



HISTORIC RESOURCES SURVEY

PHASE 2

Pinellas County, Florida



Prepared for:
City of Dunedin

Prepared by:
Blair Knighting, AICP
Historical Preservation Planner

AUGUST 2023

Kimley»Horn

12740 Gran Bay Parkway West
Suite 2350
Jacksonville, FL 32258
904.828.3900

EXECUTIVE SUMMARY

In 2020, the City of Dunedin's Historic Preservation Advisory Committee (HPAC) and City staff contracted with Kimley-Horn and Associates, Inc. to complete a Survey Master Plan. This plan resulted in three Phases. Phase 1 was a small 52 structure historic resources survey. The City was awarded a Small Matching Grant from the Division of Historical Resources to conduct Phase 2. Phase 2 commenced in late 2022 with the field work complete in March 2023. Phase 2 is a continuation of Phase 1, which resulted in the appearance of two (2) dis-contiguous survey areas: (1) a northern portion, and (2) a southern portion of the Phase 2 survey boundary. However, if you combine Phase 1 and Phase 2, the survey boundaries are contiguous.

The Phase 2 survey was conducted using the requirements of Chapter 1A-46 of the Florida Administrative Code and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. The Survey Master Plan survey area was determined by identifying concentrations of the oldest historic structures in the City as well as the original City plat map. Due to limited funds, only a small area was able to be designated as Phase 1. As requested by the HPAC, Phase 2 included areas to the west of Phase 1.

The architectural styles discovered during the survey were typical of the growth pattern of the area. The City was established in the late 1880s which is confirmed with a few of the remaining early historic structures identified within the area. There were a variety of architectural styles found within the area such as Dutch Colonial Revival, Frame Vernacular, Craftsman, Bungalow, Minimal Traditional, Ranch, and Mid-Century Modern. Considering Phase 2 was developed later than Phase 1, Minimal Traditional and Ranch were the predominant styles found within this survey area. Minimal Traditional and Ranch styles are known as post-WWII building designs which are very popular styles within Florida.

As predicted by the concentrations of older historic homes, the majority of the structures inventoried as part of Phase 2 were evaluated as contributing. Of the 270 structures included within the survey boundary, 231 structures were deemed contributing. The other 39 remaining structures were determined to be non-contributing due to being less than 50 years old, or there were severe alterations to the original form of the structure. In addition, the Phase 2 survey resulted in 26 individual resources potentially eligible for the National Register of Historic Places. The resources were evaluated for eligibility for listing in the National Register using the National Register Criteria for Evaluation as outlined in 36 CFR Part 60.4.

As concluded from the Phase 2 survey, it is recommended that Phase 3 further assesses the potential for up to four (4) historic districts. The four (4) potential historic districts being one (1) for Phase 1, one (1) for the northern portion of Phase 2, one (1) for the southern portion of Phase 2, and potentially one (1) for Phase 3 (if determined). However, the four potential districts could be combined into one (1) large, contiguous district. This will be further determined in Phase 3. It is also recommended that the City further investigate listing the 26 individual resources potentially eligible for the National Register of Historic Places.

ACKNOWLEDGEMENTS

Thanks to the initiative of the City of Dunedin's Historic Preservation Advisory Committee (HPAC) and City staff for pushing to get this project started and moving. In addition to the HPAC, a special thank you to Commissioner Deborah Kynes for attending and providing feedback at the Phase 1 project kick-off coordination meeting and training. The forethought to make historic preservation a priority for the community should be applauded.

A special thanks to the State's Division of Historic Resources for providing resources for the archival research portion as well as providing the Florida Master Site Files numbers for each structure inventoried.

The Kimley-Horn team would also like to thank the Pinellas County Property Appraiser for the use of their property data to complete various maps and individual property research attributes.

TABLE OF CONTENTS

Introduction 6

Survey Criteria and Methodology 9

Historic Context..... 11

Architectural Context 15

Survey Results and Recommendations 23

Bibliography 27

Appendix A. Inventory..... 28

Appendix B. Survey Log and Map 36

Appendix C. Phase 1 Survey Boundary 38

Appendix D. Phase 2 Survey Boundary 39

Appendix E. Phase 2 Survey Boundary Key Maps 40

 Section A2 Map..... 41

 Section B1 Map..... 42

 Section B2 Map..... 43

 Section C1 Map..... 44

 Section C2 Map..... 45

 Section D1 Map..... 46

 Section D2 Map..... 47

 Section E1 Map 48

 Section E2 Map 49

LIST OF EXHIBITS, GRAPHS, AND FIGURES

Exhibit A. Phase 2 - Survey Boundary (Aerial Map)	6
Exhibit B. Heat Map.....	7
Exhibit C. Phase 2 - Survey Boundary (USGS Map)	8
Exhibit D. 1917 Sanborn Map.....	9
Figure 1. Panfilo de Narvaez. Sourced from Florida Memory	11
Figure 2. Main Street, 1949	13
Figure 3. Main Street, 2021	13
Table 1. List of Architectural Styles Within Phase 2 Survey	15
Figure 4. 255 Aberdeen Street.....	16
Figure 5. 311 Edgewater Drive.....	16
Figure 6. 245 Main Street	17
Figure 7. 225 Garden Circle N	17
Figure 8. 523 Edgewater Drive.....	18
Figure 9. 535 Edgewater Drive.....	18
Figure 10. 51 Main Street	18
Figure 11. 250 Garden Cir S.....	19
Figure 12. 905 Victoria Drive.....	19
Figure 13. 211 Broadway	19
Figure 14. 305 Edgewater Drive.....	20
Figure 15. 1047 Victoria Drive.....	20
Figure 16. 271 President Street	20
Figure 17. 125 Edgewater Drive.....	21
Figure 18. 204 Citrus Ave	21
Figure 19. 150 Orangewood Drive	22
Figure 20. Distribution of Years Built.....	25

INTRODUCTION

The City of Dunedin approached Kimley-Horn and Associates, Inc. in 2020 to discuss the potential of surveying their historic resources through an existing on-call planning contract. A comprehensive historic resources survey has never been conducted within the City. The City of Dunedin is a Certified Local Government and therefore established a Historic Preservation Advisory Committee (HPAC) in 2016 to safeguard Dunedin's heritage, preserve historic landmarks, and maintain an inventory of historic structures. Kimley-Horn worked with the HPAC and City staff to discuss ways to survey their historic resources through virtual coordination sessions. It was decided at one of the virtual sessions to come up with a Survey Master Plan. Due to limited funds only a small area (approximately 50 structures) was identified. The small area (now known as Phase 1) was determined by a "heat map" Kimley-Horn created (Exhibit B). The heat map takes "year built" data from the Pinellas County Property Appraiser and color codes all structures over 50 years old on a map. The original city plat maps and the heat map was used to find pockets of the oldest structures within the City. Two areas were determined by the HPAC to be the Phase 1 of the Survey Master Plan (see Appendix C). There are two other phases identified in the Survey Master Plan. Phase 2 is the current project funded by a Small Matching Grant from the State's Division of Historical Resources. It was announced in June 2023, that Phase 3 will be funded for the 2023-2024 fiscal year. This survey report focuses on Phase 2.

The Phase 2 survey field work was conducted in March 2023. The City and the HPAC are focused on preserving their city's cultural heritage. This survey is one way to accomplish this goal by identifying areas and structures for potential historic districts.

Phase 2 included historic research on the City of Dunedin and Pinellas County, field work which included Geographic Information System (GIS) based photographs and inventorying all the structures within the areas defined for the survey, creation of maps and completion of Florida Master Site File forms for each structure, and compiling all the work into the survey report.

The field work resulted in 270 inventoried structures included within the survey boundary. Of those 270 structures, 231 structures were deemed contributing to a potential historic district(s). The structures deemed contributing were all similar in age, scale, massing, and architectural features. The other 39 remaining structures were determined to be non-contributing to a potential historic district due to less than 50 years old, or there were severe alterations to the original form of the structure. Of the 270 structures inventoried, 3 were updates.

It is important for a city like Dunedin to survey their historic resources to evaluate their significance. These surveys help determine significant patterns of growth within a city, help develop historic contexts of a city, identifies structures within a boundary that could potentially become protected historic districts which help a city create a sense of place.

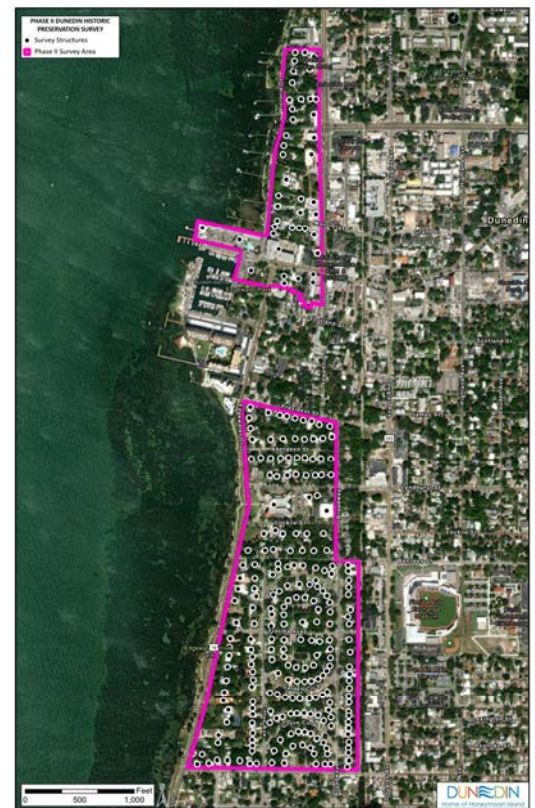


Exhibit A. Phase 2 Survey Boundary
(Aerial Map)

Exhibit B. Heat Map

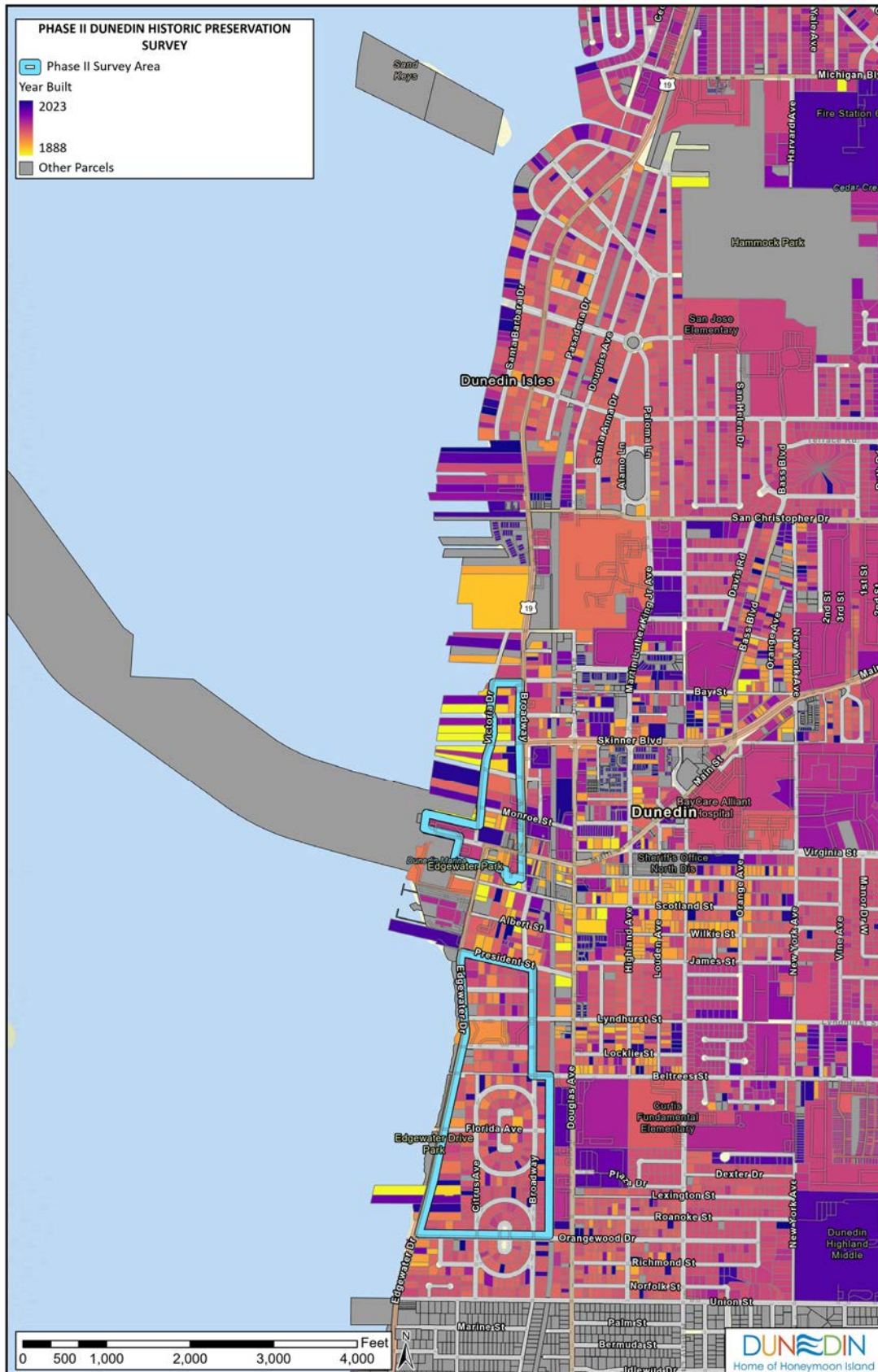
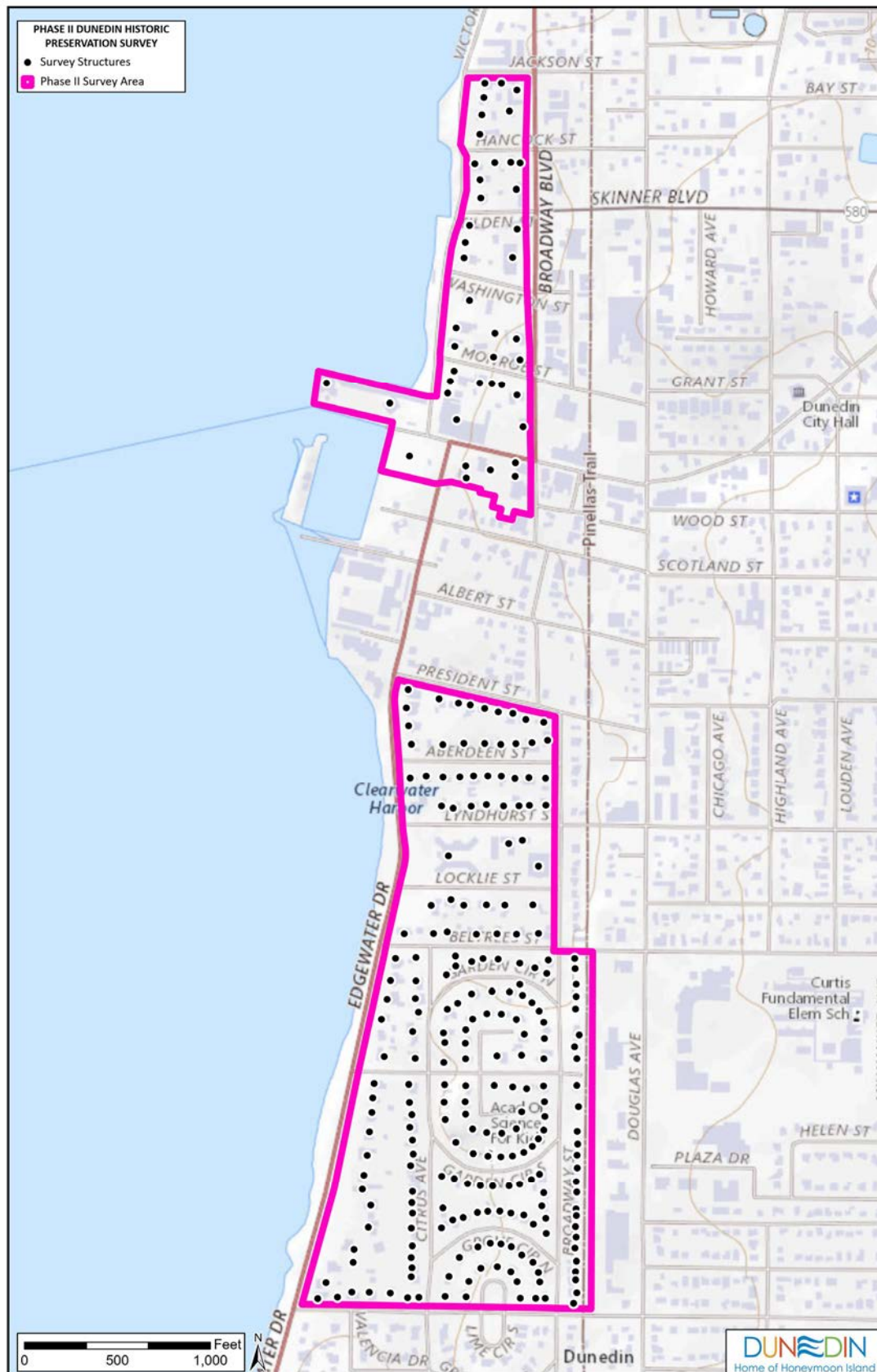


