

The cover features a large, curved photograph of a street in Dunedin, Florida, showing a paved road, sidewalks, trees, and buildings. A large, stylized graphic of a railroad crossing sign with the word "DUNEDIN" on a curved beam is positioned in the upper right. The title text is overlaid on the left side of the image.

DUNEDIN

**HISTORIC
RESOURCES**
SURVEY

PHASE 3

Pinellas County, Florida

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City of Dunedin

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REVISED AUGUST 2024

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EXECUTIVE SUMMARY

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 buildings. 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 buildings) was initially 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 buildings, based on the building year built, on a map. The original city plat maps and the heat map was used to find pockets of the oldest buildings within the City. Two areas were determined by the HPAC to be the Phase 1 of the Survey Master Plan. There are two other phases identified in the Survey Master Plan (Phase 2 & 3). Phase 2 was funded in 2022 by a Small Matching Grant from the State's Division of Historical Resources and was completed in 2023. It was announced in June 2023, that Phase 3 was funded for the 2023-2024 fiscal year. This survey report focuses on Phase 3 but also includes recommendations for all three phases.

Phase 3 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 buildings in the City as well by referencing the original city plat map.

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 buildings identified within the area. There were a variety of architectural styles found within the area such as Frame Vernacular, Craftsman, Bungalow, Minimal Traditional, Ranch, and Mid-Century Modern. The majority of the buildings surveyed were built before 1960. Interestingly, there were seventy-eight (78) buildings surveyed during this phase that built between 1915 and 1933 and another large group (115 buildings) built from 1940-1955.

Of the two hundred and sixty-nine (269) buildings that were evaluated, sixty-four (64) were considered non-contributing to a potential historic district and sixteen (16) buildings were identified as potentially eligible for the National Register for Historic Places individually and local eligible for landmark designation. The sixty-four (64) buildings that were determined to be non-contributing were primarily non-contributing due to being less than 50 years old, with the exception of a few non-conforming buildings that were severely altered from their original form.

This three-phase project resulted in 591 buildings recorded with 483 buildings determined as contributing to a potential historic district. In addition, the three phases combined had 43 buildings that may be potentially individually eligible for the National Register for Historic Places and potential local landmark designations.

The summation of this project, as detailed in the recommendations section, is a recommendation for one (1) potential local historic district and/or National Register Historic District and a total of 43 buildings that may be potentially individually eligible for the National Register for Historic Places and/or potential local landmark designations.

ACKNOWLEDGEMENTS

Kimley-Horn is thankful to the City of Dunedin and the Historic Preservation Advisory Committee for trusting us to complete this multi-year, multi-phase project. This partnership is invaluable to Kimley-Horn.

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.

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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 buildings. The HPAC is responsible for regulating Chapter 111 of the City's Land Development Code which is the City's Historic Preservation ordinance. Currently, the ordinance provides the HPAC authority to designate local landmarks but not local historic districts. Kimley-Horn and the HPAC are currently working on updating the ordinance to include HPAC authority to designate local historic districts. The HPAC is also responsible for reviewing Certificate of Appropriateness (COA) applications for modifications to any designated local landmarks.

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 buildings) was initially 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 buildings, based on the building year built, on a map. The original city plat maps and the heat map was used to find pockets of the oldest buildings within the City. Two areas were determined by the HPAC to be the Phase 1 of the Survey Master Plan. There are two other phases identified in the Survey Master Plan. Phase 2 was funded (in 2022) by a Small Matching Grant from the State's Division of Historical Resources and was completed in 2023. It was announced in June 2023, that Phase 3 will be funded for the 2023-2024 fiscal year. This survey report focuses on Phase 3 but also includes recommendations for all three phases.

The Phase 3 survey field work was conducted towards the end of January and early February of 2024. The City and the HPAC are focused on preserving their city's cultural heritage. By identifying areas and buildings for potential historic districts, this survey is one way to accomplish their goal.

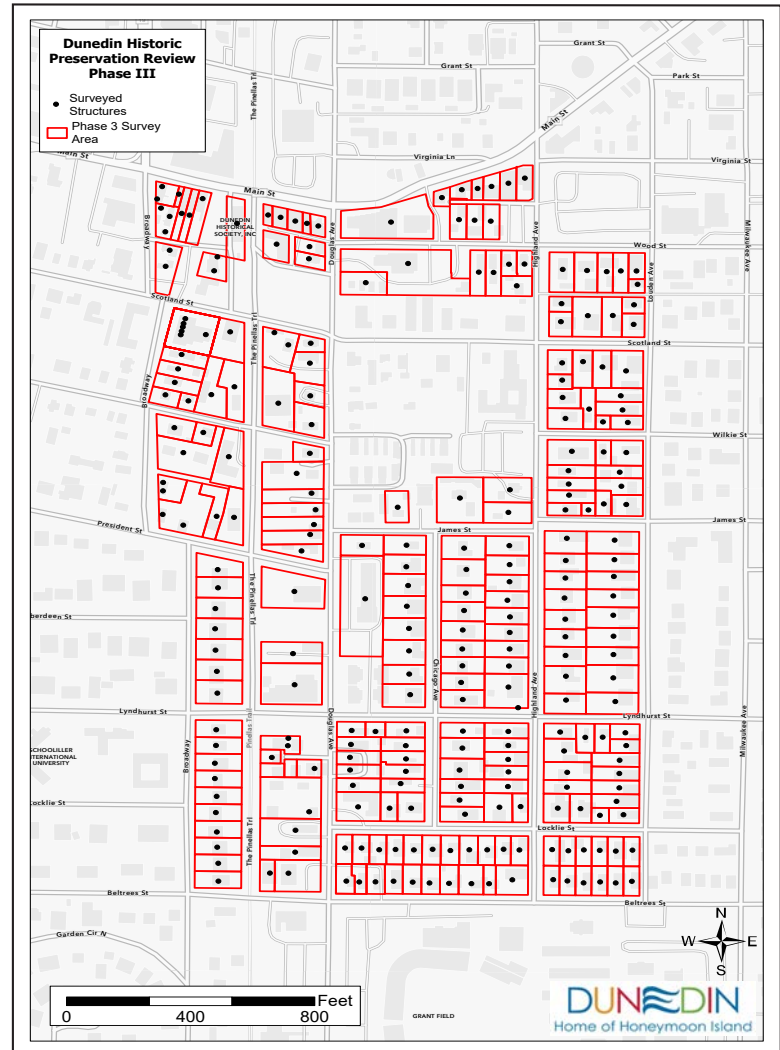
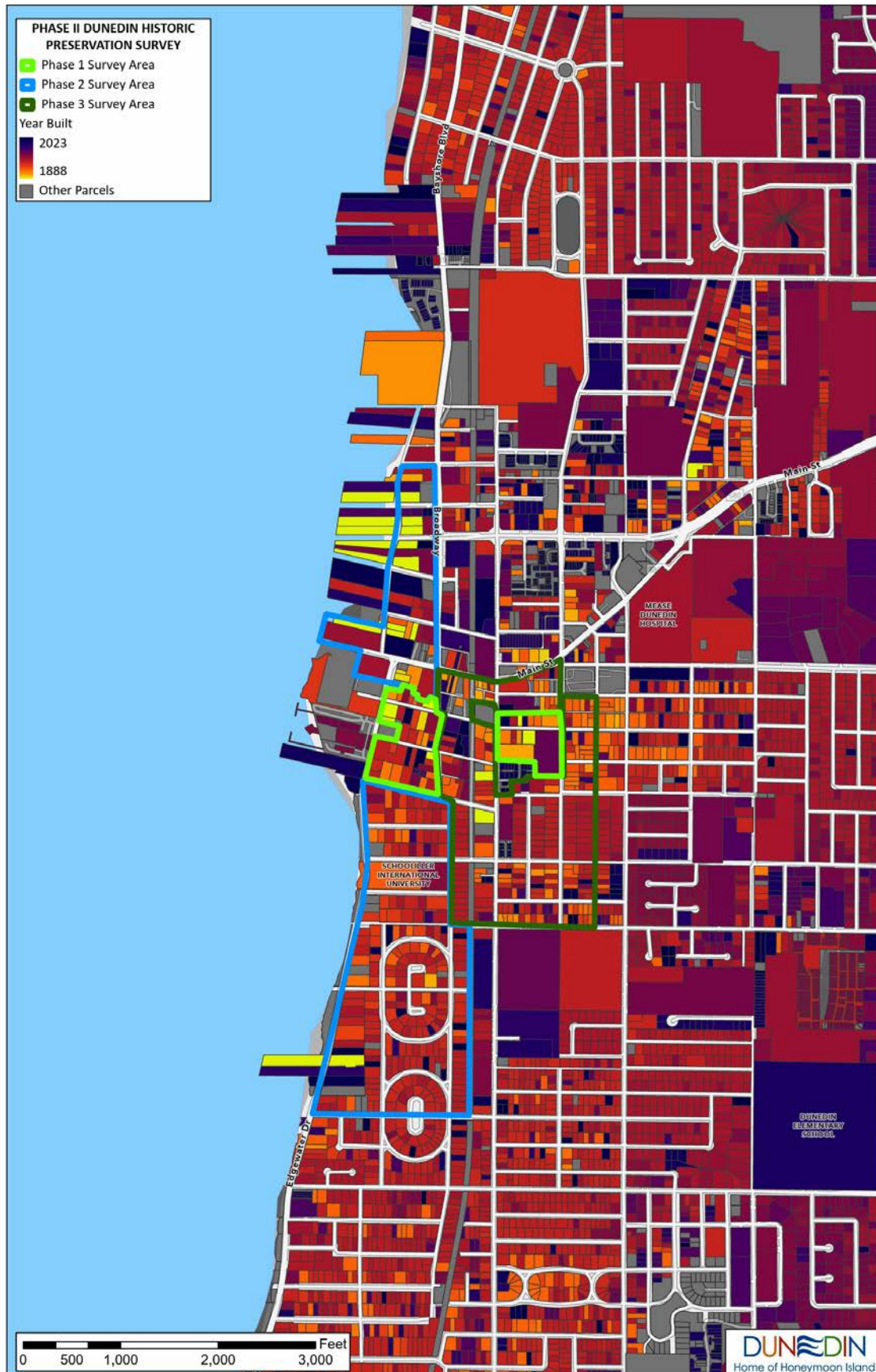


Exhibit A. Phase 3 Survey Boundary

Exhibit B. Heat Map of The City of Dunedin



INTRODUCTION

Introduction (cont.)

