure of the 1950s also generated popular support for consolidating governmental services. With so many municipalities, inefficient and deficient governmental services were the order of the day. Duplication and inefficiency of police and fire departments were a problem, and paved streets, storm drainage and sanitary sewers were nonexistent. In the years before 1957, a groundswell of support grew to consolidate communities on Long Key into one, more efficient government. A referendum for consolidation in 1947 lost by seven votes. Island voters returned to the ballot box on July 9, 1957 amid "petty bickering, suspicion and jealousy," but this time proponents of consolidation prevailed by five votes and the four communities formed into the City of St. Petersburg Beach.<sup>47</sup>

Other important changes were occurring in the region that hastened the pace of life in Pinellas County and on the Gulf Beaches. In 1954, the first span of the Sunshine Skyway had opened, connecting Pinellas with Manatee County and replacing the quaint but out-dated Bee Line Ferry Service at Pinellas Point in southern St. Petersburg. The Howard Frankland Bridge opened in 1960, connecting Hillsborough County with Pinellas County. Finally, in 1962, the Pinellas Bayway connected mainland Pinellas with the beaches at its southernmost

<sup>45</sup> Ibid., p. 53.

<sup>46</sup> Pinellas County Planning Council, p. 43.

<sup>47</sup> St. Petersburg Times, February 10, 1982

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point, and opened for more intensive development many of the “finger” fills of land created during the dredging of Boca Ciega Bay in the 1950s.<sup>48</sup> Although it incorporated into a larger municipality, Pass-a-Grille still retains a character and community distinct from the rest of (now) St. Pete Beach. With physical resources dating from the beginning of the twentieth century, the expanded Pass-a-Grille Historic District spans the entire development history of Long Key and recalls a period before development pressure on the Gulf Beaches required large-scale multi-storied buildings.

**AREAS OF SIGNIFICANCE**

The Pass-a-Grille Historic District Expansion is locally significant under **Criterion A** in the area of early exploration and settlement as well as community planning and development in being the first incorporated town established on the barrier islands overlooking the Gulf of Mexico in Pinellas County. The historic district is also significant in the area of entertainment/recreation for its association with the development of the tourist industry in Pinellas County as the first popular beach resort community in the area.

**Early Exploration and Settlement**

The town of Pass-a-Grille derives its name from the nearby inlet to the bay, and is probably a corruption of the French name “La Passe aux Grillards,” or “Pass of the Grillers.” The name is said to refer to the Spanish fishermen and turtlers who used the southern tip of the island to broil—hence grill—their catch taken from the nearby waters during the eighteenth and nineteenth centuries. In any case, the 1841 government survey map of the Florida coast recorded the pass as “Pass-aux-Grillards.” Over time the name was shortened to its present form.<sup>49</sup>

Pass-a-Grille was the first incorporated community on the Gulf beaches and was among the earliest of those incorporated in what is now Pinellas County. Settlement of the town site began in 1884 when Zephaniah Phillips established a homestead near the southern end of Long Key. Phillips was born in Toronto, but moved to Illinois as a child and later fought in the Civil War. Phillips had moved with his family to Waldo, Florida, for his health and was directed by friends to the Pinellas Peninsula. He lived for a time in the new town of St. Petersburg, but after visiting Long Key, was so taken by the beauty of the area that he decided to make the island his permanent home. The property at that time was remote from any settlement and could be reached only by boat, a trip from St. Petersburg or Clearwater that took the better part of a day. His homestead occupied about 79 acres, extending from the inlet to Boca Ciega Bay to a point now located near 23rd Avenue. By 1886, Phillips had built a house (no longer extant), the materials for which had been brought in by schooner from

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<sup>48</sup> Hurley, pp. 182-185.

<sup>49</sup> Staub, pp. 112-113.