Exhibit C. Phase 2 Survey Boundary (USGS Map)



SURVEY CRITERIA AND METHODOLOGY

It is important for cities to evaluate their historic resources to determine which ones are significant to the community. Conducting a survey to identify, record, and evaluate a group of historic resources helps such community plan and preserve their cultural heritage. A survey is also a way to distinguish certain areas for future historic districts, either locally regulated or listed on the National Register for Historic Places.

Background and Archival Research

In conducting Phase 1 survey, a variety of archival research sources were used to develop the survey area, the historic context, and complete the Florida Master Site File forms. Planning staff from the City provided background research to help develop the historical context. Kimley-Horn supplemented the provided background information with historical research such as plat map research, reports, and books focused on Pinellas County and Dunedin. Additionally, the 1917 City of Dunedin Sanborn Map was referenced to investigate building histories for the completion of the Florida Master Site File forms. Phase 2 built upon Phase 1's research. There were 3 structures within the Phase 2 boundary which were previously recorded and updated as part of this survey. There have been no previous historic resource surveys conducted in within the City of Dunedin and no known Cultural Resource Assessment Surveys (CRAS).

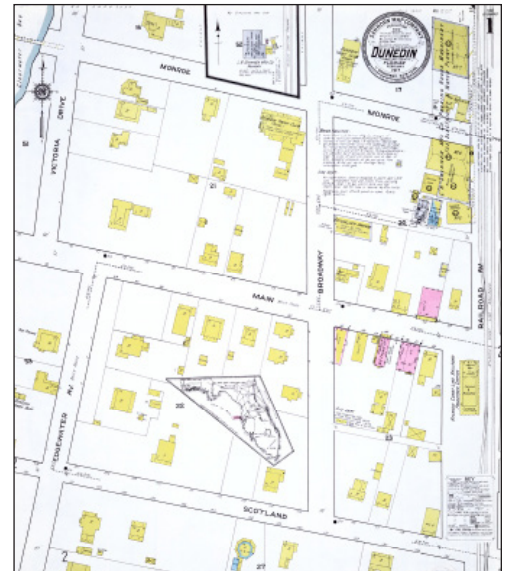


Exhibit D. 1917 Sanborn Map

Survey Criteria

Per the State of Florida's Division of Historic Resources, all historic resource surveys conducted in the State of Florida are required to adhere to Chapter 1A-46 of the Florida Administrative Code. Kimley-Horn ensured the survey report and accompanied field work followed the guidelines of 1A-46.001 as well as Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

Survey Methodology

The City of Dunedin approached Kimley-Horn and Associates, Inc. in 2020 to discuss the potential of surveying their historic resources through an existing on-call planning contract. A comprehensive historic resources survey has never been conducted within the City. The City of Dunedin is a Certified Local Government and therefore established a Historic Preservation Advisory Committee (HPAC) in 2016 to safeguard Dunedin's heritage, preserve historic landmarks, and maintain an inventory of historic structures. Kimley-Horn worked with the HPAC and City staff to discuss ways to survey their historic resources through virtual coordination sessions. It was decided at one of the virtual sessions to come up with a Survey Master Plan. Due to limited funds only a small area (approximately 50 structures) was identified. The small area (now known as Phase 1) was determined by a "heat map" Kimley-Horn created (Exhibit B). The heat map takes "year built" data from the Pinellas County Property Appraiser and color codes all structures over 50 years old on a map. The original city plat maps and the heat map was used to find pockets of the oldest structures within the City. Two areas were determined by the HPAC to be the Phase 1 of the Survey Master Plan (see Appendix C). There are two other phases identified in the Survey Master Plan. Phase 2 is the current project funded by a Small Matching Grant from the State's Division of Historical Resources. It was announced in June 2023, that Phase 3 will be funded for the 2023-2024 fiscal year.

SURVEY CRITERIA AND METHODOLOGY

Survey Methodology (cont.)

This survey report focuses on Phase 2.

A geographic survey was determined to be the best way to conduct the Phase 2 survey considering a survey has not been completed and these types of surveys result in a large amount of information for each structure within the boundaries. Due to the size of the areas, a designated route was used. The route started from the north and consultants worked their way south and east. The consultant surveyed one side of the street and turned around and moved to the opposite side of the street to ensure each structure within the block was accounted for. All structures within the boundaries were recorded regardless of age. If the structure was less than 50 years old, the complete Florida Master Site File form was completed but was deemed as not contributing to a potential historic district.

The equipment used to conduct the field work included the use of ArcGIS Survey123 application on a Global Positioning System (GPS) enabled iPhone which was set up prior to the field work. All required fields on the Florida Master Site File form which are focused on the physical aspect of the structure were loaded into the ArcGIS Survey123 app to allow the consultant to complete all field work on the iPhone. The ArcGIS Survey123 app contains a picture option with GPS coordinates to ensure accurate location of each photo to create Geographic Information System (GIS) data for mapping the location of each structure.

The majority of the sections on the Florida Master Site File form are intuitive and simple data collection entries that is easily completed using the County's Property Appraiser data. However, there are areas on the form that require extensive knowledge of building materials, architectural features, and architectural styles. The consultant conducting the field work and completing the Florida Master Site File forms qualifies as an Architectural Historian according to the National Park Service¹. In addition to experience, the consultant utilized McAlester's, A Field Guide to American Houses, to confirm attributes such as architectural style and architectural features. McAlester's, A Field Guide to American Houses, is the standard book used in the Historic Preservation field for these types of attributes.

Based on the information collected in the field and other archival research, recommendations for preservation were composed and further discussed in the Conclusions and Recommendations section of this report.

¹ Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation

HISTORIC CONTEXT

Introduction

This historical context was developed using the City of Dunedin's Background and History report for the 2035 Comprehensive Plan, Pinellas County Historical Background prepared by the Pinellas County Planning Department, and the book Dunedin by Vincent Luisi and A.M. de Quesada, Jr.

The City of Dunedin is located within Pinellas County, which is situated on the Gulf Coast of Florida between Palm Harbor and Clearwater with approximately 37,000 residents.

Pre-Columbia Era-1880¹

The gulf coast of Florida contains a long history of inhabitants. According to the Pinellas County Historical Background report, by using archaeological evidence, the first known inhabitants arrived between 10,000 and 8,000 B.C. along the gulf coast.



Figure 1. Panfilo de Narvaez
(Sourced from Florida Memory)

"By 2,500 years ago, native Indians along the Gulf Coast organized into village complexes and developed what has come to be known as the Manasota culture. Middle Archaic Period (5000-3000 BCE) artifacts extracted from the Weedon Island archaeological site during a famous 1920s excavation led by the Smithsonian's Walter Fewkes include arrow points, knives, drills, hammerstones, and other evidence supporting the existence of permanent settlements on the Pinellas Peninsula during this early period. The discoveries at Weedon Island is such that today, the title Weedon Island culture designates an entire group of Indians living on the Florida peninsula pre-A.D. 750."

Weedon Island is located south of Dunedin near the current day St. Petersburg peninsula.

"Ultimately, in the five centuries before the arrival of the Spanish, Indian culture around Tampa Bay evolved into a rather complex society, governed by a hierarchical system of chieftains, whose settlements contained large plazas and tall, pyramid shaped mounds. At the time of the first Spanish exploration, several related groups of Timucuan speakers inhabited the area that is now Pinellas."

According to the National Park Service², the Timucuan were a large group of native Americans separated into different tribes with their own dialects and regions.

¹ Pinellas County Historical Background. (entire section)

² The Timucua: North Florida's Early People.

³ Pinellas County Historical Background. (entire section)

HISTORIC CONTEXT

The Spanish Era

It is widely known that when the Spanish came to Florida, they were not kind to the native Indians. Between the fighting and the new diseases the Spanish brought with them, the native Indian population ultimately declined including the Pinellas Indians. The name Pinellas translates to, “punta pinal” or point of pines in Spanish. As evidenced by some areas untouched by development on the current Gulf Coast, the Pinellas Peninsula was mostly pine forests and beaches.

In 1528, Panfilo de Narvaez, a Spanish explorer, arrived in Florida. Historians agree, the Pinellas Peninsula was the mostly likely location of his arrival and claimed the land for Spain. The next notable Spanish explorer to arrive to the area was Hernando de Soto in 1539. Hernando’s goal in arriving in Florida was to establish a colony for Spain. This quickly changed, like other explorers when he got caught up in search for gold and treasure. The Spanish continued to live and grow in Florida from the 1500s until they relinquished control of Florida to the British in 1763. Eventually, Florida was ceded to the United States in 1819.

“The 18th century brought a variety of groups to Florida such as the Seminoles, fugitive African-Americans, and Cuban fishermen. In the Summer of 1821, Colonel Charles Miller led a band of mercenaries to raid the Cuban fish camps and capture runaway slaves. The expedition burned many camps between Tampa Bay and Charlotte Harbor and captured about 300 African Americans. The first federal government establishment in the Tampa Bay was an army fort set up in 1824 at the mouth of the Hillsborough River, created to oversee a 245 square mile Indian reservation. Pinellas County was not part of the reservation and was one of the few Southwest Florida regions that saw no encounters between Indians and whites during the Seminole Wars of 1835-1842.”

“In 1845, Congress granted Florida statehood. At that time, Pinellas Peninsula was but a small piece of Hillsborough County, which extended from present day Hernando County south to Fort Myers and east to the Kissimmee River. Only three other sprawling counties comprised the rest of sparsely settled south Florida: Monroe, Dade, and St. Lucie.”

Beginnings of the City of Dunedin

The City of Dunedin started out like many towns along the southwest of Florida—with a small settlement along the coast for passing boat travelers. John Branch established a dock with a small store in present day Dunedin in 1870. His dock was able to catch the attention of boats passing by. George L. Jones was also one the first settlers to establish a general store and trading post along the Dunedin coast. He initially named the town Jonesboro. Other settlers in the area were farmers with crops of citrus, cotton, and other food items. The cotton grown in the area needed a cotton gin and Major M.G. Anderson filled that need with a cotton gin along the waterfront.⁴

After George L. Jones named the town Jonesboro, two Scottish merchants came to town to establish another general store located in Anderson’s cotton gin building. The two merchants also established a Post Office (1878) in the cotton gin which gave them naming rights for the town.

⁴ Dunedin

⁵ Comprehensive Plan Background.

HISTORIC CONTEXT

Beginnings of the City of Dunedin (cont.)

The two Scottish merchants did not like the name Jonesboro, therefore they petitioned to name the town Dunedin which is the Gaelic interpretation of their hometown Edinburgh. Because the Post Office was located within their general store, the government allowed them to rename the town to Dunedin.⁶

Dunedin continued to grow especially with the introduction of the Orange Belt Railroad stop in 1888. By 1898, there were approximately 100 Dunedin residents. The town was incorporated in 1899.

The railroad stop helped bring goods and tourism to the city. The location of the stop (Main Street) helped develop what is now known as the downtown of Dunedin. Many of the first residential structures in Dunedin were built close to the waterfront due to the location of the services in town. These first residential structures were built by the first settlers in the late 1800s, some of which are still standing, such as J.O. Douglas' house located on Scotland Street. This structure is listed on the National Register of Historic Places.⁷

However, the growth of the City did not substantially increase until the 1920s with Dunedin's first real estate boom and bust.⁸

Roaring Twenties in Dunedin⁹

Prior to the 1920s, there were not many subdivisions in Dunedin. However, the mid-1920s housing boom brought many subdivisions to the City. For a little while during 1920s, new subdivisions were announced every month. One of the subdivisions announced during the 1920s was the Dunedin Isles Subdivision. The lofty plan included residential lots, five man made islands, and a golf course totaling almost 3,000 acres, with a projected population increase of 24,000 people. Unfortunately, by the time the Great Depression hit, the project went under foreclosure with only the golf course and a few Spanish Mediterranean homes built.



Figure 2. Main Street, 1949

Post-War in Dunedin¹⁰

The building stock in the City of Dunedin, similar to most towns in Florida, boomed after World War II. According to the City, at the end of the war, the population was at 2,000 people and by the time 1978 came around the City's population increased to 30,000 people. There are many contributing factors which helped Dunedin rapidly grow in the post war years. One interesting factor contributing to the growth of the City was the establishment of the Senior Professional Golf Association (PGA) at the Dunedin Golf Club in 1945. Having a premier golf league based in Dunedin helped spur growth in the immediate area.