Phase 3 included field work, street map and USGS map creation for each surveyed building, completing the Florida Master Site File form for each building, compiling all the work into a survey report, and synthesizing Phase 1, Phase 2, and Phase 3 findings into recommendations for the City and the HPAC.

Phase 3 field work included Geographic Information System (GIS) based surveying, photographs, and inventorying all identified buildings within the areas defined for the survey. The field work resulted in 269 inventoried buildings included within the survey boundary. Of those 269 buildings, 205 buildings were deemed contributing to a potential historic district. The buildings deemed contributing to a potential historic district were all similar in age, scale, massing, and architectural features. The 64 remaining buildings 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 building. Of the 205 buildings deemed contributing to a potential historic district, 16 were determined to be potentially eligible for the National Register individually and potentially eligible for local landmark designation. Of the 269 buildings inventoried, 2 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, and identifies buildings within a boundary that could potentially become historic districts which help a city create a sense of place.

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.

Archival Research

In conducting the 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 and 3 built upon Phase 1's research. There were 2 buildings within the Phase 3 boundary which were previously recorded and updated as part of this survey.

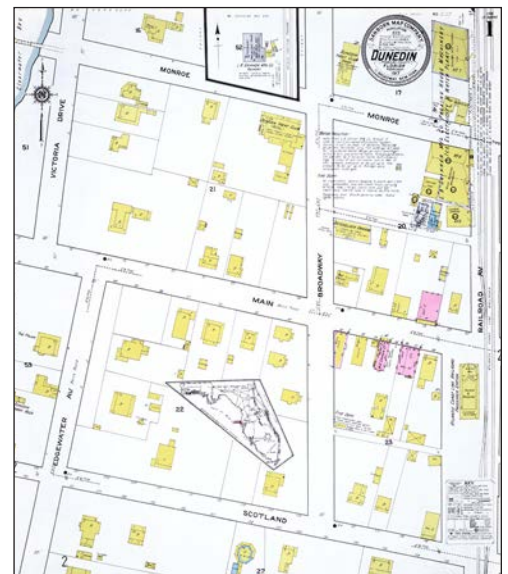


Exhibit C. 1917 Sanborn Map

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 buildings. 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 buildings) was initially identified. The small area (now known as Phase 1) was determined by a "heat map" Kimley-Horn created (Exhibit A). The heat map takes "year built" data from the Pinellas County Property Appraiser and color codes all buildings, based on the building year built, on a map. The original city plat maps and the heat map was used to find pockets of the oldest buildings within the City. Two areas were determined by the HPAC to be the Phase 1 of the Survey Master Plan (see Exhibit B). There are two other phases identified in the Survey Master Plan. The HPAC and Kimley-Horn met virtually to determine which areas to survey after Phase 1. It was decided, by the HPAC, that Phase 2 should start with Victoria Drive area as that is a very old portion of the City and unique in that it is located on the bay along the original foot path that dates back to the late 1800s. This portion was a priority to the HPAC. The HPAC also decided to move south and try to survey as many resources as possible south of the Phase 1 area. The goal was also to keep all areas contiguous. Phase 2 was funded (in 2022) by a Small Matching Grant from the State's Division of Historical Resources and was completed in 2023. Phase 3 was funded for the 2023-2024 fiscal year and the field work was completed in 2024. This survey report focuses on Phase 3 but also includes recommendations for all three phases.

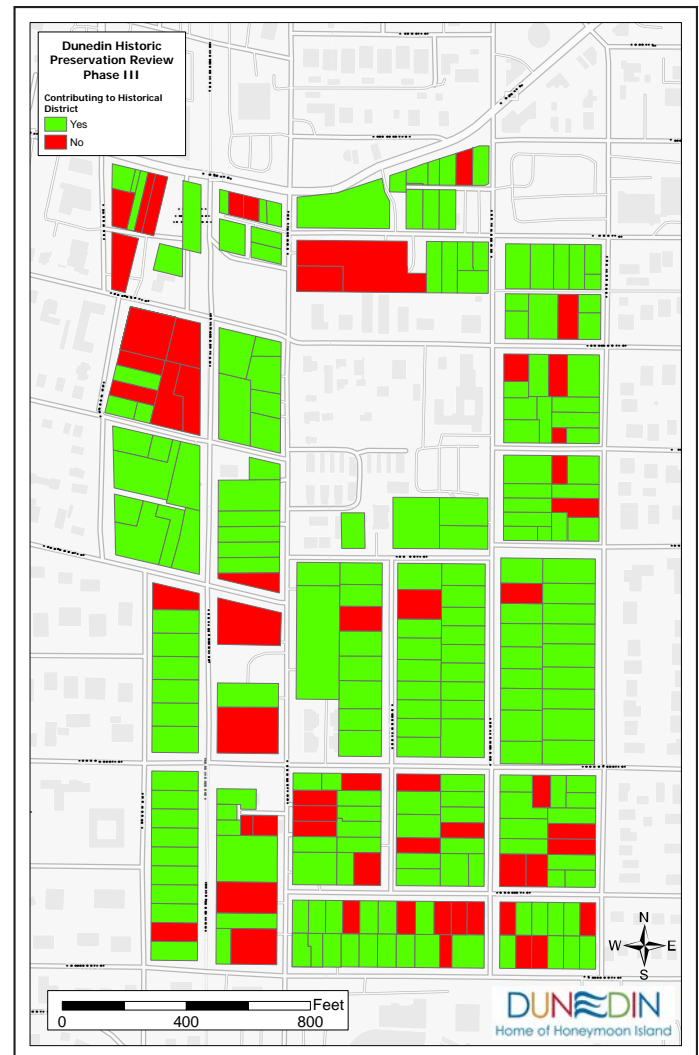
A geographic survey was determined to be the best way to conduct the Phase 3 survey considering a survey has not been completed and these types of surveys result in a large amount of information for each building within the survey boundaries. Due to the size of the survey area, the consultants surveyed each area by way of the main thoroughfares such as Broadway, Douglas Ave, Chicago Ave, Highland Ave, Loudon Ave, and so on. The consultants then worked their way through the intersecting streets, managing to survey the entirety of the survey area. A small area central to the Phase 3 survey area, and adjacent to the Phase 1 completed survey area, was not included in the survey. This area is a concentration of new-build (2010-2019) townhomes. Given the number of buildings in the Phase 3 survey area, it was determined that by skipping this concentration of newly built townhomes, time and resources could be better allocated to survey buildings that could be contributing to a potential historic district. Aside from this small area, all buildings within the boundaries were recorded regardless of age. If the building 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.

SURVEY CRITERIA AND METHODOLOGY

Survey Methodology (cont.)

The equipment used to conduct the field work included use of the ArcGIS Field Maps 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 building were documented in the field via photographs, notes, and/or survey data loaded into the Field Maps app. The ArcGIS Field Maps 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 building.

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.



Appendix D. Phase 3 Contributing Map

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

DUNEDIN SURVEY HISTORY

Introduction

The City of Dunedin is located within Pinellas County, which is situated on the Gulf Coast of Florida between Palm Harbor and Clearwater. The City of Dunedin was initially incorporated as the Town of Dunedin in 1899 and became the City of Dunedin in 1926. Today the City of Dunedin has approximately 37,000 residents.

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.



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

Pre-Columbia Era¹

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.

"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."

"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.

Like all of Pinellas County, Dunedin area was most likely inhabited by many groups of native Indians prior to the Spanish Era.

The Spanish Era³

It is widely known that when the Spanish came to Florida, they were atrocious to the native Indians. The Spanish brought new diseases and fighting to Florida, contributing to the native Indian population, including the Pinellas Indians, ultimately declining.

In 1528, Panfilo de Narvaez, a Spanish explorer, arrived in Florida. Historians agree, the Pinellas Peninsula is the mostly likely location of his arrival and, upon his arrival, he claimed the land for Spain. The name

¹ Pinellas County Historical Background (entire section)

² The Timucua: North Florida's Early People

³ Pinellas County Historical Background (entire section)

DUNEDIN SURVEY HISTORY

The Spanish Era (cont.)³

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 at the time of Panfilo De Narvaez’s arrival was mostly pine forests and beaches.

The next notable Spanish explorer to arrive to the area was Hernando de Soto in 1539. Hernando’s goal when he arrived in Florida was to establish a colony for Spain. The Spanish continued to live and grow in Florida and battle with Britain for control of Florida for many years. Eventually Florida was ceded to the United States in 1819.

“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

Similar to many towns along the southwest of Florida, The City of Dunedin started out as a small settlement along the coast for passing boat travelers. John Branch established a dock with a small store in 1870 in present day Dunedin. Branch’s dock was able to catch the attention of boats passing by, giving him a successful start. George L. Jones was another one of the first settlers to establish a general store and trading post along the Dunedin coast. Jones initially named the town “Jonesboro”. Other settlers in the area were farmers with crops of citrus, cotton, and other agriculture products. Major M.G. Anderson recognized an untapped market as there was not a cotton gin in the area to process the locally grown cotton. As a result, Anderson established a cotton gin along the waterfront.⁴ Unfortunately for Anderson, the citrus industry took over by the 1880s when his cotton gin caught fire.

After George L. Jones named the town Jonesboro, two Scottish merchants, J.O. Douglas and James Somerville, came to town to establish another general store located in Anderson’s cotton gin building. In 1878 the two merchants also established a Post Office in the cotton gin, which gave them naming rights for the town⁵. Determined to change the mutually disliked Town name of Jonesboro, the two merchants 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 Federal government allowed them to rename the town to Dunedin⁶.

As a result of the Branch’s dock on the bay and the services such as the post office, and general store established along the waterfront in town, many of the first residential structures in Dunedin were built close to the waterfront. The first residential structures in town, some of which are still standing, were built by settlers in the late 1800s. One of the original residential structures still standing today is J.O. Douglas’ house located on Scotland Street and is currently listed⁷ on the National Register of Historic Places⁸.

⁴ Dunedin

⁵ Comprehensive Plan Background

⁶ Dunedin

⁷ Nomination-Douglas House

⁸ Dunedin

DUNEDIN SURVEY HISTORY

Railroad Town

With its newly established town name, Dunedin continued to grow steadily. The introduction of the Orange Belt Railroad stop in 1888 led to a spur of growth for Dunedin. By 1898 there were approximately 100 Dunedin residents, and the town was ultimately incorporated in 1899.