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Pensacola.<sup>50</sup> His homestead was located at 612 Pass-a-Grille Way and was demolished to make way for a two-story Masonry Vernacular structure built in the late 1910s.<sup>51</sup>

In 1892, Captain Phillips sold the southern forty acres of his land to Dr. Gustave P. Gehring of Washington, D.C. Spurred by a report lauding the "healthful climate of the Pinellas Peninsula" that had been presented at the April 1885 convention of the American Medical Association in New Orleans, Gehring planned to build a sanitarium and hotel on the island overlooking the Gulf of Mexico, where invalids could recover their health. Gehring, however, could not find financial backing for his project and he sold the property to new land developers for \$1,000. These were Roy S. Hanna, an important individual in the early development of St. Petersburg, and Selwyn R. Morey, a resident of Tampa.<sup>52</sup>

Hanna and Morey platted the tract and recorded it in 1895 as "Morey's Beach." However, local residents continued to call the development Pass-a-Grille, and the town was eventually incorporated under that name. Initial efforts to sell the lots were unsuccessful and symbolized by the hard luck both Hanna and Morey experienced when attempting to auction the properties. According to Grismer:

They chartered two schooners to bring the sales prospects and built a \$300 dock to get them ashore. Palm leaf shelters and picnic tables were built and St. Petersburg women prepared the seafood and laid out the soft drinks. Everything would have progressed as planned except there were one thousand excursionists where they had planned for six hundred. The overloaded boats went aground and delayed the noon arrival until 6pm (when) famished visitors scrambled ashore, cleaned up all the food, and undressed completely, plunging into the gulf for a swim. They could not be coaxed out of the water until after dark, too late for the auction.<sup>53</sup>

Eventually, development in the form of two residences came to Pass-a-Grille in the late 1890s. One was a five-room cottage built at 110 8th Avenue by a house painter named Scepter Patrick, while another was erected in the vicinity of 5th Avenue just before 1900. Neither structure survives. The house Patrick had built was purchased in 1900 by George Lizotte, who remodeled it into a ten-room hotel called the "Bonhomie." The building was a "rustic structure where everyone used the same bath," the Gulf of Mexico. This structure was replaced in 1911 by a much larger wood frame building called the "Lizotte Hotel," that served patrons until it burned in 1918. The hotel specialized in seafood dinners: Lizotte was famous for his shore dinners that attracted fisherman and tourists from the mainland. The Lizotte was the center of social life in Pass-a-Grille until its destruction.<sup>54</sup>

<sup>50</sup> Grismer, p. 135.

<sup>51</sup> Hurley, p. 42.

<sup>52</sup> Ibid., pp. 44-46.

<sup>53</sup> Grismer, p. 135.

<sup>54</sup> Ayers, p. 19.

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Shortly after the establishment of the Bonhomie Hotel, Joseph E. Merry built the town's first store in 1902. It stood on the end of a dock at 8th Avenue and Pass-a-Grille Way, where the modern Merry Pier Bait and Tackle Shop is located. Originally Merry sold bait and tools and rented fishing boats to anglers, but soon added groceries. In 1911, Merry moved his store to a new building at 107 8th Avenue. The Merry store also housed the Pass-a-Grille post office.<sup>55</sup>

**Community Planning and Development**

In terms of significance for community planning and development, the expanded Pass-a-Grille Historic District reflects the development patterns of a community that was first settled as a seasonal residential community somewhat isolated from the mainland, and matured through the Florida Land Boom, the Great Depression, War Years and its second "golden age" in the 1950s.

Old Pass-a-Grille is essentially 31 blocks long and one block wide, being bordered on the west by Gulf Way and the sandy beach along the Gulf of Mexico and on the east by Pass-a-Grille Way and Boca Ciega Bay. The southern tip of Long Key marks the confluence of the two bodies of water, and 32nd Avenue marks the northern historical limits of the community. The growth of Pass-a-Grille, as evidenced by the estimated date of construction for contributing properties, can be divided into three development eras. The first era, from 1895 to 1926 encompasses the period from first settlement to the end of the Florida Land Boom in 1926. The second period spans the Florida Land Bust in 1927 through the Great Depression to the end of the Second World War in 1945, a period of slack economic activity, regionally and nationally, but one which saw considerable construction activity on Pass-a-Grille. The final period of development, from 1946 to 1957 spans the post war boom until Pass-a-Grille was consolidated into St. Petersburg Beach.

From the early period of settlement, the vernacular houses reflect the semi-permanent and seasonal character of the residence of most of the early settlers of Pass-a-Grille. Although, the town's subdivisions were formally platted as the community grew, a number of the buildings are sited erratically on their lots, not oriented to the lot lines, to street frontage, or even normal north-south compass coordinates. This situation seems to have arisen, in part, from the sandy condition of the building lots, the lack—in the early years—of formal street grids, and from the low density of the built environment. Some of the earliest buildings, none of them still extant, were constructed directly on the beach. Once it became clear that unusually high tides and storms put beach dwellings at risk, new construction was moved to higher ground. The houses in the historic district are mainly small and functional, having little in the way of distinctive decorative elements or lavish comforts. Many of the early residents of the town lived on Long Key only during the winter months and in the cooler periods of spring and fall. The summer weather was much too harsh because of the intense heat and the

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<sup>55</sup> Hurley, p. 61.