Figure 3. Main Street, 2021

⁶ Dunedin

⁷ Dunedin

⁸ Comprehensive Plan Background.

⁹ Comprehensive Plan Background. (entire section)

¹⁰ Comprehensive Plan Background. (entire section)

¹¹ McAlester

HISTORIC CONTEXT

Post-War in Dunedin (cont.)

Another contributing factor to Dunedin's growth was the extension of the Gulf Coast Highway (U.S. 19) to St. Petersburg. In 1945, the last segment of the Gulf Coast Highway connecting Tallahassee all the way down to St. Petersburg was constructed. This resulted in more travelers and development further south with Dunedin being directly north of St. Petersburg.

Two of the platted neighborhoods included in the Phase 2 survey were platted in 1924 (Shore Crest) and 1925 (Belle Terre). Due to the Great Depression, only a few structures were actually constructed pre-war. Further confirming the rapid growth in Dunedin post-war, the majority of the existing homes in these subdivisions were built after 1946. Post-war, and all the way into the 1960s, the City and County experienced high growth rates. During the 1950s and 1960s, the County saw a growth rate of more than 135% . This growth rate was unprecedented in the County.

Downtown Revitalization¹³

Like most downtowns in America, Dunedin's main street area surrounding the original train station and railroad went into decline with the post war race to the suburbs. Fortunately for Dunedin, a grassroots movement started in the 1988s to revitalize the neglected downtown. This movement resulted in the establishment of a Community Redevelopment Agency (CRA). The purpose of CRAs is to allocate tax money to improvements for certain areas designated as needy. This particular CRA focused the improvements on ensuring the downtown felt like a village that is pedestrian-friendly and walkable. The CRA's goals were accomplished. Today, Dunedin's Downtown is a walkable tourist mecca with many small businesses such as retail stores and restaurants.

¹² Pinellas County

¹³ Comprehensive Plan Background. (entire section)

ARCHITECTURAL CONTEXT

The City of Dunedin was established in the late 1800s, and the City saw a rather slow growth up until the 1920s with the land boom of the Roaring 20s, and then the growth tapered off with the Great Depression. Dunedin's growth went through a typical increase after the troops returned from World War II. The architectural styles found within the boundaries of the survey clearly indicate this growth pattern.

In conducting Phase 2 survey, *A Field Guide to American Houses*¹ was used to substantiate the consultant's determination of the architectural style for the structures within the survey boundaries.

Architectural Style	Total
Bungalow	13
Colonial Revival	5
Commercial/Commercial Vernacular	9
Dutch Colonial Revival	3
Frame Vernacular	30
Mediterranean Revival	8
Mid-Century Modern	11
Minimal Traditional	28
Mixed	21
Modernistic	1
Prairie	1
Queen Anne Revival	1
Ranch/Minimal Ranch/Transitional Ranch	135
Shingle	1
Spanish Colonial	1
Tudor Revival	2

Table 1. List of Architectural Styles Within Phase 2 Survey

¹ McAlester

ARCHITECTURAL CONTEXT

Bungalow

The Bungalow style was very popular during 1920-1930. This style is very similar with Craftsman and both styles feature large front porches with substantial columns. The columns are usually square or tapered with brick piers supporting the columns. It is common to feature a front facing gable with a different type of siding in the gable. Brick cheek walls with concrete stairs are also common character defining features of both. The Craftsman style differs from the Bungalow in that, the Craftsman style usually feature more decorative ornamentation than a Bungalow such as large, heavy brackets in the gables, wider open eaves, lattice vents in the gables, complicated intersecting gable roofs and Prairie light windows.

Within the Phase 2 survey boundaries, there were thirteen (13) Bungalow style structures recorded.



Figure 4. Bungalow
(235 Aberdeen Street)



Figure 5. Colonial Revival
(311 Edgewater Drive)

Colonial Revival

Colonial Revival is also another style that become very popular in Florida as well as the United States during 1880-1955³. McAlester's book distinguishes this style as the "dominant" style for residential structures in the country. The character-defining features of this style include symmetrical facades, a centered entrance typically with a gabled pedimented stoop with classical style pilasters, and multi-light over multi-light sash style windows and accompanied functional shutters.

Within the Phase 2 survey boundaries, there were five (5) Colonial Revival style structures recorded.

² McAlester

ARCHITECTURAL CONTEXT

Commercial/Commercial Vernacular

The Commercial/Commercial Vernacular style was dominant from 1890-1920 and generally reflects advances in construction technology that permitted the creation of taller buildings. Typically decorative detailing is reduced to the bare minimum and the structure is primarily for commercial use.

As further detailed and expanded upon in Richard Longstreth's book, *The Buildings of Main Street*, the one-part, two-part, etc, commercial block style³ was the predominant commercial building form all throughout downtowns in the United States during the early 1900s. The style focused more on building form, as opposed to architectural features. This style was popular in downtown areas because the storefront would be on the first floor, and the shop owners would live on the second floor. As such, it is common the first floors of Commercial/Commercial Vernacular buildings were altered throughout history due to frequent changes of ownership and use.

Within the Phase 2 survey boundaries, there were nine (9) Commercial/Commercial Vernacular style structures recorded.



Figure 6. Commercial/Commercial Vernacular
(245 Main Street)



Figure 7. Dutch Colonial Revival
(228 Garden Circle N)

Dutch Colonial Revival

Dutch Colonial Revival style is a revival style of the original Dutch Colonial style popular in early colonial days in America (1625-1840). Later versions of this style as referred to revivals. This style is almost always distinguished by a gambrel roof, centered entrance, and simple decorative features such as wood shingles in the gables. This style would be considered rare similar to the Octagon style.

Within the Phase 2 survey boundaries, there were three (3) Dutch Colonial Revival style structures recorded.

³ Longstreth

ARCHITECTURAL CONTEXT

Frame Vernacular

Frame Vernacular is a style which is traditional constructed with the materials available locally. Vernacular, by definition, is “no style” and fits a broad classification of building types. The Frame Vernacular style was the most common building type found across the United States throughout the 19th and 20th centuries. However, Frame Vernacular homes are still being built in the 21st century. The Frame Vernacular structures recorded in the Phase 2 survey boundaries were constructed during the 20th and 21st century, with the oldest construction date being 1900. Eleven (11) of the Frame Vernacular homes were constructed prior to WWI, six (6) homes were constructed Interwar (between WWI and WWII), and thirteen (13) were constructed post WWII. The Frame Vernacular style is typically not designed by an architect but instead by a local builder, either in groups of structures or individually. In this area, Frame Vernacular style is typically defined by horizontal lap siding, simple columns, front facing gables, and sash style windows.



Figure 8. Frame Vernacular
(523 Edgewater Drive)

Within the Phase 2 survey boundaries, there were thirty (30) Frame Vernacular style structures recorded.



Figure 9. Mediterranean Revival
(535 Edgewater Drive)

Mediterranean Revival

The Mediterranean Revival style commonly features arched windows, clay barrel tile roofs, and rough stucco walls. This style combines elements from differing Mediterranean styles and includes definitive features such as broad, overhanging eaves, low-pitched roofs, and wrought-iron details.

Within the Phase 2 survey boundaries, there were eight (8) Mediterranean Revival style structures recorded.

Mid-Century Modern

The Mid-Century Modern style was very popular in Florida considering Florida is known for the post-World War II housing boom they experienced. Mid-Century Modern expanded upon the core tenets and lessons of the Modernist Movement while expressing new ideologies influenced by World War II. This style is typically architect designed blending a grouping of styles with the focus of incorporating the outside with the inside living spaces. In Florida, Mid-Century Modern styles usually feature a breeze block wall incorporated into the façade. Typical character defining features include flat roof or butterfly roof designs, attached carports, ribbon windows, large statement fireplaces, and two types of exterior materials.



Figure 10. Mid-Century Modern
(51 Main Street)

Within the Phase 2 survey boundaries, there were eleven (11) Mid-Century Modern style structures recorded.

ARCHITECTURAL CONTEXT

Minimal Traditional

The Minimal Traditional style is greatly attributed to efforts to save the housing industry and provide people with affordable housing during the Great Depression. However, the Minimal Traditional style was also used as a dominant form of government housing during WWII and remained popular after WWII. The Minimal Traditional style was the dominant style in domestic architecture before the Ranch style home became popular. Common Characteristics of Minimal Traditional style homes are small plan footprint, minimal ornamentation, front gable, very small eaves, large windows, and little to no porch. Typically, Minimal Traditional style homes do not have garages or carports unless they were built after 1950. Typically, you will see this style in more than one house on the block, as they were very easily replicated for subdivisions or they were mass produced in connection to contractor and military family housings near bases.

Within the Phase 2 survey boundaries, there were twenty-eight (28) Minimal Traditional style structures recorded.



Figure 11. Minimal Traditional
(250 Garden Circle S)

Mixed

This Mixed/Non-dominant style is reserved for structures that do not resemble one, dominant style. For this survey, there were a few newly built structures with architectural features from different architectural styles such as, more than two roof forms, square Doric columns mixed with brick piers and dentil moldings in the fascia. In addition, there were a few structures built over 50 years ago which have been altered and no longer represent a particular architectural style. Those structures were included in this category.

Within the Phase 2 survey boundaries, there were twenty-one (21) Mixed style structures recorded.



Figure 12. Mixed
(905 Victoria Drive)

Modernistic

Modernistic style is a more contemporary style, with an emphasis on asymmetrical compositions and minimal ornamentation. Modernist style housing commonly has smooth, streamlined design in which decorative detailing is reduced to the bare minimum.

Within the Phase 2 survey boundaries, there was one (1) Modernistic style structure recorded.



Figure 13. Modernistic
(211 Broadway)

ARCHITECTURAL CONTEXT

Prairie

Prairie style is defined by low-pitched roof, usually hipped, with wide overhanging eaves. Commonly, Prairie style homes are two stories with eaves, cornices, and façade detailing emphasizing horizontal lines. The Prairie style originated in Chicago and is one of the few indigenous American styles. Known as the master of the Prairie house, Frank Lloyd Wright's early work in Prairie style homes ultimately led to defining the asymmetrical hipped form that is now definitive of the Prairie style.



Figure 14. Prairie
(305 Edgewater Drive)

Within the Phase 2 survey boundaries, there was one (1) Prairie style structure recorded.



Figure 15. Queen Anne Revival
(1047 Victoria Drive, non-contributing)

Queen Anne Revival

*A Field Guide to American Houses*⁴ lists this style as just Queen Anne not Queen Anne Revival. The Florida Master Site File form adds the “Revival” to the style. In the Historic Preservation field the two are synonyms. This style was very popular in Florida and the United States from 1880-1910. This style is typically distinguished by the use of many architectural features such as decorative wood shingles in gables (with high pitches), gingerbread details, asymmetrical facades with porches, unique balustrade or spindle designs, and decorative brackets within the porches.

Within the Phase 2 survey boundaries, there was only one (1) Queen Anne Revival style (non-contributing) structure recorded

Ranch/Minimal Ranch/Traditional Ranch

Ranch style homes are defined by single-story construction, horizontal emphasis of the buildings, low-pitched roofs, and asymmetrical facades. Typically Ranch style homes have an asymmetrical rectangular, “L” or “U” shape, often include an attached garage, and have wide eaves. The Ranch style home first appeared in the 1930s and was extremely popular post-WWII. The Ranch style replaced the Minimal Traditional style as the dominant architectural style in the early 1950s. The Ranch style was influenced by Spanish Colonial, Craftsman, and Prairie modernism styles.



Figure 16. Ranch/Minimal Ranch/
Transitional Ranch
(271 President Street)

⁴ McAlester

ARCHITECTURAL CONTEXT

Ranch/Minimal Ranch/Traditional Ranch (Cont.)

The early, basic form of the Ranch style is defined as Transitional Ranch, also known as Minimal Ranch style which shared characteristics with the Minimal Traditional style. This style features one-story horizontal massing, asymmetrical fenestration, low-pitched roofing with wide eave overhang, recessed entrance or small stoop, and an attached carport/garage. Transitional/Minimal Ranch style homes typically lack the ornate elements usually associated with the Ranch style house. The length-to-width ratio of a Transitional/Minimal Ranch style is defined as less than two to one. The Transitional Ranch evolved to the traditional Ranch style, which incorporated innovative design elements such as patios with sliding glass doors, picture windows, and built-in planter boxes.

Within the Phase 2 survey boundaries, there were one hundred thirty-five (135) Ranch style structures recorded.

Shingle

The Shingle style, similar to the Stick and spindlework Queen Anne, was a uniquely American adaptation of other traditions. Identifying features of the Shingle style are wall cladding and roofing of continuous wood shingles, shingled walls without interruption at corners, and an asymmetrical façade with irregular, steeply pitched roof line. Characteristics of the Shingle style include borrowed wide porches, shingled surfaces, asymmetrical forms, gambrel roofs, rambling lean-to additions, classical columns, and Palladian windows. Borrowed from the contemporaneous Richardsonian Romanesque, the Shingles style often has an emphasis on irregular, sculpted shapes, and Romanesque arches. Most Shingle houses were built between 1880 and 1900, with relatively few examples dating from the late 1870s and from the first decade of this century. The Shingle style never gained the wide popularity of its contemporary, the Queen Anne Style, and thus Shingle houses are relatively uncommon except in coastal New England.



Figure 17. Shingle
(125 Edgewater Drive)

Within the Phase 2 survey boundaries, there was one (1) Shingle style structure recorded.



Figure 18. Spanish Colonial
(204 Citrus Ave)

Spanish Colonial

The Spanish Colonial style structures tend to be one-story, low-pitched roof lines with stucco facades. The predominant roof line is a low-pitched side gable roof with barrel tiles. The windows are you usually single window openings versus pairs. The windows are usually a gridded pattern.

Within the Phase 2 survey boundaries, there was one (1) Spanish Colonial style structure recorded.

ARCHITECTURAL CONTEXT

Tudor Revival

Tudor Revival style is loosely based on a variety of early English building traditions. Typical Tudor Revival styles feature a steeply pitched roof, façade dominated by one or more prominent cross gables, tall, narrow windows usually in multiple groups and with multi-pane glazing, and massive chimneys. It is also typical of Tudor Revival styles to feature a massive chimney, commonly crowned by a decorative chimney pot. The Tudor Revival style was used for a large proportion of early 20th century suburban houses throughout the country.

Within the Phase 2 survey boundaries, there were two (2) Tudor Revival style structures recorded.



Figure 19. Tudor Revival
(150 Orangewood Drive)

SURVEY RESULTS AND RECOMMENDATIONS

Survey Results

Phase 2 Survey resulted in 267 structures recorded and three (3) updated recordings for a total of 270 structures surveyed. See Exhibit C for the boundaries of the survey.