Figure 2. Orange Belt Railroad-Florida Memory

The Orange Belt Railroad stop helped bring goods and tourism to the city. The location of the stop along Main Street helped develop what is now known as the downtown of Dunedin. The Orange Belt Railroad eventually became part of the Atlantic Coast Line⁹. The Orange Belt Railroad ran from Tarpon Springs to the north of Dunedin through many small towns including Dunedin to its terminus to the south, St. Petersburg¹⁰. Henry Plant purchased the Orange Belt rail system and converted it to standard gauge in 1895¹¹ which helped further the use of the railroad and continue the growth of the towns on each stop along the way.

Citrus Industry

With the railroad in Dunedin, it made shipping much easier for the residents. One local resident took advantage of the railroad in a big way. L.B. Skinner purchased abandoned orange groves after the 1890s freeze and capitalized on the growing citrus industry¹². L.B.'s son Bronson (also known as B.C. Skinner) had a knack for machinery¹³. By 1913, Bronson made the citrus industry a family affair by developing the citrus and concentration process with specialized equipment. This equipment, and accompanying family business, grew to become the largest manufacturer of citrus packing house equipment in the world.¹⁴ The Skinner's company was eventually bought out by Minute Maid¹⁵, but not before they shipped over 52,000 gallons of citrus to Great Britain between 1936-1941.¹⁶ Bronson was also interested in flying. In 1929, Bronson and a partner purchased land in the northern part of the city for the Skinner Skyport. The Skyport served as a training area for local pilots and a location to house the Skinner's private airplane.¹⁷

The Skinners were not the only ones who helped Dunedin get on the map with the citrus industry, William Y. Douglas (the brother of the John Douglas who named the city) farmed over 200 acres of citrus groves¹⁸. The citrus industry was part of the culture of Dunedin for almost one-hundred years until 1956 when Minute Maid moved their Dunedin area manufacturing to Orlando¹⁹. This portion of Dunedin's history is interesting to note because the technology used to concentrate the citrus juice was not widely used. B.C. Skinner eventually founded Citrus Concentrate, Inc. in 1935 which patented the technology and helped further the manufacturing of citrus juice and the industry in Dunedin²⁰.

⁹ Florida Memory

¹⁰ Pinellas County

¹¹ Pinellas County

¹² Dunedin

¹³ Tampa Tribune

¹⁴ Dunedin

¹⁵ Orlando

¹⁶ Dunedin

¹⁷ Dunedin

¹⁸ Dunedin

¹⁹ Dunedin

²⁰ Pinellas County

DUNEDIN SURVEY HISTORY

Citrus Industry (cont.)

Dunedin's growth was relatively consistent during its beginning years. Between 1900 and 1920, Dunedin's population increased by 468 percent (from 113-642)²¹. However, the growth of the City did not substantially increase in numbers until the 1920s, which was Dunedin's first real estate boom and bust²².

Roaring Twenties in Dunedin²³

The citrus industry in Dunedin continued into the 1920s and 1930s. Throughout the entire county, 80% of the employment was attributed to the agriculture industry²⁴.

Citrus was not the only industry that was popular in Dunedin. Tourism all along the west coast of Florida was becoming popular. In the late 19th century and early 20th century, there was a national focus on cleansing waters such as hot springs and artesian wells. In the 1920s, Dunedin was known for the best artesian water. Dunedin had a few artesian wells, the most infamous being the centrally located well in Edgewater Park. The well was so popular people would come from nearby areas to fill up water jugs in the park.²⁵

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 the 1920s, new smaller subdivisions were announced every month. One of the larger and more notable subdivisions announced during the 1920s was the Dunedin Isles Subdivision. E.S. Frischkorn was the developer of this subdivision plan. The lofty plan included residential lots, five man-made islands, and a golf course totaling almost 3,000 acres, and was projected to spur a population increase of 24,000 people. The 18-hole golf course for Dunedin Isles Subdivision opened on January 1st, 1927²⁶. 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. After years of neglect from the crash, the City of Dunedin took over ownership of the golf course in 1938. The City used Works Progress Administration (WPA) funds to rehabilitate the golf course. During Spring Training, the baseball players would use the golf course. The most notable baseball player to ever use the golf course was Babe Ruth,²⁷ who came to Dunedin to play baseball at Grant Field. This field, still in existence today as the Toronto Blue Jays Spring training field, was built using WPA funds in the 1930s²⁸.



Figure 3. Main Street, 1949



Figure 4. Main Street, 2023

²¹ Pinellas County

²² Comprehensive Plan Background

²³ Comprehensive Plan Background (entire section)

²⁴ Pinellas County

²⁵ Dunedin

²⁶ Dunedin

²⁷ Dunedin

²⁸ Dunedin

DUNEDIN SURVEY HISTORY

Roaring Twenties in Dunedin (cont.)

Also during this time in Dunedin, there were social clubs starting to form. A few of note were the Dunedin Garden Club (1923), Dunedin Eastern Star (1923), the Dunedin Chamber of Commerce (1926), and the Dunedin Boat Club (1929)²⁹.

War Time Activities

The small town of Dunedin was instrumental during the second World War. One of the biggest accomplishments in the City's war time history is the invention of the Alligator by Donald Roebling. History tells us that Donald Roebling was in Dunedin when he finalized the designs for the Alligator, which was essentially a water bound tank. During the war the U.S. Marines used the Alligator to transport soldiers safely from water to land. There was even an Amphibian Tractor detachment of the Marines in Dunedin which used the Alligator. For his efforts during WWII Donald was awarded the Medal of Merit.³⁰

Although it was not used for flying, the Skinner Skyport was used during the war for marine barracks and training. Honeymoon Island, within the city limits and just off the coast of Dunedin is part of a unique war time tale. Honeymoon Island was named by Clinton Washburn, who designed the island to be a get away island for honeymooners. Washburn constructed fifty (50) cottages on the island for the newlyweds to escape. The cottages were completed in 1940, but unfortunately with the timing of the War, the honeymoon business made way for other potential income avenues. Washburn leased the island to a defense manufacturer as a place for his employees to escape from the hectic time they were in and relax³¹.

Post War in Dunedin³²

According to the City, at the end of the war, the City had 2,000 residents. During the post war times, many soldiers were returning to the U.S. and starting families. Dunedin certainly experienced this growth with an 82% population increase during the 1940s³³. The population in 1964 was approximately 12,000³⁴. By the time 1978 came around, the City's population increased to 30,000 people. Therefore, the building stock in the City of Dunedin, similar to most towns in Florida, boomed after World War II.

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 that the Dunedin Golf Club was home to the Professional Golf Association (PGA) of America from 1945-1962³⁵. This is the same golf course that was developed by E.S. Frischkorn for the Dunedin Isles subdivision and still offers PGA lessons today³⁶. Having a premier golf league based in Dunedin helped spur growth in the immediate area.

Another contributing factor to Dunedin's growth was the extension of the Gulf Coast Highway (U.S. 19) to St. Petersburg. In 1955, the last segment of the Gulf Coast Highway connecting Tallahassee all the way down to St. Petersburg was constructed. With Dunedin being directly north of St. Petersburg, the completion of the connection resulted in more travelers and development in the Dunedin, Clearwater, and St. Petersburg area.

²⁹ History Notes

³⁰ Dunedin

³¹ Dunedin

³² Comprehensive Plan Background (entire section)

³³ Pinellas County

³⁴ Pinellas Public Library

³⁵ Florida Historic Golf Trail

³⁶ Dunedin Golf Club

DUNEDIN SURVEY HISTORY

Post War in Dunedin (cont.)

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%³⁷. This growth rate was unprecedented in the County.

African American Community in Dunedin³⁸

According to the Director of the Dunedin History Museum, the history of Dunedin's African American community is somewhat untold. He has been completing oral histories with members of the community for years to understand more. What we know of this community, prior to desegregation (1970s), the community mostly kept to the area between Skinner Blvd and San Christopher Drive. Unfortunately, like many other African American communities in the southern part of the United States, Dunedin's African American community was segregated from the majority population. This community was not allowed to use Dunedin's public cemetery or public facilities and often had their own entrances to public places. Due to the segregation, they kept to themselves mostly and were a vibrant internal community with their own churches and entertainment. We look forward to more research from the History Museum on this important group of Dunedin residents in the future.

Downtown Revitalization³⁹

The commercial downtown of Dunedin is surrounding the original Orange Belt Railroad station depot off Main Street. The majority of the existing structures were built after the 1920s and are small scale commercial structures. The downtown was fairly popular late into the mid-century⁴⁰. Unfortunately, like most downtowns in America, Dunedin's main street area went into decline with the post war race to the suburbs. Fortunately for Dunedin, a grassroots movement started in 1988 to revitalize the neglected downtown. This movement resulted in the establishment of a Community Redevelopment Agency (CRA). The purpose of a CRA is to allocate tax increment funds (TIF) to improvements for certain areas designated as prime for redevelopment. The Dunedin downtown CRA focused improvements on ensuring the downtown felt like a village with pedestrian-friendly walkability. As is evident by downtown Dunedin today, 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. This three-phase survey of the historic structures surrounding the Downtown, may help spur even more revitalization and preservation within in the City.



Figure 5. Main Street, 2021

³⁷ Pinellas County

³⁸ Luisi

³⁹ Comprehensive Plan Background (entire section)

⁴⁰

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 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 3 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 Styles | Total |
|-----------------------|-------|
| Bungalow | 41 |
| Commercial | 21 |
| Folk Victorian | 3 |
| Frame Vernacular | 32 |
| Industrial Vernacular | 2 |
| Masonry Vernacular | 1 |
| Mediterranean Revival | 3 |
| Mid-Century Modern | 2 |
| Minimal Ranch | 9 |
| Minimal Traditional | 55 |
| No Style | 42 |
| Ranch | 58 |
| Grand Total | 269 |

Table 1. List of Architectural Styles Within Phase 3 Survey

¹ McAlester

ARCHITECTURAL CONTEXT

Bungalow

The Bungalow form was very popular during 1920-1930. This building form typically 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 can be applied to a Bungalow form with the Craftsman style usually feature more decorative ornamentation 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 3 survey boundaries, there were forty-one (41) Bungalow structures recorded.



Figure 6. Bungalow (456 Wood St)

Commercial

The Commercial/Commercial Vernacular style is a popular style in the United States 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 style² 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 3 survey boundaries, there were twenty-one (21) Commercial style structures recorded.