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mosquitoes that bred in the shallow brackish bays near the island. The number of continuous and seasonal residents during the historic period of development, therefore, remained small, but the town was still able to claim itself a permanent settlement by 1905 and was formally incorporated in 1911. No other significant development took place on the barrier islands until the mid-1920s, and no other community was incorporated until 1937.

After the development of the McAdoo Bridge in 1919 and a larger road network with the related increase in automobile traffic in the 1920s, Pass-a-Grille became a more attractive location for permanent residents who could commute to St. Petersburg or other locations in Pinellas County. In fact, of the nine main subdivisions that were platted during the historic period, six were created after 1919. Many of the existing resources within the district represent architectural styles notable from the 1920s, including frame and masonry vernacular, Craftsman bungalows and Mediterranean Revival. Approximately sixty-three contributing buildings were constructed in the period between the construction of the McAdoo Bridge and the land bust in 1926, whereas twenty-five were built in Pass-a-Grille in the years leading up to the construction of the bridge.

In the next phase of development, which comprises nearly two decades of economic and international turmoil until the end of the Second World War, Pass-a-Grille still continued to grow. Most of the growth came in the period after 1937 when all but seventeen of the eighty-nine buildings contributing to the existing historic district were built.

The second "golden age" of Pass-a-Grille lifted off in 1946 after the defeat of the Axis powers. The population of Pass-a-Grille grew from 398 to 1,000 during the 1940s, an increase of more than 151 percent. While population figures are not readily available for the growth during the 1950s because of the town's consolidation with St. Petersburg Beach, the period of growth after the Second World War until 1957 rivaled other periods of development in the town's history. At least ninety residences were constructed from 1946 to 1957. In the years of 1949-52 alone, at least seventy homes were constructed.

Pass-a-Grille's fortunes were also shaped by several men whose impact on southern Pinellas County and St. Petersburg in the first three decades of the twentieth century continues to this day, including Roy Hanna, W.L. Straub, H. Walter Fuller and Warren Webster. Roy Hanna, who along with Selwyn Morey platted the first subdivision on Long Key, moved to St. Petersburg in 1891. A short time later he was appointed deputy collector and inspector of the Port of St. Petersburg, holding the office until 1900 when he became postmaster. Hanna served as postmaster from 1900 to 1916, and again from 1923 to 1932. He is credited with helping design St. Petersburg's Open Air Post Office (NR, 1975), an innovative facility that allowed people to get their mail day or night. Hanna was also a noted civic activist in St. Petersburg, in part responsible for acquiring waterfront land for park development and selling Bird Key in Tampa Bay to the federal government.<sup>56</sup>

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<sup>56</sup> Griamer, p. 280.



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William Straub, who owned a weekend home on Long Key, was an important advocate for Pass-a-Grille, helping lobby the legislature for its incorporation in addition to being a staunch supporter for an independent Pinellas County. Born in Michigan in 1867, Straub became editor of various Midwestern newspapers until poor health drove him to St. Petersburg to seek a more healthful climate. In April 1901, he partnered with others to purchase the St. Petersburg Times, later buying them out. Straub was also instrumental in bringing municipal ownership and development of the St. Petersburg waterfront.

Some of the most notable contributions are those of H. Walter Fuller, a major developer of west St. Petersburg, who also was a considerable force in promoting the development of the Gulf Islands. Born in Atlanta, Fuller came to Tampa in 1883 and later became a general contractor, building most of the forts and installations at Egmont and Mullet Key (later Fort DeSoto, NR, 1977) in the mouth of Tampa Bay during the Spanish-American War period.

Fuller's impact on Pass-a-Grille derived from his development of the trolley lines in St. Petersburg and ferry lines which linked the island with the mainland, as well as his ownership of the Pass-a-Grille Hotel and subdivision of property north of 22nd Avenue. During 1908 Fuller organized the Independent Line, a shipping company which owned the H.P. Plant, the Manatee and other ships and acquired the St. Petersburg Transportation Company headed by F.A. Davis. In 1909 the two lines were consolidated with Fuller as president and renamed the Favorite Line. The street railway under his management was extended from seven to twenty-three miles, primarily into areas where his real estate interests were prominent and included a line to Gulfport where ferries to Long Key were docked.