The survey boundaries are located in an area in the City of Dunedin which is within walking distance to the bay and the Main Street area. This area of Dunedin contains higher value homes which are well cared for and maintained. The majority of the structures recorded were listed as “good” on the Florida Master Site File form. The difference between “excellent” and “good” is subjective. The field consultant considered structures in excellent condition to be in the very best of condition; therefore, not many fell into that category, but most did fall into the “good” category considering the area is very well maintained.

Of the two hundred and seventy (270) structures that were evaluated, thirty-nine (39) were considered non-contributing to a potential historic district(s). The thirty-nine structures that were considered non-contributing were primarily due to being less than 50 years old, with the exception of a few non-conforming structures that were severely altered from their original form.

The remaining 231 contributing structures were deemed contributing to a potential historic district(s) due to either the integrity of the location, design, setting, materials, workmanship, or feeling. Each individual Florida Master Site File form explains the rationale for the evaluation determination for each structure.

When evaluating the structures for contributing/non-contributing status, the consultant used the National Park Service’s Criteria for Evaluation¹:

The criteria applied to evaluate properties (other than areas of the National Park System and National Historic Landmarks) for the National Register are listed below. These criteria are worded in a manner to provide for a wide diversity of resources. The following criteria shall be used in evaluating properties for nomination to the National Register, by NPS in reviewing nominations, and for evaluating National Register eligibility of properties. Guidance in applying the criteria is further discussed in the “How To” publications, Standards & Guidelines sheets and Keeper’s opinions of the National Register. Such materials are available upon request.

National Register criteria for evaluation: The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) That are associated with the lives of persons significant in our past; or
- (c) That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) That have yielded, or may be likely to yield, information important in prehistory or history.

¹ 36CFR60.4

SURVEY RESULTS AND RECOMMENDATIONS

Criteria Considerations

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria of if they fall within the following categories:

- (a) A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- (b) A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (c) A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life.
- (d) A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- (e) A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- (g) A property achieving significance within the past 50 years if it is of exceptional importance.

Survey Recommendations

Phase 2 was evaluated under Criterion A and appears to possess a local level of significance in the area of community planning as there are many subdivisions, such as the original 1889 Dunedin plat, the 1924 Belle Terre plat, which have merged together over time to become a cohesive area. Said neighborhoods and plats were important to the growth of the City of Dunedin during the period of significance. The Phase 2 survey overall resulted in 267 new structures recorded (three updates) in the City of Dunedin. The Phase 2 survey is a continuation of Phase 1 survey (51 new recordings, 1 update). This is a step towards preserving Dunedin's cultural heritage. Phase 2 survey and research resulted in 231 structures were considered contributing to two potential historic districts (northern portion and southern portion of survey boundary). There were 39 structures considered non-contributing either based on age or level of alteration. The assumption, from assessing the heat map (Exhibit A), was that there would be a great number of historically significant structures in the survey area. This was found to be the case. The majority of the contributing structures retain their integrity and are in good condition. The survey area exhibits many of the planning characteristics common to other subdivisions found throughout the state in the early to mid-20th century, including automobile-oriented streets, uniform lot sizes, standard street frontage widths, and uniform front and side yard setbacks.

SURVEY RESULTS AND RECOMMENDATIONS

Survey Recommendations (cont.)

The Historic Context section within this report indicates the City was established in the late 1800s with a dip in growth in the 1920s and an increase post-WWII. The Phase 2 survey confirms this with the majority of the structures being constructed between 1943-1962. With this being said, the recommendation for the period of significance for a potential historic district would be at least 1880 to 1971. The end date of 1971 would allow for any important structures to be considering contributing if they are at least 50 years old. The number and level of integrity of the contributing structures within the Phase 2 boundary are certainly enough to constitute a potential historic district(s).

The intent with this Survey Master Plan is to survey the three areas (Phase 1, Phase 2, and Phase 3) and then evaluate the entire area holistically to see the best path forward for the City of Dunedin. As part of Phase 3, the areas will be evaluated as to whether it makes sense to break up the phased areas into smaller historic districts, one big district, or based on their geography in order to protect and preserve these historic resources

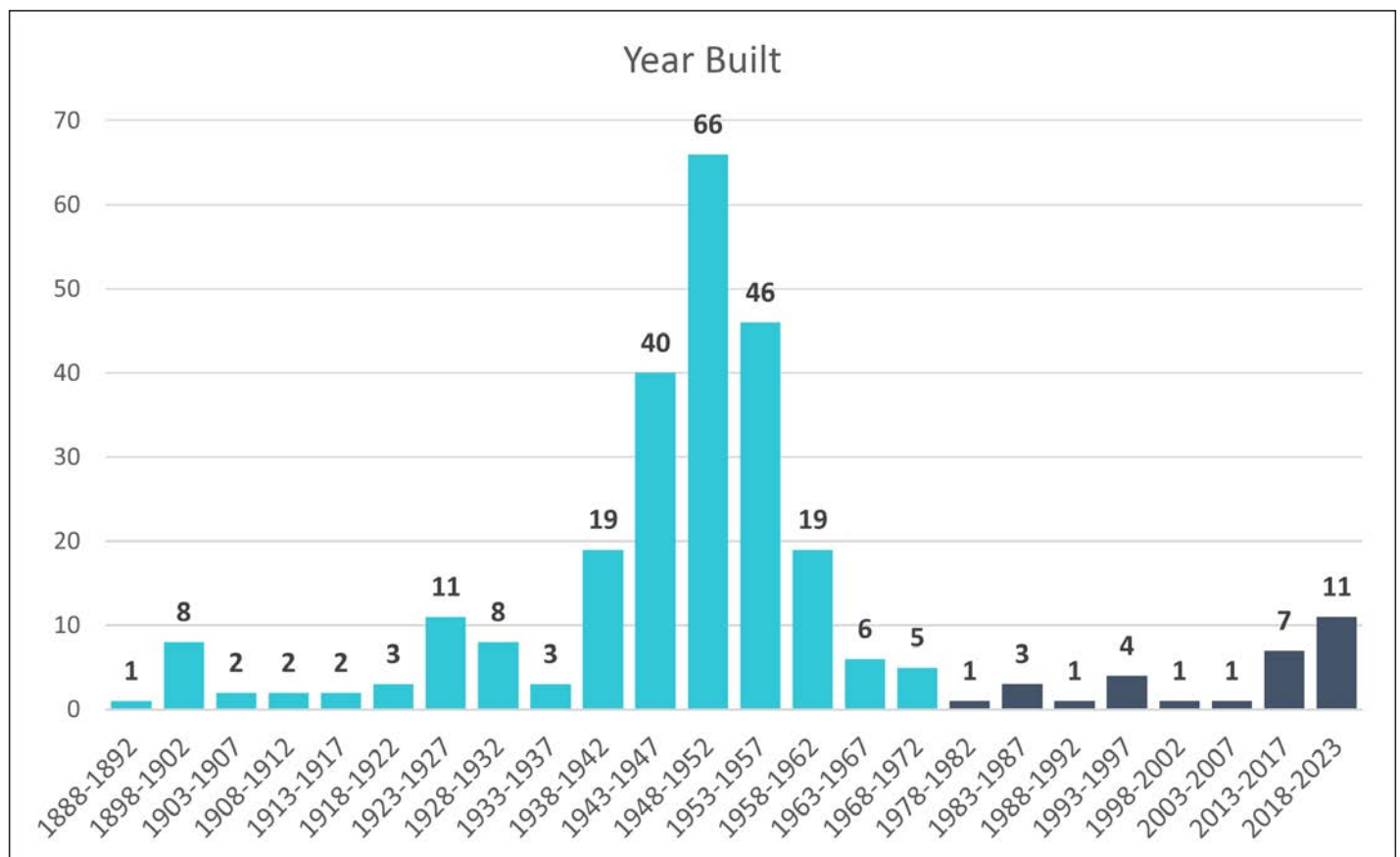


Figure 20. Distribution of the years each surveyed structure was built. Teal colored data bars represent structures that are 50+ years old and therefore can qualify as contributing.

SURVEY RESULTS AND RECOMMENDATIONS

Survey Recommendations (cont.)

In June 2023, the State informed the City, that Phase 3 will be funded for the 2023-2024 fiscal year. This Phase will begin as soon as Phase 2 is accepted by the Compliance Section of the Division of Historical Resources. As concluded from the Phase 2 survey, it is recommended that Phase 3 further assesses the potential for up to four (4) historic districts. The four (4) potential historic districts being one (1) for Phase 1, one (1) for the northern portion of Phase 2, one (1) for the southern portion of Phase 2, and potentially one (1) for Phase 3 (if determined). However, the four potential districts could be combined into one (1) large, contiguous district. This will be further determined in Phase 3.

In addition to potential historic districts, the Phase 2 survey resulted in 26 individual resources potentially eligible for the National Register of Historic Places. The resources were evaluated for eligibility for listing in the National Register using the National Register Criteria for Evaluation as outlined in 36 CFR Part 60.4. The resources appear to meet Criterion C as they possess local and state level of significance in the area of architecture for their styles and they represent a significant trend in Dunedin and Florida's architectural history.

Listing of significant buildings and historic districts on the NRHP will help document the identity of the architectural and historical significance of the City of Dunedin. National Register listings also promote rehabilitation of historic buildings through tax incentives for owners of income-producing historic properties. Furthermore, historic resources listed on the National Register are more easily identified during the Section 106 Consultation Process. The federal government (agency) must consider what potential impacts an undertaking may have on historic properties, even with a Programmatic Agreement.

As the Survey Master Plan continues, the City of Dunedin should investigate the options of nominating the survey areas either as local or National Register of Historic Places Historic Districts. If the City determines a local historic district is advantageous to the City and the community, they should consider incorporating local tax incentives for historic districts into their City Code. In addition to the added sense of place benefit a historic district would add to the community, the tax incentives would be a monetary benefit to the community. If the City investigates nominating any of the survey areas to the National Register of Historic Places as historic districts, there are already Federal Historic Tax Incentive programs in place for structures either located in a National Register of Historic Places Historic District or individually listed on the National Register of Historic Places.

BIBLIOGRAPHY

City of Dunedin, Background for the 2035 Comprehensive Plan. 2020.

Florida Department of State, Florida Administrative Code and Administrative Register, Chapter 1A-46, August 15, 2016.

Florida Department of State: Division of Historical Resources, Florida Historic Golf Trail. 2015.

Longstreth, Richard. The Buildings of Main Street, A Guide to American Commercial Architecture. Walnut Creek, California: Alta Mira Press, 2000.

Luisi, Vincent and de Quesada, Jr., A.M., Dunedin. 1999.

McAlester, Virginia and Lee, A Field Guide to American Houses, Alfred A. Knopf, Inc. 1984.

Metropolitan Historic Commission, Post War Modern: Minimal Traditional, Split Levels, and Ranch Homes: 1940-1960. <https://filetransfer.nashville.gov/portals/0/sitecontent/HistoricalCommission/docs/Publications/OHS-Post%20War%20Homes.pdf>

National Park Service, Electronic Code of Federal Regulations, Title 36, Chapter 1, Part 60.4 (36CFR60.4), January 27, 2021 https://www.ecfr.gov/cgi-bin/text-idx?node=se36.1.60_14&rgn=div8

National Park Service, Tax Incentives for Preserving Historic Properties, Accessed January 28, 2021. <https://www.nps.gov/tps/tax-incentives.htm>

National Park Service, The Timucua: North Florida's Early People. <https://www.nps.gov/timu/learn/historyculture/timupeople.htm>. 2019.

Pinellas County, 2008 Comprehensive Plan – Future Land Use and Quality Communities Element, Chapter 1 – History of Development and Past Growth Patterns. 2011

Pinellas County Planning Department, Pinellas County Historical Background. 2008.

Sanborn Map Company, University of Florida Digital Archives, City of Dunedin, 1917. <https://ufdc.ufl.edu/UF00074165/00001?search=sanborn+=sanborn>

Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation, September 29, 1983. https://www.nps.gov/history/local-law/arch_stnds_0.htm

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
211	Aberdeen Street	PI14695	Contributing	Frame Vernacular	1930
217	Aberdeen Street	PI14588	Non-Contributing	Frame Vernacular	1951
222	Aberdeen Street	PI14552	Contributing	Ranch	1958
227	Aberdeen Street	PI14633	Contributing	Mediterranean Revival	1925
234	Aberdeen Street	PI14539	Contributing	Mediterranean Revival	1926
235	Aberdeen Street	PI14638	Contributing	Bungalow	1922
243	Aberdeen Street	PI14527	Non-Contributing	Mixed	1993
244	Aberdeen Street	PI14586	Contributing	Ranch	1949
250	Aberdeen Street	PI14663	Contributing	Minimal Traditional	1946
251	Aberdeen Street	PI14682	Contributing	Bungalow	1947
260	Aberdeen Street	PI14571	Contributing	Mixed	1951
261	Aberdeen Street	PI14681	Contributing	Ranch	1953
271	Aberdeen Street	PI14667	Contributing	Ranch	1953
272	Aberdeen Street	PI14686	Contributing	Ranch	1957
277	Aberdeen Street	PI14585	Contributing	Ranch	1950
280	Aberdeen Street	PI14542	Contributing	Ranch	1947
159	Beltrees Street	PI14548	Contributing	Bungalow	1938
204	Beltrees Street	PI14656	Contributing	Mediterranean Revival	1937
222	Beltrees Street	PI14698	Contributing	Ranch	1939
232	Beltrees Street	PI14655	Contributing	Ranch	1948
234	Beltrees Street	PI14666	Contributing	Ranch	1951
250	Beltrees Street	PI14531	Contributing	Ranch	1992
275	Beltrees Street	PI14572	Non-Contributing	Frame Vernacular	2015
101	Broadway	PI14783	Contributing	Mixed	1952
109	Broadway	PI14777	Contributing	Ranch	1953
114	Broadway	PI14733	Contributing	Ranch	1950
115	Broadway	PI14778	Contributing	Ranch	1953
121	Broadway	PI14775	Contributing	Minimal Traditional	1952
122	Broadway	PI14740	Contributing	Minimal Traditional	1950
127	Broadway	PI14776	Contributing	Ranch	1952
131	Broadway	PI14781	Contributing	Ranch	1953
137	Broadway	PI14779	Contributing	Ranch	1954
142	Broadway	PI14768	Non-Contributing	Mixed	2015
143	Broadway	PI14782	Contributing	Ranch	1954
149	Broadway	PI14780	Contributing	Ranch	1953