Figure 7. Commercial (319 Main St)

Folk Victorian

Folk Victorian style is similar to the Queen Anne style however, it is much less ornamental in nature than Queen Anne. These styles usually have first floor front porches, turned spindles, brackets in the eaves, and decorative details in the porch bays.

Within the Phase 3 survey boundaries, there were three (3) Folk Victorian style structures recorded.



Figure 8. Folk Victorian (512 Scotland St.)

² Longstreth

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.

Within the Phase 3 survey boundaries, there were thirty-two (32) Frame Vernacular style structures recorded.

Industrial Vernacular

The Industrial Vernacular style structures are similar to Frame and Masonry Vernacular in that they are traditional constructed with the materials available locally. Vernacular, by definition, is “no style” and fits a broad classification of building types. Industrial Vernacular is different from both Frame and Masonry Vernacular styles in because they are typically supported by metal exterior materials versus lap siding exteriors. However, wooden frames were sometimes used to construct industrial vernacular structures. The Industrial Vernacular style is typically not designed by an architect but instead by a local builder, either in groups of structures or individually. Stylistic features of industrial vernacular structures include simple rectangular or L-shaped structures, flat or shallow pitch roofs, metal walls, and metal casement windows.

Within the Phase 3 survey boundaries, there were two (2) Industrial Vernacular style structures recorded.

Masonry Vernacular

Masonry Vernacular style structures are similar to Frame Vernacular in that they are traditional constructed with the materials available locally. Vernacular, by definition, is “no style” and fits a broad classification of building types. Masonry Vernacular is different from Frame Vernacular because they are typically constructed of a masonry material such as brick, concrete, clay tile, or stone. The Masonry Vernacular style is typically not designed by an architect but instead by a local builder, either in groups of structures or individually. Stylistic features of masonry vernacular structures include simple rectangular or L-shaped structures, flat or shallow pitch roofs, masonry/stucco walls, and wood double-hung windows.

Within the Phase 3 survey boundaries, there were one (1) Masonry Vernacular style structure recorded.



Figure 9. Frame Vernacular (602 Douglas Ave)



Figure 10. Industrial Vernacular (352 Albert St)



Figure 11. Masonry Vernacular (300 President St)

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 arched windows with a grid pattern, low-pitched roofs, and wrought-iron details.

Within the Phase 3 survey boundaries, there were three (3) 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. This style is typically architect designed 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.

Within the Phase 3 survey boundaries, there were two (2) Mid-Century Modern style structures recorded.

Minimal Ranch

The Minimal Ranch style is similar to the traditional Ranch style however, the form is less horizontal than a Ranch and more square form more commonly found in the Minimal Traditional style. Where the Minimal Ranch differs from the Minimal Traditional is it typically features an attached carport whereas the Minimal Traditional design usually has a detached garage. The car is not usually housed within the building footprint. This style features minimal ornamentation, hip roof, and the eaves are minimal in width.

Within the Phase 3 survey boundaries, there were nine (9) Minimal Ranch style structures recorded.

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



Figure 12. Mediterranean Revival (354-356 Chase Ct)



Figure 13. Mid-Century Modern (421 Main St)



Figure 14. Minimal Ranch (446 Highland Ave)



Figure 15. Minimal Traditional (647 Broadway)

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 3 survey boundaries, there were fifty-five (55) Minimal Traditional style structures recorded.

No Style

This No Style category is reserved for structures that do not resemble one, dominant style and who are not older than 50 years. For this survey, there were a few newly built structures with architectural features from different architectural styles such as square Doric columns mixed with brick piers and dentil moldings. 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.



Figure 16. No Style (447 Locklie St)

Within the Phase 3 survey boundaries, there were forty-two (42) No Style structures recorded.

Ranch

Ranch styles 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 17. Ranch (559 Chicago Ave)

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 3 survey boundaries, there were fifty-eight (58) Ranch style structures recorded.

SURVEY RESULTS AND RECOMMENDATIONS

Phase 3 Survey Results

Phase 3 Survey resulted in 267 buildings recorded, including two (2) update Florida Master Site Files recorded, for a total of 269 buildings surveyed. See Exhibit A for the boundaries of the survey. Figure 18 shows all buildings surveyed in Phase 3 by year built.

The Phase 3 survey boundary is primarily east of the Phase 2 area, but still 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 typically well maintained. Majority of the recorded buildings were listed as in “good” condition on the Florida Master Site File form. The difference between “excellent” and “good” is subjective. The field consultant considered buildings in excellent condition to be in the very best of condition therefore not many fell into that category.

Of the two hundred and sixty-nine (269) buildings that were evaluated, sixty-four (64) were considered non-contributing to a potential historic district. The sixty-four buildings that were considered non-contributing were primarily due to being less than 50 years old, with the exception of a few non-conforming buildings that were severely altered from their original form. The table above indicates that most of the surveyed buildings were built before 1960. Interestingly, there was a large group (78) of buildings surveyed during this phase that were built between 1915 and 1933. Another large group of surveyed buildings (115) were built between 1940-1955.

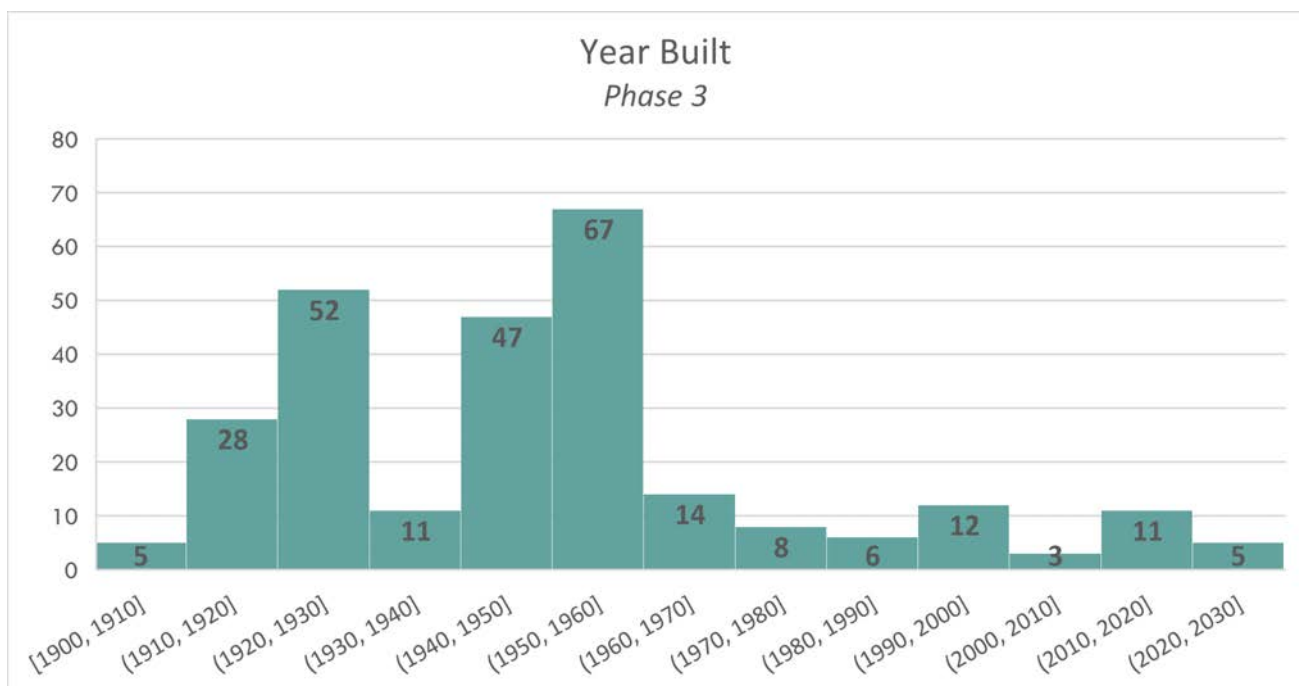


Figure 18. Distribution of the years each phase 3 surveyed building was built

SURVEY RESULTS AND RECOMMENDATIONS

Phase 3 Survey Results (cont.)

The remaining 205 buildings were deemed contributing to a potential historic district due to 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 building.

Of the 269 buildings recorded, there were sixteen (16) buildings that are potentially eligible for the National Register for Historic Places individually and potentially eligible for local landmark designation. These buildings should be further investigated to determine if they could qualify for individual listing on the National Register or local landmark if they are not already designated. There are six (6) buildings within the Phase 3 boundary which are already locally designated as a landmark.

When evaluating the buildings for contributing/non-contributing status and individually eligible, the consultant used the National Park Service's Criteria for Evaluation¹ below. The individually eligible properties were evaluated under Criterion C and appear to possess significance in the area of architecture for their specific styles. These buildings were identified due to the level of integrity in the areas of architectural style and materials. In addition, each one contained integrity in the areas of location, design, workmanship, feeling, setting and association. The buildings are in their original locations and remain within a largely urban setting. The buildings typically remain intact with the only minor non-historic alterations. Therefore, the resources retain sufficient integrity of design, materials, and workmanship. Since the buildings retain many of the material features from its beginnings, it can adequately portray its historic identity and period of significance, allowing them to retain integrity of feeling and association as a significant architectural resources. There are a few buildings which may qualify under Criterion A for Transportation due to their association with the Orange Belt Railroad. These should be further investigated.

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, buildings, 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. Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, buildings that have been moved*

¹36CFR60.4

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:

SURVEY RESULTS AND RECOMMENDATIONS

Phase 3 Survey Results (cont.)

Criteria considerations. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, buildings 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 building removed from its original location but which is significant primarily for architectural value, or which is the surviving building 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 building 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 RESULTS AND RECOMMENDATIONS

Phase 3 Survey Results (cont.)

The City of Dunedin's local landmark designation process is very similar to the National Register of Historic Places. The HPAC shall recommend the designation of individual property as a historic landmark after the public hearing if the principal structure is at least 50 years old and it meets one or more of the criteria below.