At Pass-a-Grille in 1913, Fuller's St. Petersburg Land Company bought the LaPlaza Hotel, and renamed it the Pass-a-Grille Hotel, the only hotel located north of 10th Avenue. It was located on a 400-ft. wide strip of land between 23rd and 25th Avenues from the Gulf to Little MacPherson Bayou. At the time, the hotel helped make Pass-a-Grille the leading beach resort on the west coast between 1905 and 1917.

In 1917, Fuller's empire crashed with all of his enterprises placed in full receivership. The Company had gone heavily into debt during 1912 and 1913 to finance developments in the West Central section, at Gulfport and Pass-a-Grille. By 1919 Fuller in partnership with his son Walter bought back a large part of the land owned by the old companies with one million dollars from George C. Allen, a Philadelphia banker. Fuller turned the complete operations over to his son Walter Pliny, and in 1921 he moved to North Carolina where he died twenty-two years later.<sup>57</sup>

Warren Webster was a noteworthy Philadelphian who owned the Warren Webster Company, which was one of the world's largest manufacturers of steam valves and plumbing supplies. Webster platted a subdivision

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<sup>57</sup> Grismer, p. 132.

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after his name on Pass-a-Grille in 1921 between 12th Avenue and 15th Avenue. Webster helped finance Thomas Rowe's construction of the Don CeSar in 1928 after the land bust when the latter was threatened with bankruptcy. Among some of Webster's holdings in St. Petersburg were the First Federal Building and the Mari-Jean Hotel on Central Avenue as well as the Flori-de-Leon apartments.<sup>58</sup> The latter was the first residential cooperative on the west coast of Florida.

**Tourism and Recreation in Pass-a-Grille**

The expanded Pass-a-Grille Historic District is also significant for its association with the development of the tourist and recreation industries on the Gulf Beaches. John Bethell, pioneer and historian of Pinellas County, observed that John Gomez used to take picnickers on his schooner The Red Jack to the island in the 1860s. His customers were soldiers, civilians, surveyors and new families who had come to Fort Brooke (later Tampa) after the Third Seminole War in the late 1850s. Legend had it that Gomez had lived a long adventurous life as a pirate, first witnessing Napoleon's entrance into Madrid as a youth and escaping hanging in Havana in 1822 before heading to a fish rancho on Long Key. He is also the alleged inventor of the legend of Jose Gaspar.<sup>59</sup>

Promotion of the Pinellas Peninsula for its healthful and salubrious climate began at the 1885 annual convention of the American Medical Association by Dr. W.C. Van Bibber. Bibber pronounced Point Pinellas as the perfect location for a "Health City," pointing out that "no marsh surrounds its shores or rests upon its surface; the sweep of its beach is broad and graceful...Its average winter temperature is 72 degrees; that its climate is peculiar, its natural products show; that its air is healthy, the ruddy appearance of its few inhabitants attest."<sup>60</sup>

Frank Davis, president of the F. A. Davis Publishing Company of Philadelphia, the country's largest publisher of medical books and journals, picked up on this theme as he vigorously promoted the region. He was the architect of the advertising campaign that transformed the county, and St. Petersburg in particular, into a major winter tourist resort. From 1897 to 1917 doctors throughout the country read propaganda about "the Sunshine City" in their journals, and prescribed a winter in St. Petersburg to their patients.<sup>61</sup> The convalescing visitors to the booming resort were lured into buying property by the droves of real estate agents who worked the hotel lobbies of downtown St. Petersburg.

By virtue of its proximity, Pass-a-Grille capitalized on St. Petersburg's burgeoning tourist industry by offering facilities for recreational visits to the island. The first hotel on the island was actually built on the

<sup>58</sup> St. Petersburg Times, December 22, 1938.

<sup>59</sup> Young, Florida's Pinellas Peninsula, n.p.

<sup>60</sup> Arsenault, p. 53.

<sup>61</sup> Grismer, pp. 67-68.