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
150	Broadway	PI14758	Non-Contributing	Mixed	1948
155	Broadway	PI14774	Contributing	Minimal Traditional	1951
158	Broadway	PI14763	Contributing	Mid-Century Modern	1954
200	Broadway	PI14785	Contributing	Ranch	1952
203	Broadway	PI14711	Contributing	Ranch	1953
211	Broadway	PI14717	Non-Contributing	Modernistic	2022
217	Broadway	PI14708	Contributing	Ranch	1947
227	Broadway	PI14710	Contributing	Frame Vernacular	1930
231	Broadway	PI14709	Non-Contributing	Frame Vernacular	2023
232	Broadway	PI14689	Contributing	Ranch	1961
239	Broadway	PI14720	Contributing	Ranch	1947
240	Broadway	PI14545	Contributing	Bungalow	1947
246	Broadway	PI14577	Contributing	Ranch	1955
247	Broadway	PI14713	Contributing	Ranch	1945
252	Broadway	PI14700	Contributing	Minimal Traditional	1947
257	Broadway	PI14722	Contributing	Ranch	1946
301	Broadway	PI14715	Non-Contributing	Ranch	1947
309	Broadway	PI14718	Contributing	Ranch	1979
319	Broadway	PI14712	Contributing	Ranch	1953
320	Broadway	PI14622	Contributing	Colonial Revival	1938
324	Broadway	PI14626	Contributing	Minimal Traditional	1946
333	Broadway	PI14721	Contributing	Ranch	1953
334	Broadway	PI14645	Non-Contributing	Ranch	1956
339	Broadway	PI14716	Contributing	Ranch	1953
345	Broadway	PI14714	Contributing	Ranch	1948
348	Broadway	PI14543	Contributing	Ranch	1959
351	Broadway	PI14719	Non-Contributing	Frame Vernacular	2021
357	Broadway	PI14707	Contributing	Ranch	1953
400	Broadway	PI14619	Contributing	Ranch	1956
826	Broadway	PI14637	Contributing	Mediterranean Revival	1925
840	Broadway	PI14658	Contributing	Mid-Century Modern	1967
900	Broadway	PI14559	Contributing	Commercial	1963
920	Broadway	PI14538	Contributing	Commercial	1960
950	Broadway	PI14644	Non-Contributing	Mixed	2016
990	Broadway	PI14685	Non-Contributing	Commercial	2023

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
1006	Broadway	PI14706	Contributing	Commercial	1966
1040	Broadway	PI14567	Contributing	Bungalow	1920
1064	Broadway	PI14581	Contributing	Mid-Century Modern	1959
100	Citrus Avenue	PI14773	Contributing	Ranch	1949
114	Citrus Avenue	PI14753	Contributing	Ranch	1947
115	Citrus Avenue	PI14748	Contributing	Ranch	1947
120	Citrus Avenue	PI14729	Contributing	Ranch	1950
130	Citrus Avenue	PI14731	Contributing	Minimal Traditional	1950
132	Citrus Avenue	PI14755	Contributing	Ranch	1950
139	Citrus Avenue	PI14724	Contributing	Ranch	1953
140	Citrus Avenue	PI14756	Contributing	Ranch	1948
142	Citrus Avenue	PI14744	Non-Contributing	Frame Vernacular	2022
154	Citrus Avenue	PI14769	Contributing	Ranch	1960
155	Citrus Avenue	PI14765	Contributing	Ranch	1953
204	Citrus Avenue	PI14661	Contributing	Spanish Colonial	1948
222	Citrus Avenue	PI14589	Contributing	Ranch	1956
226	Citrus Avenue	PI14650	Contributing	Ranch	1947
232	Citrus Avenue	PI14697	Contributing	Ranch	1948
240	Citrus Avenue	PI14699	Contributing	Ranch	1949
245	Citrus Avenue	PI14606	Contributing	Ranch	1940
246	Citrus Avenue	PI14610	Contributing	Mixed	1956
252	Citrus Avenue	PI14608	Contributing	Colonial Revival	1938
253	Citrus Avenue	PI14647	Contributing	Ranch	1957
301	Citrus Avenue	PI14597	Contributing	Mediterranean Revival	1926
315	Citrus Avenue	PI14693	Contributing	Bungalow	1947
320	Citrus Avenue	PI14601	Contributing	Ranch	1951
321	Citrus Avenue	PI14584	Contributing	Minimal Traditional	1947
330	Citrus Avenue	PI14553	Contributing	Ranch	1941
340	Citrus Avenue	PI14703	Non-Contributing	Mixed	2016
350	Citrus Avenue	PI14624	Contributing	Ranch	1940
107	Edgewater Drive	PI14760	Contributing	Ranch	1956
115	Edgewater Drive	PI14657	Contributing	Ranch	1949
125	Edgewater Drive	PI14732	Contributing	Shingle	1932
131	Edgewater Drive	PI14754	Non-Contributing	Frame Vernacular	2016
139	Edgewater Drive	PI14750	Contributing	Dutch Colonial Revival	1997

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
147	Edgewater Drive	PI14736	Contributing	Frame Vernacular	1900
205	Edgewater Drive	PI14534	Non-Contributing	Mixed	2021
215	Edgewater Drive	PI14664	Contributing	Ranch	1956
225	Edgewater Drive	PI14701	Contributing	Colonial Revival	1935
235	Edgewater Drive	PI14592	Contributing	Ranch	1951
245	Edgewater Drive	PI14631	Contributing	Ranch	1957
255	Edgewater Drive	PI14639	Contributing	Bungalow	1948
265	Edgewater Drive	PI14549	Contributing	Mixed	1948
305	Edgewater Drive	PI14625	Contributing	Prairie	1921
311	Edgewater Drive	PI14568	Contributing	Colonial Revival	1929
333	Edgewater Drive	PI14580	Contributing	Ranch	1951
345	Edgewater Drive	PI14529	Contributing	Mixed	1948
363	Edgewater Drive	PI14602	Contributing	Ranch	1947
405	Edgewater Drive	PI14612	Contributing	Ranch	1940
453	Edgewater Drive	PI11908	Contributing	Mediterranean Revival	1924
523	Edgewater Drive	PI14669	Contributing	Frame Vernacular	1931
535	Edgewater Drive	PI14578	Contributing	Mediterranean Revival	1951
549	Edgewater Drive	PI14607	Contributing	Ranch	1971
557	Edgewater Drive	PI14525	Contributing	Ranch	1959
571	Edgewater Drive	PI14652	Contributing	Ranch	1959
725	Edgewater Drive	PI14530	Contributing	Frame Vernacular	1904
733	Edgewater Drive	PI14649	Contributing	Frame Vernacular	1905
160	Florida Avenue	PI14566	Contributing	Minimal Traditional	1940
161	Florida Avenue	PI14673	Contributing	Ranch	1947
201	Florida Avenue	PI14688	Non-Contributing	Mixed	1938
220	Florida Avenue	PI14550	Contributing	Ranch	1951
229	Florida Avenue	PI14671	Contributing	Minimal Traditional	1947
234	Florida Avenue	PI14627	Contributing	Frame Vernacular	1946
239	Florida Avenue	PI14653	Contributing	Dutch Colonial Revival	1926
244	Florida Avenue	PI14687	Contributing	Minimal Traditional	1910
249	Florida Avenue	PI14611	Contributing	Ranch	1968
260	Florida Avenue	PI14628	Contributing	Ranch	1956
263	Florida Avenue	PI14665	Contributing	Mid-Century Modern	1951
201	Garden Circle	PI14562	Contributing	Tudor Revival	1926
201	Garden Circle	PI14789	Non-Contributing	Mixed	1940

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
202	Garden Circle	PI14526	Contributing	Ranch	1949
204	Garden Circle	PI14679	Non-Contributing	Bungalow	2019
205	Garden Circle	PI14544	Contributing	Minimal Traditional	1940
207	Garden Circle	PI14791	Non-Contributing	Frame Vernacular	1997
210	Garden Circle	PI14683	Contributing	Minimal Traditional	1928
215	Garden Circle	PI14790	Contributing	Ranch	1947
217	Garden Circle	PI14659	Contributing	Ranch	1940
220	Garden Circle	PI14540	Contributing	Ranch	1958
220	Garden Circle	PI14556	Contributing	Minimal Traditional	1955
225	Garden Circle	PI14793	Contributing	Ranch	1930
228	Garden Circle	PI14575	Contributing	Dutch Colonial Revival	1924
231	Garden Circle	PI14640	Contributing	Ranch	1941
233	Garden Circle	PI14788	Contributing	Ranch	1953
234	Garden Circle	PI14634	Contributing	Ranch	1948
236	Garden Circle	PI14675	Contributing	Bungalow	1936
238	Garden Circle	PI14614	Contributing	Minimal Traditional	1947
239	Garden Circle	PI14784	Contributing	Ranch	1946
241	Garden Circle	PI14702	Contributing	Minimal Traditional	1926
242	Garden Circle	PI14561	Contributing	Minimal Traditional	1947
245	Garden Circle	PI14787	Contributing	Ranch	1950
246	Garden Circle	PI14678	Contributing	Ranch	1960
247	Garden Circle	PI14694	Contributing	Minimal Traditional	1963
250	Garden Circle	PI14662	Contributing	Minimal Traditional	1947
252	Garden Circle	PI14680	Contributing	Ranch	1947
252	Garden Circle	PI14690	Non-Contributing	Mixed	2004
255	Garden Circle	PI14704	Contributing	Minimal Traditional	1950
255	Garden Circle	PI14786	Contributing	Ranch	1948
261	Garden Circle	PI14792	Contributing	Ranch	1946
205	Grove Circle	PI14771	Contributing	Ranch	1947
208	Grove Circle	PI14739	Contributing	Frame Vernacular	1950
212	Grove Circle	PI14727	Contributing	Ranch	1955
217	Grove Circle	PI14757	Non-Contributing	Mixed	1948
222	Grove Circle	PI14725	Contributing	Minimal Traditional	1950
228	Grove Circle	PI14772	Contributing	Ranch	1948
231	Grove Circle	PI14738	Contributing	Minimal Traditional	1950

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
234	Grove Circle	PI14751	Non-Contributing	Ranch	1949
239	Grove Circle	PI14759	Contributing	Ranch	1957
240	Grove Circle	PI14726	Non-Contributing	Ranch	2021
245	Grove Circle	PI14764	Contributing	Ranch	1957
246	Grove Circle	PI14723	Contributing	Ranch	1950
250	Grove Circle	PI14737	Contributing	Ranch	1951
251	Grove Circle	PI14730	Contributing	Ranch	1950
261	Grove Circle	PI14741	Contributing	Ranch	1951
215	Hancock Street	PI14599	Non-Contributing	Frame Vernacular	1987
225	Hancock Street	PI14674	Non-Contributing	Frame Vernacular	2013
227	Hancock Street	PI14617	Non-Contributing	Frame Vernacular	2019
219	Jackson Street	PI14536	Contributing	Ranch	1954
220	Lime Circle	PI14767	Contributing	Ranch	1947
224	Lime Circle	PI14747	Contributing	Ranch	1961
228	Lime Circle	PI14745	Contributing	Ranch	1955
232	Lime Circle	PI14752	Contributing	Ranch	1947
234	Lime Circle	PI14735	Contributing	Ranch	1950
236	Lime Circle	PI14770	Contributing	Ranch	1947
215	Locklie Street	PI14620	Contributing	Ranch	1938
225	Locklie Street	PI14582	Contributing	Ranch	1947
235	Locklie Street	PI14574	Contributing	Ranch	1956
245	Locklie Street	PI14573	Contributing	Ranch	1948
255	Locklie Street	PI14705	Contributing	Ranch	1960
277	Locklie Street	PI14696	Contributing	Ranch	1940
280	Locklie Street	PI14615	Contributing	Commercial	1972
220	Lyndhurst Street	PI14576	Contributing	Minimal Traditional	1940
224	Lyndhurst Street	PI14557	Contributing	Bungalow	1950
234	Lyndhurst Street	PI14546	Contributing	Mixed	1950
240	Lyndhurst Street	PI14684	Contributing	Ranch	1969
250	Lyndhurst Street	PI14563	Contributing	Ranch	1947
251	Lyndhurst Street	PI14651	Contributing	Commercial	1967
260	Lyndhurst Street	PI14533	Non-Contributing	Mid-Century Modern	1984
261	Lyndhurst Street	PI14603	Contributing	Ranch	1958
266	Lyndhurst Street	PI14632	Contributing	Ranch	1959
280	Lyndhurst Street	PI14654	Contributing	Ranch	1947

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
51	Main Street	PI13845	Contributing	Mid-Century Modern	1960
200	Main Street	PI14676	Non-Contributing	Commercial	2016
221	Main Street	PI14630	Contributing	Bungalow	1916
235	Main Street	PI14595	Non-Contributing	Commercial	2019
245	Main Street	PI14594	Contributing	Commercial	1956
148	Marina Plaza	PI14554	Contributing	Mid-Century Modern	1962
150	Marina Plaza	PI14537	Contributing	Mid-Century Modern	1962
223	Monroe Street	PI14560	Contributing	Bungalow	1917
231	Monroe Street	PI14579	Contributing	Frame Vernacular	1900
234	Monroe Street	PI14569	Contributing	Ranch	1951
236	Monroe Street	PI13777	Contributing	Ranch	1952
239	Monroe Street	PI14629	Contributing	Ranch	1962
120	Orangewood Drive	PI14761	Contributing	Mid-Century Modern	1957
126	Orangewood Drive	PI14762	Contributing	Ranch	1948
138	Orangewood Drive	PI14734	Contributing	Frame Vernacular	1927
150	Orangewood Drive	PI14746	Contributing	Tudor Revival	1947
158	Orangewood Drive	PI14766	Contributing	Minimal Traditional	1947
200	Orangewood Drive	PI14728	Contributing	Ranch	1950
244	Orangewood Drive	PI14743	Contributing	Ranch	1949
254	Orangewood Drive	PI14749	Non-Contributing	Mixed	1947
262	Orangewood Drive	PI14742	Contributing	Minimal Traditional	1954
211	Park Circle	PI14643	Contributing	Ranch	1947
219	Park Circle	PI14598	Contributing	Ranch	1947
222	Park Circle	PI14613	Contributing	Ranch	1954
224	Park Circle	PI14583	Contributing	Ranch	1952
226	Park Circle	PI14642	Contributing	Frame Vernacular	1948
227	Park Circle	PI14558	Contributing	Ranch	1950
228	Park Circle	PI14692	Contributing	Ranch	1953
230	Park Circle	PI14596	Contributing	Ranch	1951
232	Park Circle	PI14616	Non-Contributing	Mixed	1954
233	Park Circle	PI14564	Contributing	Ranch	1950
234	Park Circle	PI14604	Non-Contributing	Bungalow	1947
239	Park Circle	PI14621	Contributing	Ranch	1948
247	Park Circle	PI14668	Non-Contributing	Mixed	2019
253	Park Circle	PI14547	Contributing	Ranch	1954