- a. Its value is a significant reminder of the cultural or archaeological heritage of the City, state or nation;*
- b. Its location is a site of a significant local, state, or national event;*
- c. It is identified with a person who significantly contributed to the development of the City, state, or nation;*
- d. It is identified as the work of a master builder, designer, or architect whose individual work has influenced the development of the City, state, or nation;*
- e. Its value as a building is recognized for the quality of its architecture, and it retains sufficient elements showing its architectural significance;*
- f. It has distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials;*
- g. Its character is a geographically definable area possessing a concentration or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development;*
- h. Its character is an established and geographically definable neighborhood, similar in culture, architectural style or physical plan and development; or*
- i. It has contributed, or is likely to contribute, information important to the prehistory or history of the City, state, or nation.*

SURVEY RESULTS AND RECOMMENDATIONS

Total Project Results and Recommendations (Phase 1, 2, & 3)

Results

As detailed in Table 2, this three-phase project resulted in 591 buildings recorded, in which 482 of those recorded buildings were deemed contributing to a potential historic district. In addition, there were a total of 43 surveyed buildings that were determined as potentially individually eligible for the National Register for Historic Places ([see Appendix H](#)).

Table 2. Survey results of all three phases

| | Surveyed Buildings | Contributing Buildings | Potentially Individually Eligible |
|---------|--------------------|------------------------|-----------------------------------|
| Phase 1 | 52 | 46 | 1 |
| Phase 2 | 270 | 231 | 26 |
| Phase 3 | 269 | 205 | 16 |
| TOTAL | 591 | 483 | 43 |

Prior to this project, a comprehensive historic resources survey has never been conducted within the City. As a result, a Survey Master Plan was developed and a “heat map” was created to try to identify the oldest buildings within the City. The heat map takes “year built” data from the Pinellas County Property Appraiser and color codes all buildings over 50 years old on a map. The original city plat maps and the heat map was used to find pockets of the oldest buildings within the City to create a three-phase Survey Master Plan. The assumption, from assessing the heat map (Exhibit B), was that there would be a great number of historically significant buildings in the survey area. As demonstrated in Figure 19, this was found to be true. When assessing all three phases together, the majority of the surveyed buildings were built prior to 1960.

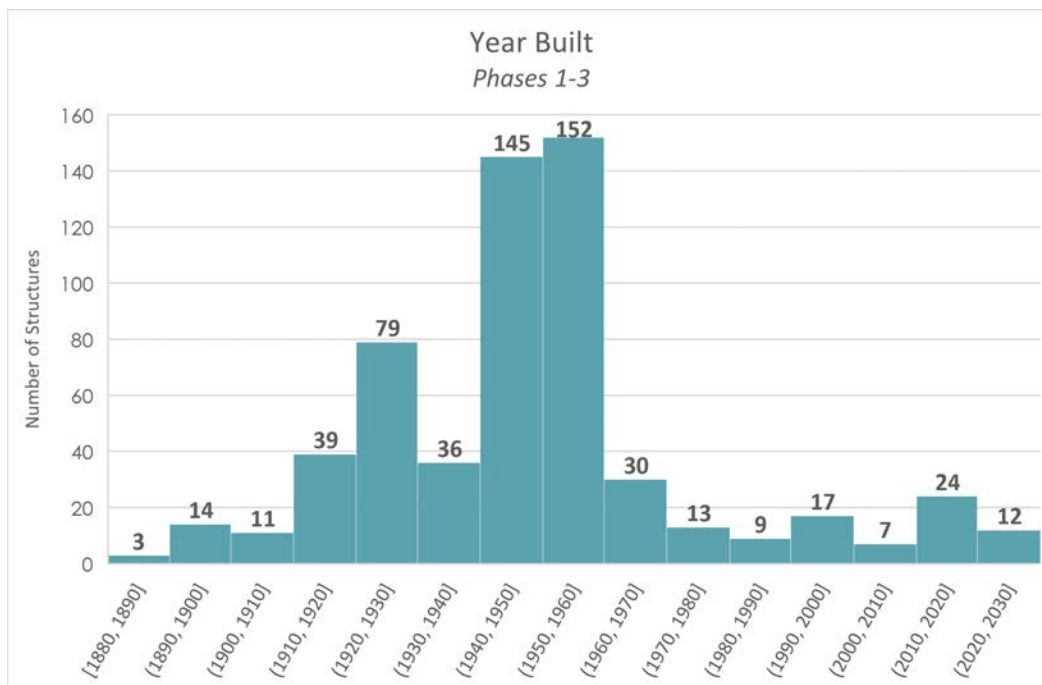


Figure 19. Distribution of years each surveyed structure was built (phases 1-3)

SURVEY RESULTS AND RECOMMENDATIONS

Total Project Results and Recommendations (Phase 1, 2, & 3) (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. This historic information, and the survey report, indicate most of the surveyed buildings were built prior to 1960. With this being established, the recommendation for the period of significance for any potential historic district within the total phase area would be at least 1880 to 1974. The end date of 1974 would allow for any important buildings to be considering contributing if they are at least 50 years old.

Another conclusion notable from synthesizing all three phases is that there are a total of 43 individual resources potentially eligible for local landmark designation and the National Register of Historic Places. The survey 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. Further research should be conducted to determine if these building do indeed qualify for listing either locally or on the National Register.

As shown in Figure 20, there were many architectural styles found throughout all three phases. There were a total of 202 Ranch style buildings surveyed, which far exceeds any of the other architectural style homes surveyed. The Ranch style home was the predominant building built during the post WWII era, which aligns with when Florida, and subsequently the City of Dunedin, had most of its population growth.