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water in 1897. The "Floating Hotel" was built by J.H. Forquer, the manager of St. Petersburg's Detroit Hotel, who sought to provide some beach side accommodations on the Gulf of Mexico for his guests. Regrettably, the facility lasted but two years before it was destroyed by fire in the Spring of 1899.<sup>62</sup>

George Lizzote built the next hotel, named "La Bonhomie," in 1901. Lizotte came to Pass-a-Grille in 1899 and was the island's first permanent hotel keeper. He bought three of Roy Hanna's lots for "\$75 and remodeled a nearby house into the hotel."<sup>63</sup>

As Pass-a-Grille became a favorite pleasure spot for winter tourists, bathers, and excursionists from Tampa and St. Petersburg, Lizotte's La Bonhomie Hotel began to receive competition as new hotels were constructed. The "La Plaza" opened in 1906 and was built on a tract of land extending from 23rd Avenue to 25th Avenue. Old photographs show a square, wood frame building, decorated with a lacy millwork and surrounded by verandas. Before the La Plaza Hotel was completed, no building had been erected north of 10th Avenue. The construction of a hotel nearly a mile north of the original town limits was a gamble on the future development of Pass-a-Grille. Under the ownership of H. Walter Fuller, the hotel was enlarged and later renamed the Pass-a-Grille Beach Hotel. Until the construction of the Don CeSar Hotel twenty-two years later, the Pass-a-Grille Beach Hotel was the grandest hostelry on the Gulf Beaches.

In 1907, Pass-a-Grille's third hotel, the Mason House, opened at 102 8th Avenue. Two more, the Buckeye at 109 8th Avenue and the Singlehurst at 408 Gulf Way, opened in 1912. All of these facilities were little more than small rooming houses. The Singlehurst, for instance, had only twelve sleeping rooms. None of these structures is extant.

While Pass-a-Grille matured as a community with permanent residents during the 1920s through the 1950s, it still attracted (and attracts) seasonal residents, tourists and day trippers from the mainland. Its collection of small-scale residential housing, hotels and now condominium units, as well as restaurants and shopping opportunities, continue to cater to visitors drawn to the recreational and leisure pursuits of this island community overlooking the Gulf of Mexico, Tampa Bay and Boca Ciega Bay.

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<sup>62</sup> Arsenault, p. 88.

<sup>63</sup> Grismer, p. 136.

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**Verbal Boundary Description**

The Boundaries of the expanded Pass-a-Grille Historic District are those shown on the accompanying historic district map.

**Boundary Justification**

The expanded Pass-a-Grill Historic District boundaries generally adhere to its municipal limits prior to consolidation in 1957 with St. Petersburg Beach, Don CeSar Place and Belle Vista. They also include the former unincorporated area—known as North Pass-a-Grille—located between 31st Avenue and the prior southern municipal limits of Don CeSar Place (32nd Avenue) and west of Pass-a-Grille Way.

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6. Main (West) Facade, Looking East
7. Photo 75 of 91

1. 1601 Pass-a-Grille Way
4. June 2002
6. Main (West) Facade and South Elevation, Looking Northeast
7. Photo 76 of 91

1. 1603 Pass-a-Grille Way (outbuilding)
4. June 2002
6. Main (West) Facade and South Elevation, Looking Northeast
7. Photo 77 of 91

1. 2800 Pass-a-Grille Way
4. June 2002
6. Main (East) Facade, Looking West
7. Photo 78 of 91



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1. 2800A Pass-a-Grille Way
4. June 2002
6. West and South Elevations, Looking Northeast
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1. 103 24th Avenue
4. May 2002
6. Main (South) Facade and West Elevation, Looking Northeast
7. Photo 80 of 91
  
1. 105 11th Avenue
4. February 2003
6. Main (South) Facade and East Elevation, Looking Northwest
7. Photo 81 of 91
  
1. 106 29th Avenue
4. February 2003
6. Main (East) Facade and North Elevation, Looking Southwest
7. Photo 82 of 91
  
1. 2815 Pass-a-Grille Way
4. February 2003
6. Main (West) Facade, Looking Southeast
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1. 104 31st Avenue
4. February 2003
6. Main (North) Facade and East Elevation
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1. 2329 Sunset Way
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1. 107 16th Avenue
4. February 2003
6. Main (South) Facade, Looking Northeast
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1. 115 10th Avenue
4. February 2003
6. Main (South) Facade, Looking Northeast
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1. 202 Pass-a-Grille Way
4. July 2002
6. Main (East) Facade and North Elevation, Looking Southwest
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1. 102 3rd Avenue
4. July 2002
6. Main (North) Facade and East Elevation, Looking Southwest
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1. 100 Pass-a-Grille Way
4. July 2002
6. Main (East) Facade, Looking Northwest
7. Photo 91 of 91