APPENDIX A. INVENTORY

Street Number	Street Name	FMSF Number	Evaluation	Architectural Style	Year Build
266	Park Circle	PI14591	Contributing	Ranch	1967
225	President Street	PI14677	Contributing	Mediterranean Revival	1927
235	President Street	PI14648	Contributing	Ranch	1960
241	President Street	PI14600	Contributing	Minimal Traditional	1940
245	President Street	PI14535	Contributing	Ranch	1954
255	President Street	PI14555	Contributing	Ranch	1950
261	President Street	PI14593	Contributing	Minimal Traditional	1950
271	President Street	PI14609	Contributing	Ranch	1956
285	President Street	PI14605	Contributing	Ranch	1955
821	Victoria Drive	PI14646	Contributing	Frame Vernacular	1900
827	Victoria Drive	PI14636	Contributing	Frame Vernacular	1900
835	Victoria Drive	PI14691	Contributing	Frame Vernacular	1928
905	Victoria Drive	PI14541	Non-Contributing	Mixed	2001
915	Victoria Drive	PI14641	Non-Contributing	Mid-Century Modern	1949
937	Victoria Drive	PI11944	Non-Contributing	Frame Vernacular	1938
951	Victoria Drive	PI14528	Contributing	Frame Vernacular	1900
961	Victoria Drive	PI14623	Contributing	Mid-Century Modern	1972
969	Victoria Drive	PI14670	Contributing	Frame Vernacular	1900
1005	Victoria Drive	PI14660	Contributing	Colonial Revival	1888
1015	Victoria Drive	PI14672	Contributing	Frame Vernacular	1900
1025	Victoria Drive	PI14618	Non-Contributing	Mixed	1985
1037	Victoria Drive	PI12809	Contributing	Frame Vernacular	1900
1047	Victoria Drive	PI14590	Non-Contributing	Queen Anne (Revival)	1993
1057	Victoria Drive	PI14570	Contributing	Frame Vernacular	1911
1069	Victoria Drive	PI14551	Contributing	Minimal Traditional	1954

APPENDIX B. SURVEY LOG AND MAP

Page 1

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

[Clear Form Values](#)

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)

Phase 2-Dunedin Historic Resources Survey

Report Title (exactly as on title page)

City of Dunedin
Historic Resources Survey
Phase 2

Report Authors (as on title page)

1. Blair Knighting, AICP

3. _____

2. _____

4. _____

Publication Year 2023

Number of Pages in Report (do not include site forms) 46

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Supervisors of Fieldwork (even if same as author) Names Blair Knighting

Affiliation of Fieldworkers: Organization Kimley-Horn and Associates

City Jacksonville

Key Words/Phrases (Don't use county name, or common words like *archaeology, structure, survey, architecture, etc.*)

1. Dunedin

3. _____

5. _____

7. _____

2. _____

4. _____

6. _____

8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)

[Clear Sponsor Values](#)

Name Frances Leong Sharp

Organization _____

Address/Phone/E-mail 1415 Pinehurst Rd, Suite F, Dunedin fsharp@dunedinfl.net 727-298-3200

Recorder of Log Sheet Blair Knighting

Date Log Sheet Completed 6-22-2023

Is this survey or project a continuation of a previous project? ☐ No ☒ Yes: Previous survey #s (FMSF only) PI13726-PI13776

Project Area Mapping

[Clear Mapping Values](#)

Counties (select every county in which field survey was done; attach additional sheet if necessary)

1. Pinellas

3. _____

5. _____

2. _____

4. _____

6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name DUNEDIN

Year 2013

4. Name _____

Year _____

2. Name _____

Year _____

5. Name _____

Year _____

3. Name _____

Year _____

6. Name _____

Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start 3-28-2023 End 3-31-2023 Total Area Surveyed (fill in one) _____ hectares 107.00 acres

Number of Distinct Tracts or Areas Surveyed _____

If Corridor (fill in one for each) Width: _____ meters _____ feet Length: _____ kilometers _____ miles

HR6E066R0319, effective 05/2016
Rule 1A-46.001, F.A.C.

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

APPENDIX B. SURVEY LOG AND MAP

Page 2

Survey Log Sheet

Survey # _____

Research and Field Methods

Types of Survey (select all that apply): ☐ archaeological ☒ architectural ☐ historical/archival ☐ underwater
☐ damage assessment ☐ monitoring report ☐ other(describe): _____

Scope/Intensity/Procedures

Phase 2 of a Master Survey Plan to inventory historic resources in the City of Dunedin.

Preliminary Methods (select as many as apply to the project as a whole)

☐ Florida Archives (Gray Building) ☐ library research- *local public* ☒ local property or tax records ☐ other historic maps ☐ LIDAR
☐ Florida Photo Archives (Gray Building) ☐ library-special collection ☐ newspaper files ☐ soils maps or data ☐ other remote sensing
☒ Site File property search ☐ Public Lands Survey (maps at DEP) ☐ literature search ☒ windshield survey
☐ Site File survey search ☒ local informant(s) ☒ Sanborn Insurance maps ☒ aerial photography
☐ other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☒ Check here if **NO** archaeological methods were used.
☐ surface collection, controlled ☐ shovel test-other screen size ☐ block excavation (at least 2x2 m) ☐ metal detector
☐ surface collection, uncontrolled ☐ water screen ☐ soil resistivity ☐ other remote sensing
☐ shovel test-1/4" screen ☐ posthole tests ☐ magnetometer ☐ pedestrian survey
☐ shovel test-1/8" screen ☐ auger tests ☐ side scan sonar ☐ unknown
☐ shovel test 1/16" screen ☐ coring ☐ ground penetrating radar (GPR)
☐ shovel test-unscreened ☐ test excavation (at least 1x2 m) ☐ LIDAR
☐ other (describe): _____

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐ Check here if **NO** historical/architectural methods were used.
☐ building permits ☐ demolition permits ☒ neighbor interview ☒ subdivision maps
☐ commercial permits ☒ windshield survey ☒ occupant interview ☐ tax records
☐ interior documentation ☒ local property records ☐ occupation permits ☐ unknown
☐ other (describe): _____

Survey Results

Resource Significance Evaluated? ☒ Yes ☐ No [Clear Check Boxes](#)

Count of Previously Recorded Resources 3 Count of Newly Recorded Resources 267

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

PI11908, PI11944, PI12809

List Newly Recorded Site ID#s (attach additional pages if necessary)

PI13777, PI13845, PI14525-PI14793

Site Forms Used: ☐ Site File Paper Forms ☒ Site File PDF Forms

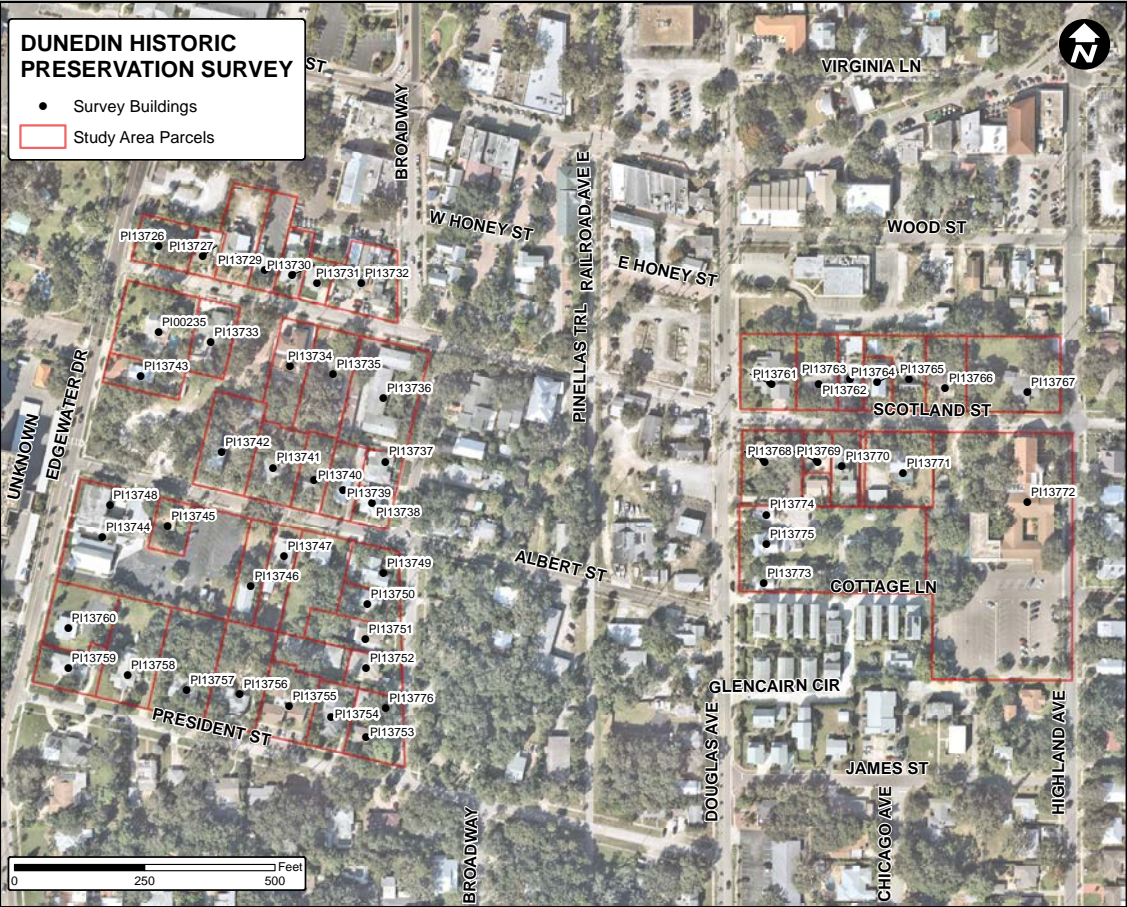
REQUIRED: Attach Map of Survey or Project Area Boundary

SHPO USE ONLY	SHPO USE ONLY	SHPO USE ONLY
Origin of Report: <input type="checkbox"/> 872 <input type="checkbox"/> Public Lands <input type="checkbox"/> UW <input type="checkbox"/> 1A32 # _____ <input type="checkbox"/> Academic <input type="checkbox"/> Contract <input type="checkbox"/> Avocational		
<input type="checkbox"/> Grant Project # _____	<input type="checkbox"/> Compliance Review: CRAT # _____	
Type of Document: <input type="checkbox"/> Archaeological Survey <input type="checkbox"/> Historical/Architectural Survey <input type="checkbox"/> Marine Survey <input type="checkbox"/> Cell Tower CRAS <input type="checkbox"/> Monitoring Report		
<input type="checkbox"/> Overview <input type="checkbox"/> Excavation Report <input type="checkbox"/> Multi-Site Excavation Report <input type="checkbox"/> Structure Detailed Report <input type="checkbox"/> Library, Hist. or Archival Doc		
<input type="checkbox"/> Desktop Analysis <input type="checkbox"/> MPS <input type="checkbox"/> MRA <input type="checkbox"/> TG <input type="checkbox"/> Other: _____		
Document Destination: <u>Plottable Projects</u>	Plotability: _____	

HR6E066R0718, effective 05/2016
Rule 1A-46.001, F.A.C.

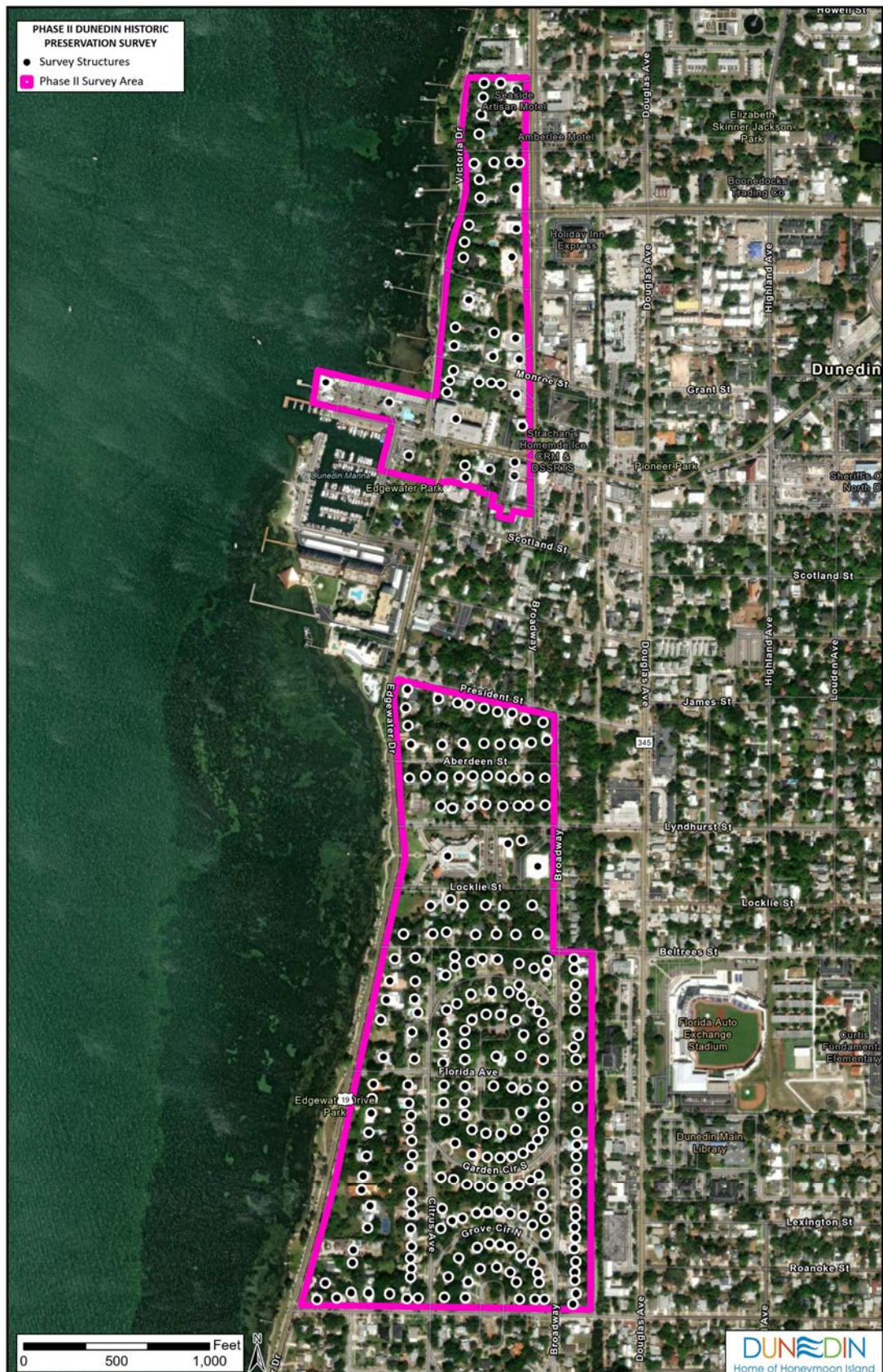
Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

APPENDIX C. PHASE 1 SURVEY BOUNDARY

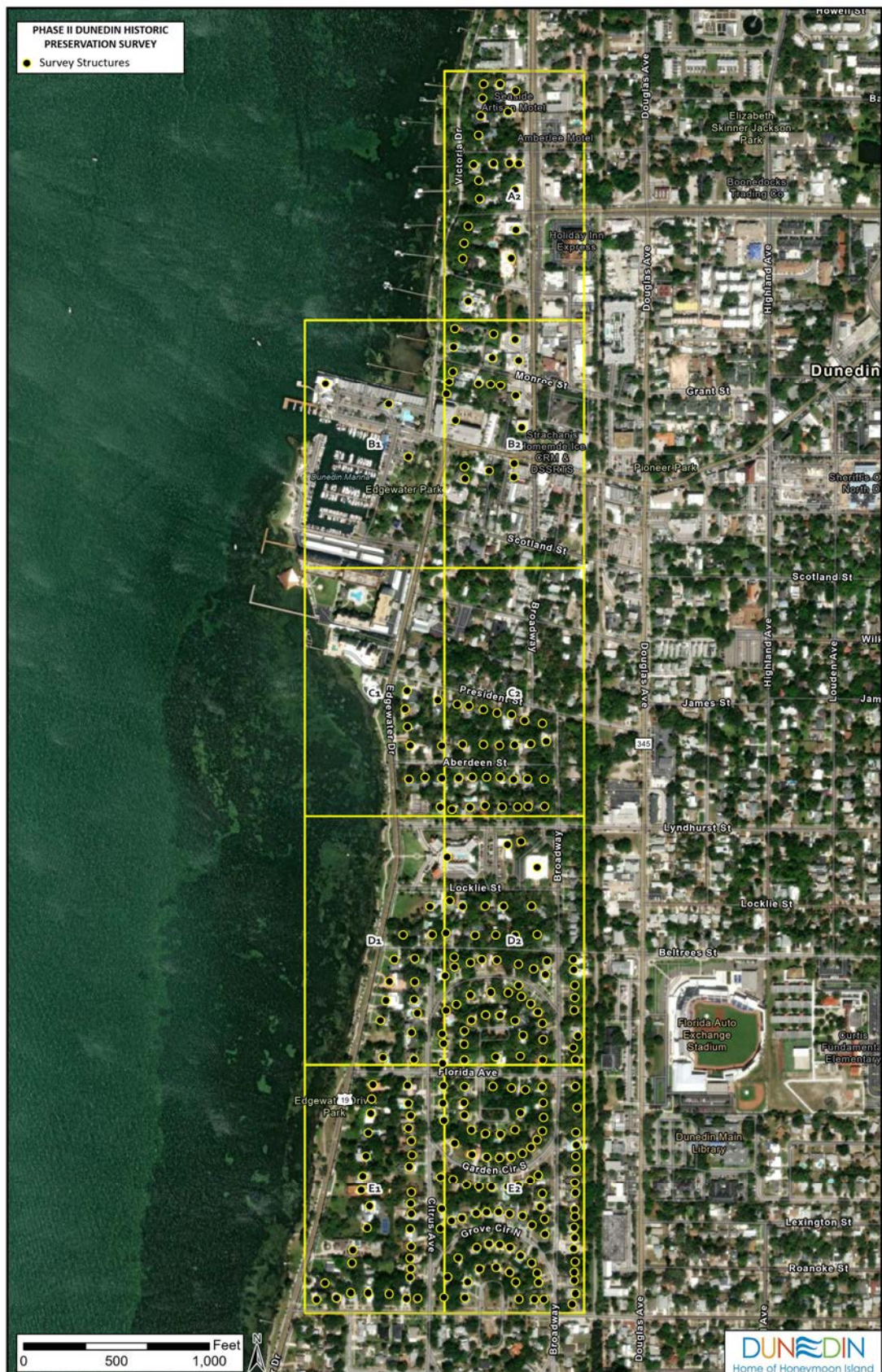


Address	Site Number
204 SCOTLAND ST	PI13726
214 SCOTLAND ST	PI13727
220 SCOTLAND ST	PI13728
230 SCOTLAND ST	PI13729
236 SCOTLAND ST	PI13730
244 SCOTLAND ST	PI13731
256 SCOTLAND ST	PI13732
209 SCOTLAND ST	PI00235
221 SCOTLAND ST	PI13733
235 SCOTLAND ST	PI13734
247 SCOTLAND ST	PI13735
656 BROADWAY	PI13736
650 BROADWAY	PI13737
258 ALBERT ST	PI13738
250 ALBERT ST	PI13739
244 ALBERT ST	PI13740
238 ALBERT ST	PI13741
224 ALBERT ST	PI13742
661 EDGEWATER DR	PI13743
639 EDGEWATER DR	PI13744
215 ALBERT ST	PI13745
239 ALBERT ST	PI13746
243 ALBERT ST	PI13747
639 EDGEWATER DR	PI13748
259 ALBERT ST	PI13749
632 BROADWAY	PI13750
620 BROADWAY	PI13751
618 BROADWAY	PI13752
266 PRESIDENT ST	PI13753
256 PRESIDENT ST	PI13754
250 PRESIDENT ST	PI13755
240 PRESIDENT ST	PI13756
228 PRESIDENT ST	PI13757
216 PRESIDENT ST	PI13758
212 PRESIDENT ST	PI13759
617 EDGEWATER DR	PI13760
705 DOUGLAS AVE	PI13761
412 SCOTLAND ST	PI13762
420 SCOTLAND ST	PI13763
426 SCOTLAND ST	PI13764
432 SCOTLAND ST	PI13765
440 SCOTLAND ST	PI13766
458 SCOTLAND ST	PI13767
659 DOUGLAS AVE	PI13768
417 SCOTLAND ST	PI13769
419 SCOTLAND ST	PI13770
429 SCOTLAND ST	PI13771
455 SCOTLAND ST	PI13772
637 DOUGLAS AVE	PI13773
637 DOUGLAS AVE	PI13774
637 DOUGLAS AVE	PI13775
612-614 BROADWAY	PI13776

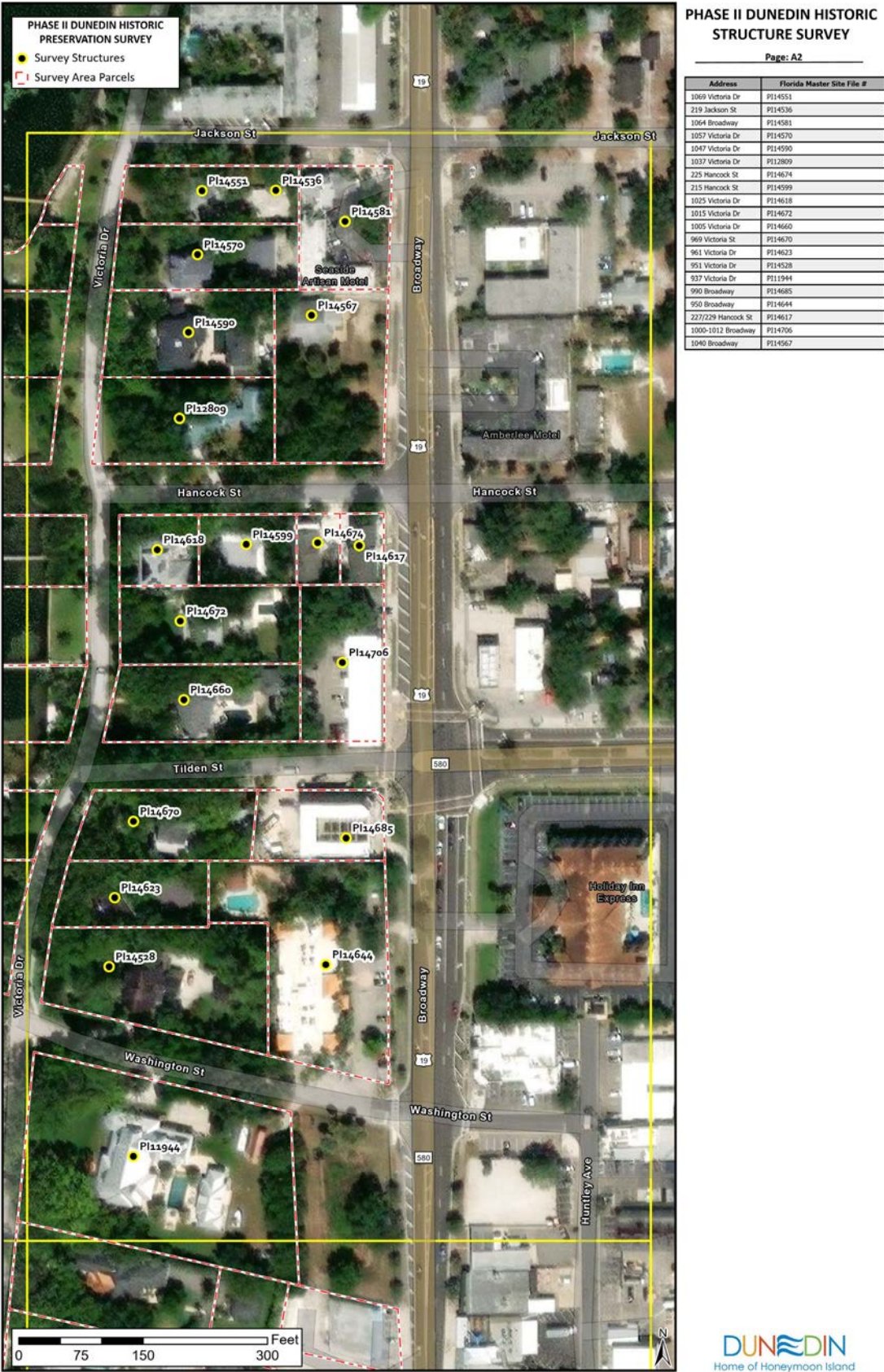
APPENDIX D. PHASE 2 SURVEY BOUNDARY



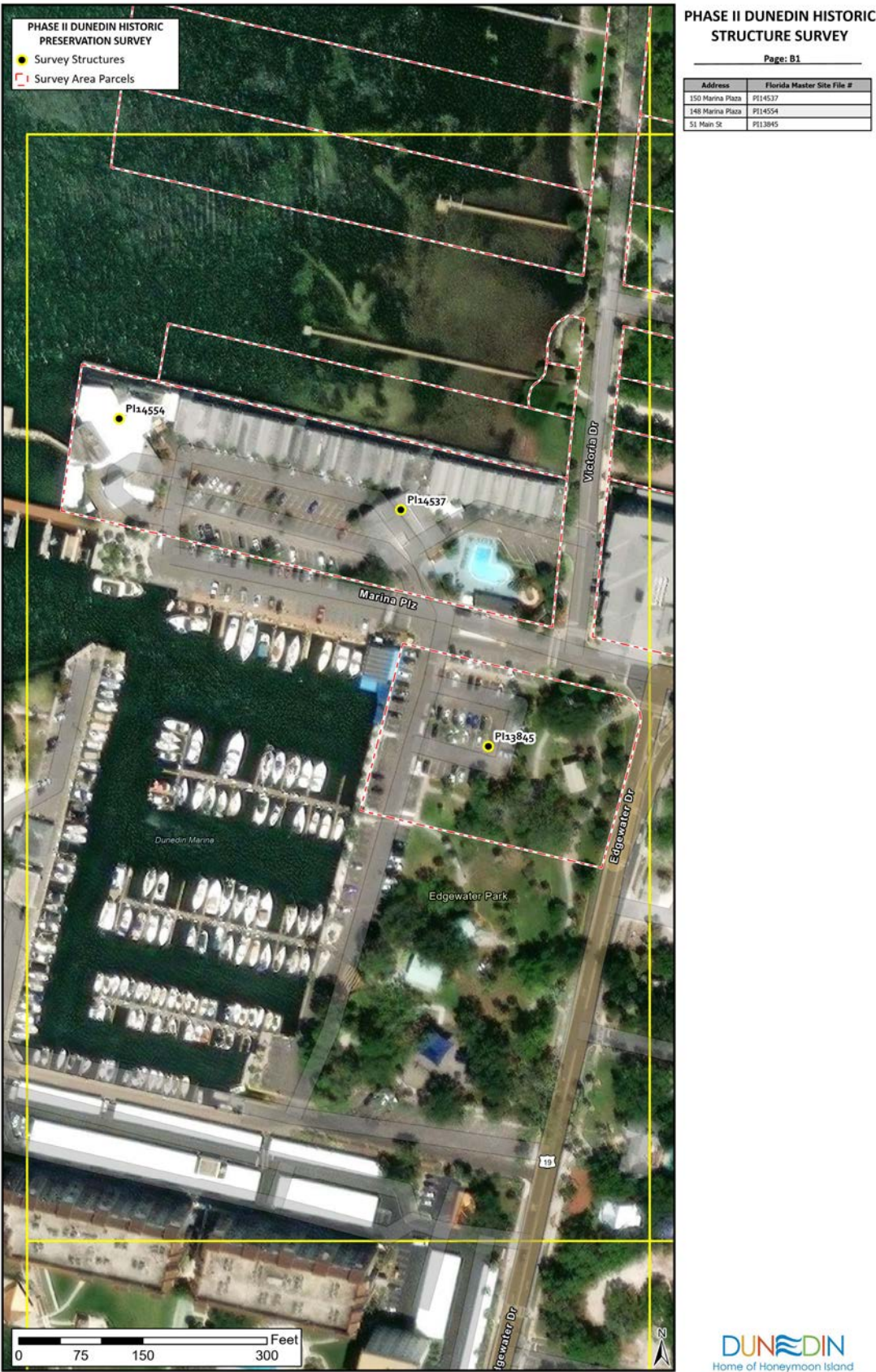
APPENDIX E. PHASE 2 SURVEY BOUNDARY KEY MAP



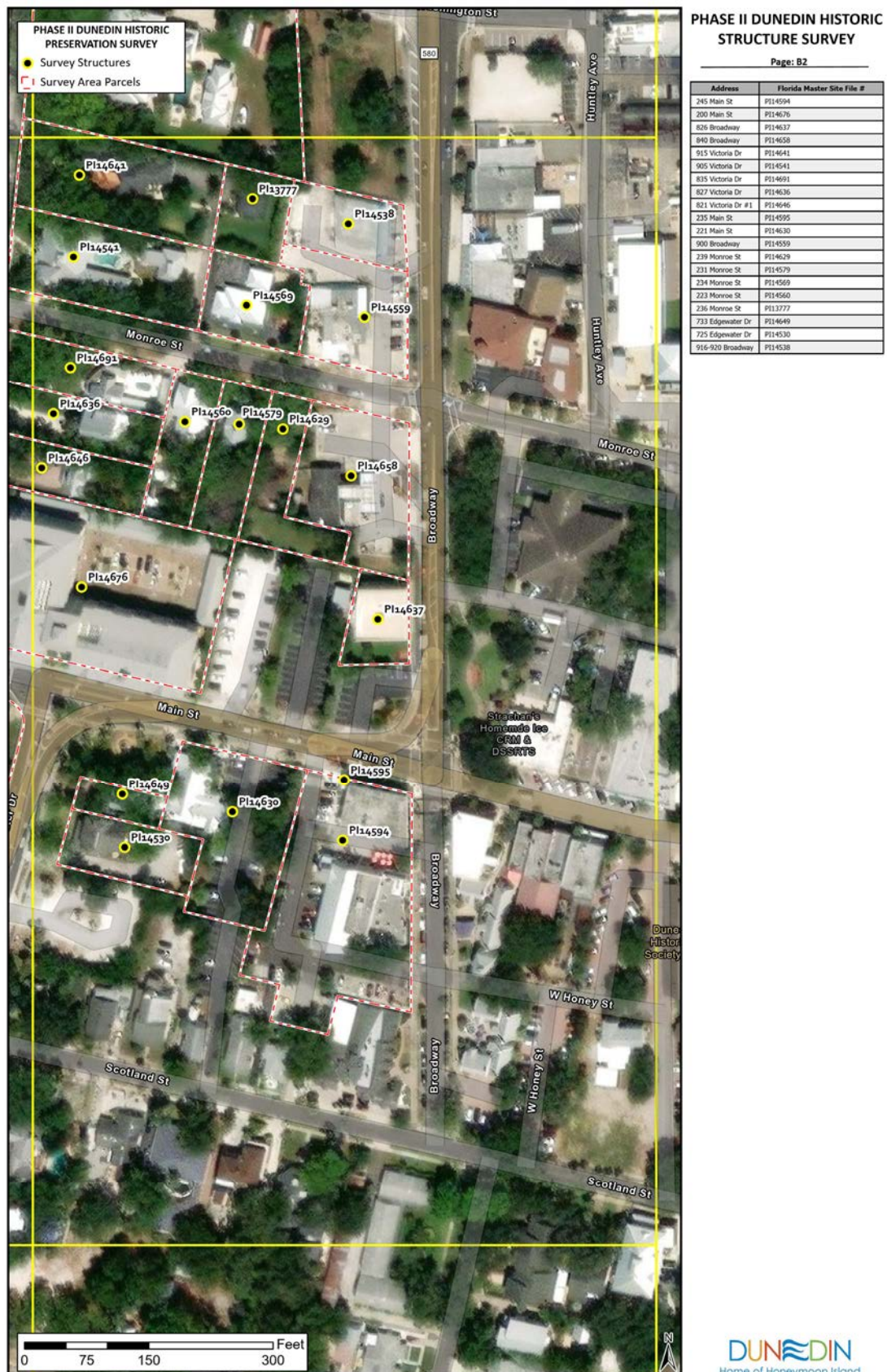
APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION A2 MAP



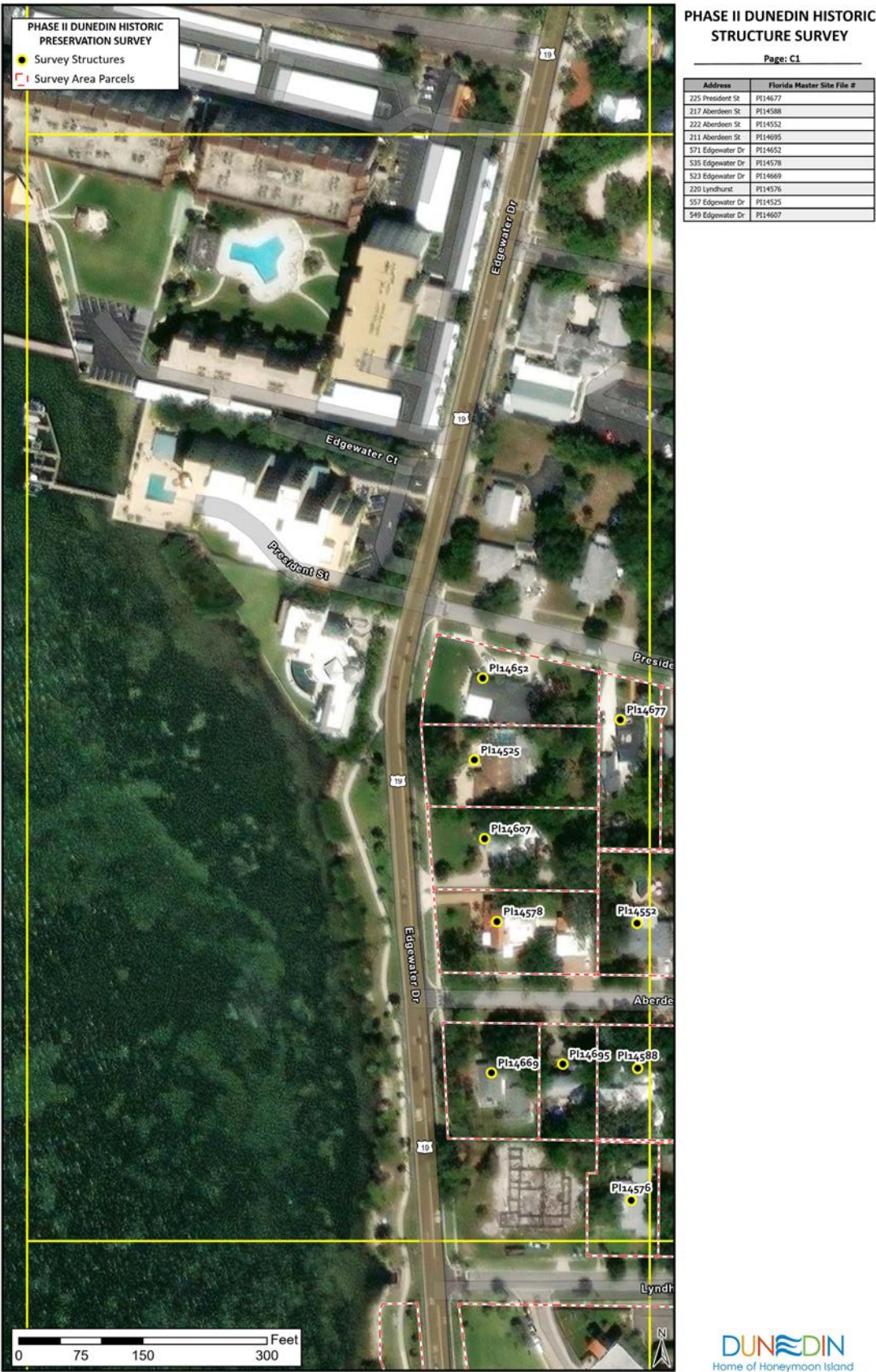
APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION B1 MAP



APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION B2 MAP



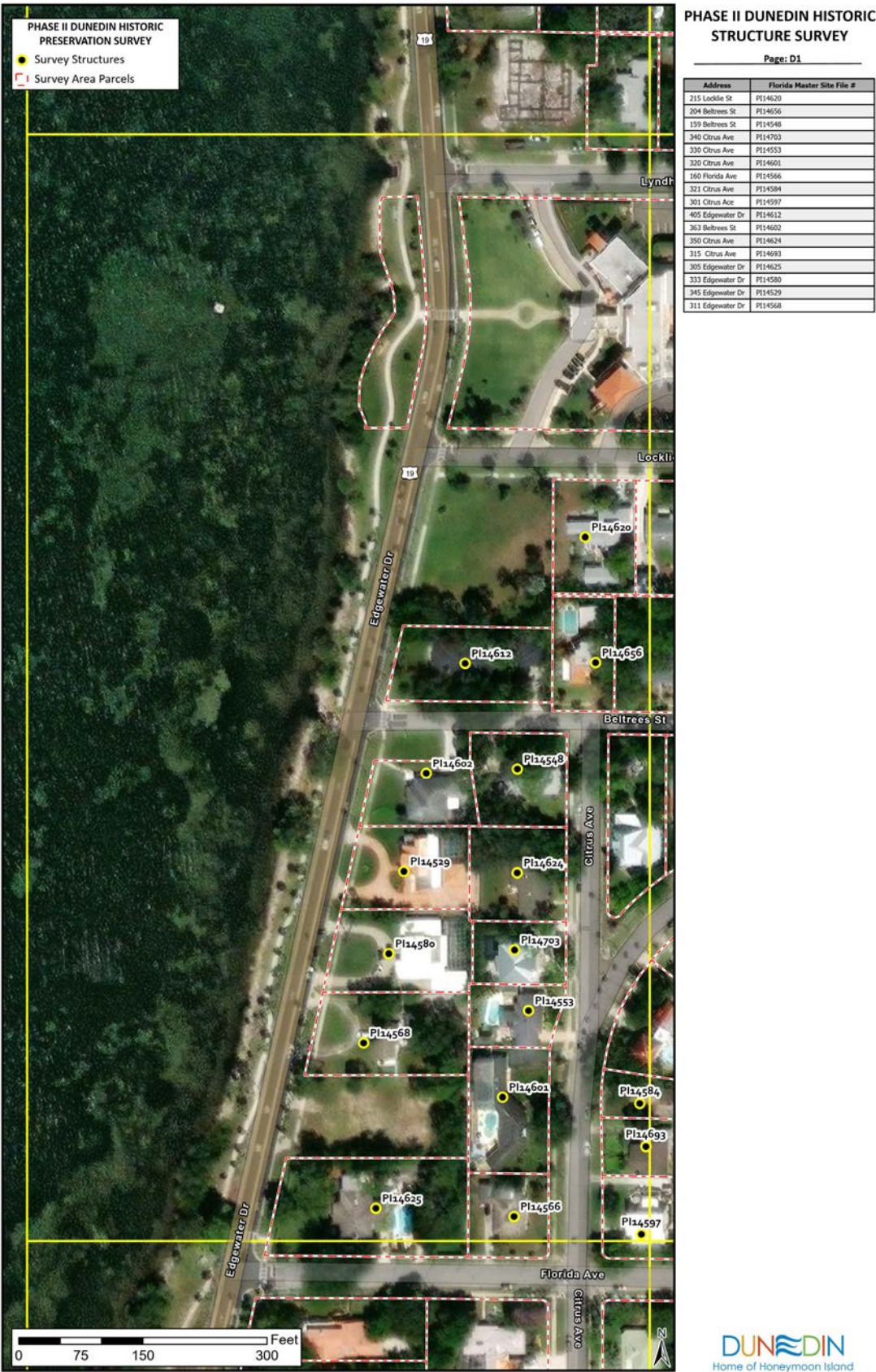
APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION C1 MAP



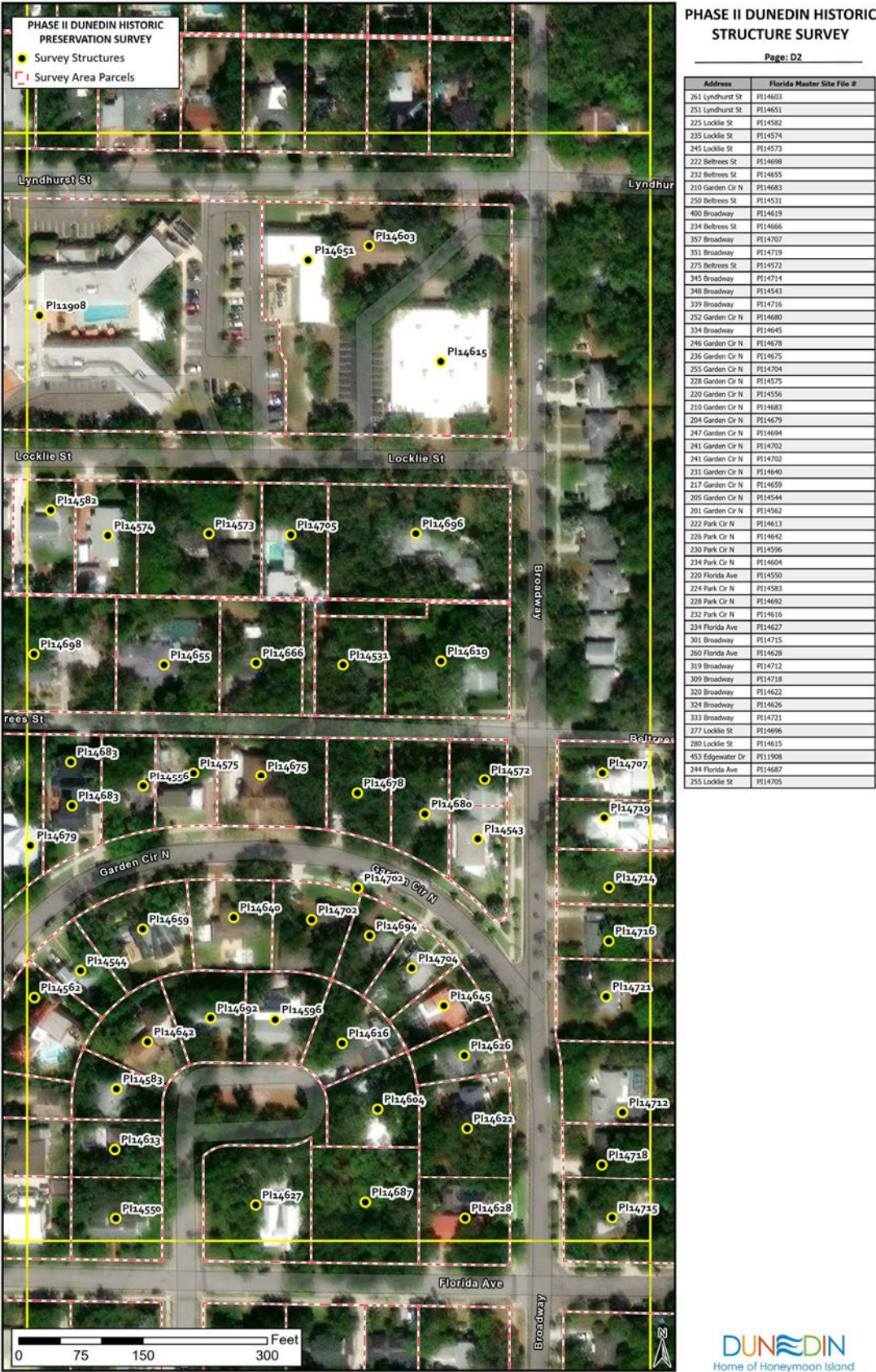
APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION C2 MAP



APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION D1 MAP



APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION D2 MAP



APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION E1 MAP



APPENDIX E. PHASE 2 SURVEY BOUNDARY SECTION E2 MAP