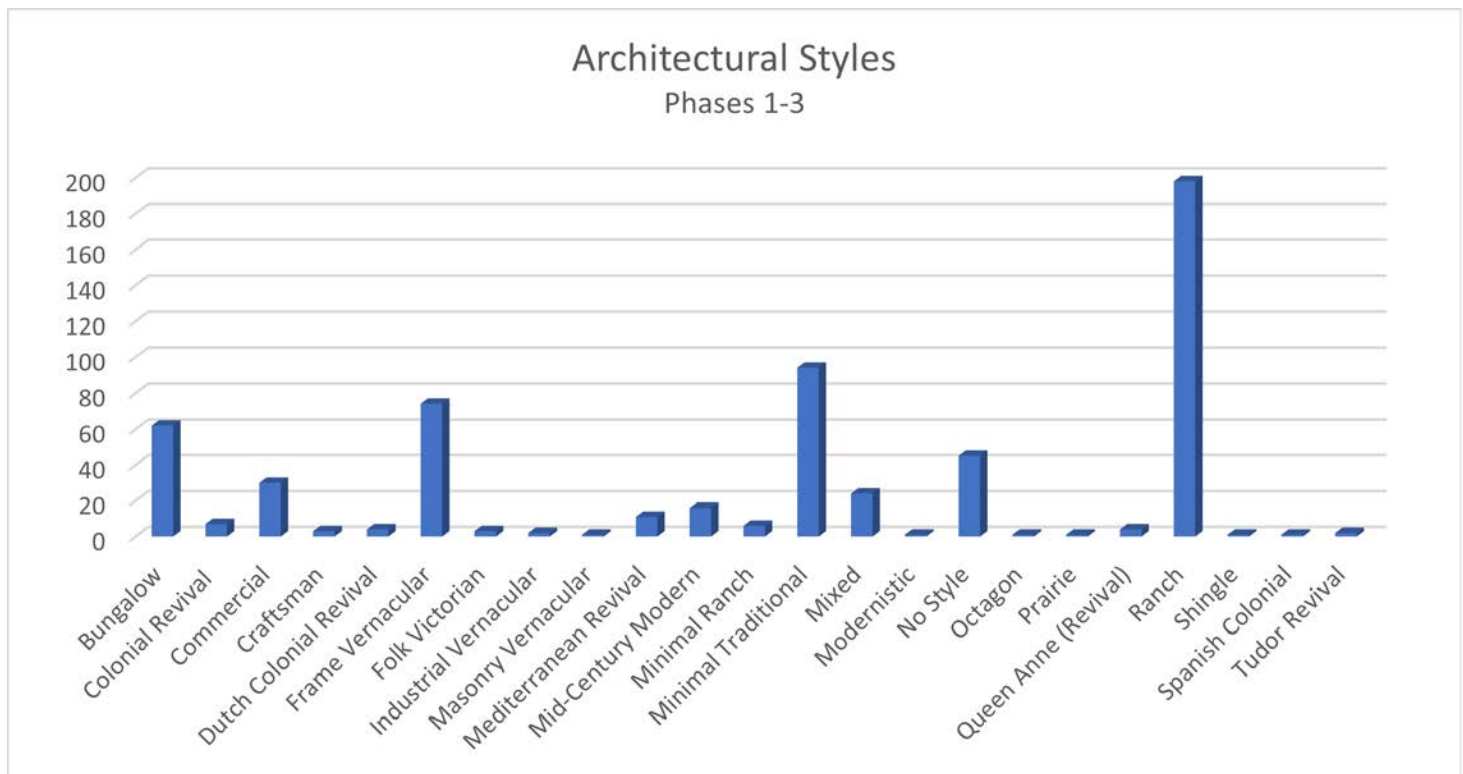


Figure 20. Architectural styles surveyed in phases 1-3

RECOMMENDATIONS

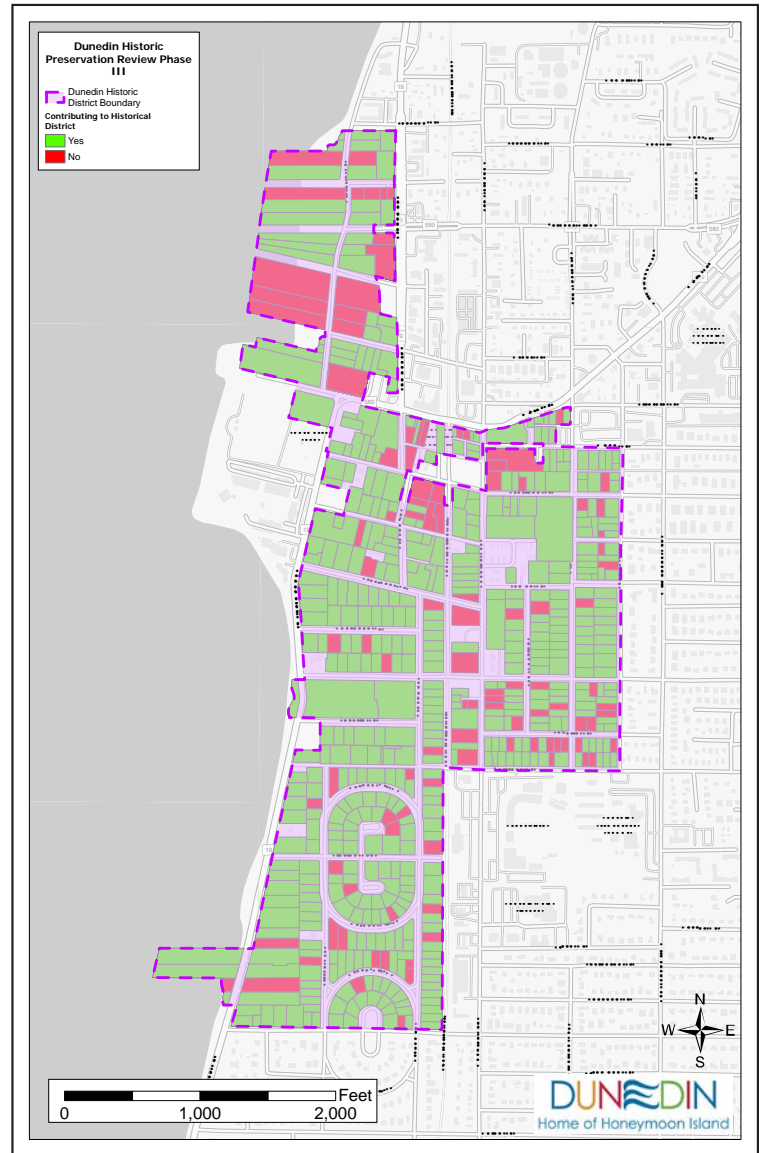
Historic District

Given the contiguous nature of all three phases, one large historic district should be investigated. It could include the commercial areas and residential areas in one district. This is common practice as historic areas tend to evolve together and not separately according to uses. Currently, Dunedin is in the process of adding to their existing historic preservation ordinance, the ability to designate local historic districts but it is not finalized. As shown in Appendix G, this report has identified one (1) potential district. Further research and investigation should be conducted to determine if this mixed-use district could qualify for the National Register for Historic Places.

Further Survey Work

Below is a list of recommended future survey work which should be completed.

- The City should continue to survey buildings over 50 years old within the oldest portions of the City.
- Due to limited scope, the area east of Loudon Avenue was not included in Phase 3. Because of the number of historic buildings surveyed on the west side of Loudon Avenue during Phase 3, it is recommended that this area be surveyed. The east side of Loudon Avenue appears to be mostly constructed in the mid-1920s and could be a potential local historic district if enough contributing buildings to the east are uncovered.
- To understand if a full commercial district is possible along Main Street, the City should survey the north side of Main Street that was not included in the Master Survey Plan (three phases).
- The City should investigate if a Florida Main Street program would be beneficial in the commercial corridor. The Florida Main Street program is a designation which communities may apply and obtain technical assistance with revitalizing and promoting economic development in downtowns². This program has helped many communities preserve their historic downtowns.
- The southern portion of the Belle Terre plat should be surveyed and added into the potential Shore Crest/Belle Terre Historic District.



Appendix G. Potential Historic District Map

²Florida Main Street

RECOMMENDATIONS

National Register for Historic Places

The entire three-phase project resulted in a total of 43 buildings that may be potentially individually eligible for the National Register for Historic Places (NRHP). Due to limited time and resources, the identified buildings will require additional research to determine if they are eligible for the National Register for Historic Places.

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.

Tax Incentives

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 a historic district would add to the community, tax incentives would be a monetary benefit to the community. If the City pursues nominating any of the survey areas to the National Register of Historic Places as historic districts, there are Federal Historic Tax Incentive programs in place for buildings either located in a National Register of Historic Places Historic District or individually listed on the National Register of Historic Places.

Conclusion

In conclusion, the three survey phases confirmed that the City of Dunedin is rich with history and historic buildings that would contribute to a potential historic district. As a result, the consultant has identified one (1) potential mixed-use local or National Register Historic District that would enhance the sense of place in each district, protect the history of the City of Dunedin, and could provide a monetary benefit to the community. Additionally, numerous buildings were identified as potentially eligible individually on the National Register of Historic Places. There is additional surveying work that should be done in Dunedin, but these three survey phases were successful in beginning to inventory Dunedin's history, historical buildings, and architectural style homes.

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APPENDIX A. INVENTORY

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 316 | Albert St | PI14587 | Contributing | Minimal Traditional | 1950 |  |
| 319 | Albert St | PI15718 | Contributing | Ranch | 1953 |  |
| 320 | Albert St | PI14635 | Non-Contributing | No Style | 2023 |  |
| 326 | Albert St | PI15501 | Non-Contributing | Bungalow | 2005 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|-----------------------|------------|--|
| 329 | Albert St | PI14565 | Contributing | Commercial | 1973 |  |
| 352 | Albert St | PI15502 | Contributing | Industrial Vernacular | 1940 |  |
| 350 | Beltrees St | PI15504 | Contributing | Minimal Traditional | 1959 |  |
| 406 | Beltrees St | PI15505 | Contributing | Bungalow | 1920 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 410 | Beltrees St | PI15510 | Contributing | Bungalow | 1920 |  |
| 412 | Beltrees St | PI15511 | Contributing | Bungalow | 1915 |  |
| 424 | Beltrees St | PI15506 | Contributing | Ranch | 1952 |  |
| 430 | Beltrees St | PI15512 | Contributing | Bungalow | 1925 |  |


| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 438 | Beltrees St | PI15513 | Contributing | Minimal Traditional | 1947 |  |
| 446 | Beltrees St | PI15507 | Contributing | Minimal Traditional | 1930 |  |
| 448 | Beltrees St | PI15514 | Non-Contributing | No Style | 1981 |  |
| 460 | Beltrees St | PI15508 | Contributing | Masonry Vernacular | 1972 |  |





| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 502 | Beltrees St | PI15515 | Contributing | Bungalow | 1925 |  |
| 508 | Beltrees St | PI15503 | Non-Contributing | No Style | 2021 |  |
| 514 | Beltrees St | PI15516 | Non-Contributing | No Style | 2022 |  |
| 518 | Beltrees St | PI15517 | Contributing | Minimal Traditional | 1939 |  |




| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 524 | Beltrees St | PI15509 | Contributing | Minimal Traditional | 1940 |  |
| 530 | Beltrees St | PI15518 | Contributing | Bungalow | 1928 |  |
| 401 | Broadway | PI15519 | Contributing | Ranch | 1953 |  |
| 409 | Broadway | PI15520 | Non-Contributing | Ranch | 1953 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 417 | Broadway | PI15521 | Contributing | Ranch | 1953 |  |
| 423 | Broadway | PI15522 | Contributing | Ranch | 1953 |  |
| 427 | Broadway | PI15523 | Contributing | Ranch | 1953 |  |
| 433 | Broadway | PI15524 | Contributing | Ranch | 1954 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 439 | Broadway | PI15525 | Contributing | Ranch | 1953 |  |
| 443 | Broadway | PI15526 | Contributing | Ranch | 1954 |  |
| 451 | Broadway | PI15527 | Contributing | Ranch | 1954 |  |
| 459 | Broadway | PI15528 | Contributing | Minimal Traditional | 1954 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 501 | Broadway | PI15529 | Contributing | Minimal Traditional | 1951 |  |
| 509 | Broadway | PI15530 | Contributing | Ranch | 1953 |  |
| 525 | Broadway | PI15531 | Contributing | Ranch | 1954 |  |
| 535 | Broadway | PI15532 | Contributing | Ranch | 1954 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 549 | Broadway | PI15533 | Contributing | Ranch | 1954 |  |
| 561 | Broadway | PI15534 | Contributing | Ranch | 1950 |  |
| 571 | Broadway | PI15535 | Non-Contributing | Minimal Traditional | 1950 |  |
| 615 | Broadway | PI15536 | Contributing | Frame Vernacular | 1924 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 617 | Broadway | PI15537 | Contributing | Minimal Traditional | 1924 |  |
| 623-621-619 | Broadway | PI15551 | Contributing | Minimal Traditional | 1965 |  |
| 639 | Broadway | PI15538 | Contributing | Minimal Traditional | 1938 |  |
| 647 | Broadway | PI15539 | Contributing | Minimal Traditional | 1949 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 655 | Broadway | PI15540 | Contributing | Minimal Traditional | 1976 |  |
| 657 | Broadway | PI15541 | Contributing | Minimal Traditional | 1945 |  |
| 663 | Broadway | PI15542 | Non-Contributing | No Style | 2016 |  |
| 671 | Broadway | PI15543 | Non-Contributing | No Style | 1991 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 673 | Broadway | PI15544 | Non-Contributing | No Style | 1991 |  |
| 675 | Broadway | PI15545 | Non-Contributing | No Style | 1991 |  |
| 677 | Broadway | PI15546 | Non-Contributing | No Style | 1991 |  |
| 679 | Broadway | PI15547 | Non-Contributing | No Style | 1991 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 731 | Broadway | PI15548 | Non-Contributing | Commercial | 2000 |  |
| 737 | Broadway | PI15549 | Non-Contributing | Commercial | 2000 |  |
| 715 - 717 | Broadway | PI15552 | Non-Contributing | Commercial | 2000 |  |
| 721-719 | Broadway | PI15553 | Non-Contributing | Commercial | 2000 |  |


| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|----------------|-------------|------------------|-----------------------|------------|--|
| 733-735 | Broadway | PI15554 | Non-Contributing | Commercial | 2000 |  |
| 361 | Chase Court Dr | PI15557 | Non-Contributing | No Style | 2020 |  |
| 350 | Chase Ct | PI15555 | Contributing | Mediterranean Revival | 1924 |  |
| 353 | Chase Ct | PI15764 | Contributing | Mediterranean Revival | 1924 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|-----------------------|------------|--|
| 354-356 | Chase Ct | PI15558 | Contributing | Mediterranean Revival | 1925 |  |
| 357 | Chase Ct | PI15556 | Non-Contributing | No Style | 2019 |  |
| 433 | Chicago Ave | PI15559 | Contributing | Minimal Traditional | 1946 |  |
| 434-438 | Chicago Ave | PI15580 | Contributing | Ranch | 1965 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 441 | Chicago Ave | PI15560 | Non-Contributing | No Style | 2020 |  |
| 444 | Chicago Ave | PI15571 | Contributing | Minimal Traditional | 1941 |  |
| 448-450 | Chicago Ave | PI15581 | Contributing | Minimal Traditional | 1967 |  |
| 451 | Chicago Ave | PI15561 | Contributing | Ranch | 1964 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 453 | Chicago Ave | PI15562 | Contributing | Bungalow | 1916 |  |
| 456 | Chicago Ave | PI15572 | Contributing | Minimal Traditional | 1941 |  |
| 500 | Chicago Ave | PI15573 | Contributing | Ranch | 1953 |  |
| 511 | Chicago Ave | PI15563 | Contributing | Ranch | 1954 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 515 | Chicago Ave | PI15564 | Contributing | Minimal Ranch | 1953 |  |
| 520 | Chicago Ave | PI15574 | Contributing | Ranch | 1955 |  |
| 528 | Chicago Ave | PI15575 | Contributing | Ranch | 1954 |  |
| 529 | Chicago Ave | PI15565 | Contributing | Ranch | 1953 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 530 | Chicago Ave | PI15576 | Contributing | Ranch | 1957 |  |
| 533 | Chicago Ave | PI15566 | Contributing | Ranch | 1955 |  |
| 537 | Chicago Ave | PI15567 | Contributing | Ranch | 1956 |  |
| 538 | Chicago Ave | PI15577 | Contributing | Ranch | 1956 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 545 | Chicago Ave | PI15568 | Contributing | Ranch | 1953 |  |
| 548 | Chicago Ave | PI15578 | Non-Contributing | Ranch | 1953 |  |
| 552 | Chicago Ave | PI15579 | Contributing | Minimal Ranch | 1954 |  |
| 555 | Chicago Ave | PI15569 | Non-Contributing | No Style | 2023 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 559 | Chicago Ave | PI15570 | Contributing | Ranch | 1953 |  |
| 400 | Douglas Ave | PI15599 | Non-Contributing | Commercial | 1980 |  |
| 401 | Douglas Ave | PI15582 | Contributing | Folk Victorian | 1915 |  |
| 416 | Douglas Ave | PI15600 | Contributing | Bungalow | 1949 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 424 | Douglas Ave | PI15601 | Non-Contributing | Bungalow | 1952 |  |
| 430 | Douglas Ave | PI15602 | Contributing | Commercial | 1950 |  |
| 433 | Douglas Ave | PI15583 | Contributing | Ranch | 1964 |  |
| 439 | Douglas Ave | PI15584 | Contributing | Minimal Traditional | 1945 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 445 | Douglas Ave | PI15585 | Non-Contributing | Frame Vernacular | 1924 |  |
| 451 | Douglas Ave | PI15586 | Non-Contributing | Frame Vernacular | 1924 |  |
| 453 | Douglas Ave | PI15587 | Non-Contributing | Bungalow | 2017 |  |
| 459 | Douglas Ave | PI15588 | Contributing | Frame Vernacular | 1940 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 500 | Douglas Ave | PI15589 | Non-Contributing | Commercial | 1926 |  |
| 520 | Douglas Ave | PI15590 | Contributing | Commercial | 1962 |  |
| 537 | Douglas Ave | PI15603 | Contributing | Commercial | 1974 |  |
| 542 | Douglas Ave | PI15591 | Non-Contributing | Frame Vernacular | 1900 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 559 | Douglas Ave | PI15604 | Contributing | Bungalow | 1928 |  |
| 600 | Douglas Ave | PI15592 | Non-Contributing | Minimal Traditional | 1948 |  |
| 602 | Douglas Ave | PI15593 | Contributing | Frame Vernacular | 1926 |  |
| 614 | Douglas Ave | PI15605 | Contributing | Minimal Traditional | 1948 |  |





| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 620 | Douglas Ave | PI15594 | Contributing | Minimal Traditional | 1947 |  |
| 624 | Douglas Ave | PI15606 | Contributing | Minimal Traditional | 1950 |  |
| 634-638 | Douglas Ave | PI15610 | Contributing | Bungalow | 1900 |  |
| 640 | Douglas Ave | PI15595 | Contributing | Bungalow | 1915 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 648-656 | Douglas Ave | PI15611 | Contributing | Bungalow | 1926 |  |
| 660 | Douglas Ave | PI15596 | Contributing | Commercial | 1967 |  |
| 674 | Douglas Ave | PI15607 | Contributing | Bungalow | 1916 |  |
| 678 | Douglas Ave | PI15608 | Contributing | Bungalow | 1918 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|------------------|---------------------|------------|--|
| 719 | Douglas Ave | PI15597 | Non-Contributing | No Style | 2021 |  |
| 728 | Douglas Ave | PI15598 | Contributing | Bungalow | 1910 |  |
| 732 | Douglas Ave | PI15609 | Contributing | Commercial | 1945 |  |
| 416 | Highland Ave | PI15638 | Non-Contributing | Ranch | 1947 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|------------------|---------------------|------------|--|
| 417 | Highland Ave | PI15612 | Non-Contributing | Ranch | 1984 |  |
| 439 | Highland Ave | PI15613 | Contributing | Bungalow | 1927 |  |
| 440 | Highland Ave | PI15639 | Contributing | Minimal Traditional | 1956 |  |
| 442 | Highland Ave | PI15640 | Non-Contributing | Ranch | 1924 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|--------------|---------------------|------------|--|
| 445 | Highland Ave | PI15614 | Contributing | Minimal Traditional | 1948 |  |
| 446 | Highland Ave | PI15641 | Contributing | Minimal Ranch | 1954 |  |
| 452 | Highland Ave | PI15642 | Contributing | Frame Vernacular | 1915 |  |
| 453 | Highland Ave | PI15615 | Contributing | Bungalow | 1928 |  |


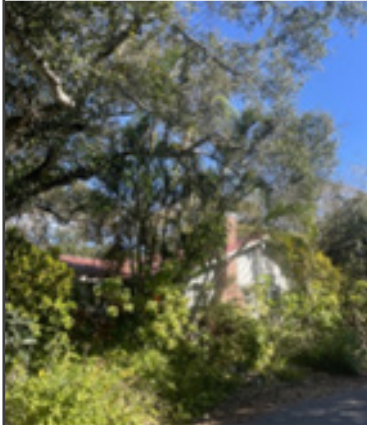


| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|--------------|---------------------|------------|--|
| 457 | Highland Ave | PI15616 | Contributing | Bungalow | 1927 |  |
| 460 | Highland Ave | PI15643 | Contributing | Frame Vernacular | 1940 |  |
| 500 | Highland Ave | PI15644 | Contributing | Ranch | 1950 |  |
| 501 | Highland Ave | PI15617 | Contributing | Minimal Traditional | 1952 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|--------------|---------------------|------------|--|
| 514 | Highland Ave | PI15645 | Contributing | Minimal Ranch | 1952 |  |
| 515 | Highland Ave | PI15619 | Contributing | Ranch | 1953 |  |
| 520 | Highland Ave | PI15646 | Contributing | Minimal Ranch | 1949 |  |
| 521 | Highland Ave | PI15620 | Contributing | Ranch | 1956 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|--------------|---------------------|------------|--|
| 526 | Highland Ave | PI15647 | Contributing | Minimal Ranch | 1951 |  |
| 529 | Highland Ave | PI15621 | Contributing | Ranch | 1952 |  |
| 537 | Highland Ave | PI15622 | Contributing | Ranch | 1953 |  |
| 540 | Highland Ave | PI15648 | Contributing | Ranch | 1951 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|--------------|---------------------|------------|--|
| 542 | Highland Ave | PI15649 | Contributing | Ranch | 1950 |  |
| 543 | Highland Ave | PI15623 | Contributing | Ranch | 1954 |  |
| 548 | Highland Ave | PI15650 | Contributing | Minimal Traditional | 1950 |  |
| 549 | Highland Ave | PI15624 | Contributing | Ranch | 1955 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|------------------|---------------------|------------|--|
| 552 | Highland Ave | PI15651 | Contributing | Minimal Ranch | 1950 |  |
| 553 | Highland Ave | PI15654 | Non-Contributing | Minimal Traditional | 1954 |  |
| 558 | Highland Ave | PI15625 | Contributing | Minimal Traditional | 1950 |  |
| 559 | Highland Ave | PI15626 | Contributing | Minimal Traditional | 1953 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|--------------|---------------------|------------|--|
| 600 | Highland Ave | PI15627 | Contributing | Frame Vernacular | 1921 |  |
| 601 | Highland Ave | PI15628 | Contributing | Folk Victorian | 1927 |  |
| 607 | Highland Ave | PI15629 | Contributing | Frame Vernacular | 1920 |  |
| 611 | Highland Ave | PI15630 | Contributing | Bungalow | 1922 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|--------------|---------------------|------------|--|
| 612 | Highland Ave | PI15652 | Contributing | Minimal Traditional | 1950 |  |
| 617 | Highland Ave | PI15631 | Contributing | Bungalow | 1924 |  |
| 627 | Highland Ave | PI15632 | Contributing | Bungalow | 1930 |  |
| 635 | Highland Ave | PI15633 | Contributing | Bungalow | 1922 |  |





| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|--------------|---------------------|------------|--|
| 641 | Highland Ave | PI15634 | Contributing | Frame Vernacular | 1946 |  |
| 647 | Highland Ave | PI15635 | Contributing | Minimal Traditional | 1946 |  |
| 701 | Highland Ave | PI15636 | Contributing | Ranch | 1964 |  |
| 715 | Highland Ave | PI15637 | Contributing | Minimal Traditional | 1947 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|--------------|-------------|--------------|---------------------|------------|--|
| 720 | Highland Ave | PI15653 | Contributing | Minimal Traditional | 1940 |  |
| 424 | James St | PI15656 | Contributing | Minimal Traditional | 1955 |  |
| 433-435 | James St | PI15660 | Contributing | Ranch | 1968 |  |
| 442 | James St | PI15657 | Contributing | Modernistic | 1959 |  |





| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 518 | James St | PI15658 | Contributing | Frame Vernacular | 1925 |  |
| 522 | James St | PI15659 | Contributing | Minimal Traditional | 1953 |  |
| 403 | Locklie St | PI15661 | Contributing | Minimal Traditional | 1949 |  |
| 405 | Locklie St | PI15682 | Contributing | Minimal Traditional | 1947 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 411 | Locklie St | PI15662 | Contributing | Ranch | 1947 |  |
| 414 | Locklie St | PI15670 | Contributing | Minimal Traditional | 1925 |  |
| 417 | Locklie St | PI15663 | Non-Contributing | No Style | 2019 |  |
| 418-420 | Locklie St | PI15683 | Non-Contributing | Ranch | 1986 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 423 | Locklie St | PI15664 | Contributing | Minimal Traditional | 1946 |  |
| 429 | Locklie St | PI15671 | Contributing | Minimal Ranch | 1949 |  |
| 435 | Locklie St | PI15672 | Non-Contributing | Minimal Traditional | 1977 |  |
| 440 | Locklie St | PI15665 | Contributing | Minimal Traditional | 1946 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 441 | Locklie St | PI15673 | Contributing | Ranch | 1947 |  |
| 445 | Locklie St | PI15674 | Non-Contributing | No Style | 1984 |  |
| 447 | Locklie St | PI15675 | Non-Contributing | No Style | 1987 |  |
| 448 | Locklie St | PI15666 | Contributing | Frame Vernacular | 1920 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 458 | Locklie St | PI15676 | Contributing | Minimal Traditional | 1948 |  |
| 502 | Locklie St | PI15667 | Non-Contributing | No Style | 2015 |  |
| 506 | Locklie St | PI15668 | Non-Contributing | No Style | 2016 |  |
| 507 | Locklie St | PI15677 | Contributing | Frame Vernacular | 1926 |  |


| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 515 | Locklie St | PI15678 | Contributing | Minimal Traditional | 1937 |  |
| 516 | Locklie St | PI15669 | Contributing | Minimal Traditional | 1960 |  |
| 517 | Locklie St | PI15679 | Contributing | Minimal Traditional | 1925 |  |
| 525 | Locklie St | PI15680 | Contributing | Frame Vernacular | 1922 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 530 | Locklie St | PI15681 | Contributing | Ranch | 1951 |  |
| 412 | Louden Ave | PI15684 | Non-Contributing | Bungalow | 1925 |  |
| 432 | Louden Ave | PI15685 | Contributing | Minimal Traditional | 1947 |  |
| 440 | Louden Ave | PI15695 | Non-Contributing | Minimal Traditional | 1970 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 442 | Louden Ave | PI15696 | Non-Contributing | No Style | 2013 |  |
| 448 | Louden Ave | PI15686 | Contributing | Minimal Traditional | 1955 |  |
| 452 | Louden Ave | PI15687 | Contributing | Minimal Ranch | 1950 |  |
| 500 | Louden Ave | PI15697 | Contributing | Ranch | 1957 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 510 | Louden Ave | PI15698 | Contributing | Ranch | 1957 |  |
| 518 | Louden Ave | PI15688 | Contributing | Ranch | 1954 |  |
| 522 | Louden Ave | PI15699 | Contributing | Ranch | 1955 |  |
| 532 | Louden Ave | PI15700 | Contributing | Ranch | 1955 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 542 | Louden Ave | PI15689 | Contributing | Ranch | 1955 |  |
| 546 | Louden Ave | PI15701 | Contributing | Ranch | 1955 |  |
| 554 | Louden Ave | PI15702 | Contributing | Ranch | 1959 |  |
| 560 | Louden Ave | PI15690 | Contributing | Ranch | 1955 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 600 | Louden Ave | PI15703 | Contributing | Frame Vernacular | 1939 |  |
| 612 | Louden Ave | PI15691 | Non-Contributing | No Style | 1994 |  |
| 618 | Louden Ave | PI15692 | Contributing | Minimal Traditional | 1950 |  |
| 628 | Louden Ave | PI15693 | Contributing | Bungalow | 1915 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 634 | Louden Ave | PI15704 | Contributing | Bungalow | 1924 |  |
| 638 | Louden Ave | PI15705 | Contributing | Bungalow | 1926 |  |
| 644 | Louden Ave | PI15706 | Contributing | Bungalow | 1922 |  |
| 710 | Louden Ave | PI15694 | Contributing | Frame Vernacular | 1930 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|--------------|-------------|------------------|---------------------|------------|--|
| 718 | Louden Ave | PI15707 | Contributing | Frame Vernacular | 1930 |  |
| 411 | Lyndhurst St | PI15711 | Contributing | Minimal Traditional | 1947 |  |
| 429 | Lyndhurst St | PI15712 | Non-Contributing | Frame Vernacular | 1920 |  |
| 442 | Lyndhurst St | PI15708 | Contributing | Ranch | 1958 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|--------------|-------------|------------------|---------------------|------------|--|
| 445 | Lyndhurst St | PI15713 | Non-Contributing | Frame Vernacular | 1949 |  |
| 515 | Lyndhurst St | PI15714 | Non-Contributing | Minimal Traditional | 1929 |  |
| 519 | Lyndhurst St | PI15709 | Contributing | Minimal Traditional | 1950 |  |
| 531 | Lyndhurst St | PI15710 | Contributing | Ranch | 1950 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|--------------|---------------------|------------|--|
| 463-465 | Lyndhurst St | PI15715 | Contributing | Minimal Traditional | 1968 |  |
| 301 | Main St | PI15716 | Contributing | Commercial | 1912 |  |
| 315 | Main St | PI15717 | Contributing | Commercial | 1946 |  |
| 319 | Main St | PI15718 | Contributing | Commercial | 1918 |  |





| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 321 | Main St | PI15719 | Non-Contributing | Commercial | 2002 |  |
| 325 | Main St | PI15720 | Non-Contributing | Commercial | 1915 |  |
| 349 | Main St | PI11539 | Contributing | Frame Vernacular | 1928 |  |
| 351 | Main St | PI15721 | Contributing | Commercial | 1917 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 355 | Main St | PI15722 | Non-Contributing | Commercial | 1909 |  |
| 365 | Main St | PI15723 | Non-Contributing | Commercial | 1917 |  |
| 369 | Main St | PI15724 | Contributing | Commercial | 1964 |  |
| 371 | Main St | PI15725 | Contributing | Commercial | 1925 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 421 | Main St | PI13846 | Contributing | Mid-Century Modern | 1947 |  |
| 437-457 | Main St | PI15730 | Contributing | Commercial | 1924 |  |
| 461 | Main St | PI15726 | Contributing | Commercial | 1954 |  |
| 465 | Main St | PI15727 | Contributing | Commercial | 1950 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|--------------|-------------|------------------|---------------------|------------|--|
| 471 | Main St | PI15728 | Contributing | Commercial | 1952 |  |
| 475-481 | Main St | PI15731 | Non-Contributing | Commercial | 2015 |  |
| 487 | Main St | PI15729 | Contributing | Commercial | 1952 |  |
| 300 | President St | PI15733 | Contributing | Masonry Vernacular | 1962 |  |





| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|--------------|-------------|--------------|---------------------|------------|--|
| 308 | President St | PI15735 | Contributing | Frame Vernacular | 1927 |  |
| 318 | President St | PI15734 | Contributing | Frame Vernacular | 1955 |  |
| 326 | President St | PI15736 | Contributing | Mid-Century Modern | 1972 |  |
| 714 | Railroad Ave | PI15732 | Contributing | Frame Vernacular | 1918 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|--------------|-------------|------------------|-----------------------|------------|--|
| 735 | Railroad Ave | PI15737 | Contributing | Industrial Vernacular | 1910 |  |
| 333 | Scotland St | PI15738 | Non-Contributing | No Style | 2017 |  |
| 355-357 | Scotland St | PI15746 | Contributing | Frame Vernacular | 1920 |  |
| 359 | Scotland St | PI15747 | Contributing | Bungalow | 1930 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILT | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 505 | Scotland St | PI15618 | Non-Contributing | No Style | 2001 |  |
| 512 | Scotland St | PI15742 | Contributing | Folk Victorian | 1924 |  |
| 513 | Scotland St | PI15743 | Contributing | Bungalow | 1924 |  |
| 515 | Scotland St | PI15744 | Non-Contributing | Ranch | 1984 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 522 | Scotland St | PI15745 | Non-Contributing | Frame Vernacular | 1920 |  |
| 526 | Scotland St | PI15741 | Contributing | Bungalow | 1920 |  |
| 527 | Scotland St | PI15739 | Contributing | Frame Vernacular | 1930 |  |
| 321-323 | Scotland St | PI15740 | Non-Contributing | No Style | 1991 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 326 | W Honey St | PI15655 | Contributing | Frame Vernacular | 1918 |  |
| 512 | Wilkie St | PI15748 | Contributing | Bungalow | 1922 |  |
| 515 | Wilkie St | PI15749 | Non-Contributing | Bungalow | 1940 |  |
| 516 | Wilkie St | PI15750 | Non-Contributing | Frame Vernacular | 1922 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|------------------|---------------------|------------|--|
| 411 | Wood St | PI15751 | Non-Contributing | Mid-Century Modern | 1979 |  |
| 456 | Wood St | PI15755 | Contributing | Bungalow | 1924 |  |
| 465 | Wood St | PI15756 | Contributing | Frame Vernacular | 1912 |  |
| 466 | Wood St | PI15757 | Contributing | Frame Vernacular | 1915 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 471 | Wood St | PI15758 | Contributing | Bungalow | 1933 |  |
| 472 | Wood St | PI15759 | Contributing | Bungalow | 1925 |  |
| 479 | Wood St | PI15760 | Contributing | Bungalow | 1925 |  |
| 489 | Wood St | PI15761 | Contributing | Bungalow | 1915 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD | |
|---------------|-------------|-------------|--------------|---------------------|------------|--|
| 503 | Wood St | PI15752 | Contributing | Bungalow | 1926 |  |
| 511 | Wood St | PI15762 | Contributing | Minimal Traditional | 1926 |  |
| 521 | Wood St | PI15753 | Contributing | Bungalow | 1920 |  |
| 525 | Wood St | PI15763 | Contributing | Minimal Traditional | 1964 |  |

| STREET NUMBER | STREET NAME | FMSF NUMBER | EVALUATION | ARCHITECTURAL STYLE | YEAR BUILD |
|---------------|-------------|-------------|--------------|---------------------|------------|
| 533 | Wood St | PI15754 | Contributing | Bungalow | 1920 |



APPENDIX B. SURVEY LOG

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 3-Dunedin Historic Resources Survey

Report Title (exactly as on title page)

City of Dunedin
Historic Resources Survey
Phase 3

Report Authors (as on title page)

1. Blair Knighting, AICP 3. _____
2. _____ 4. _____Publication Year 2024 Number of Pages in Report (do not include site forms) _____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 KnightingAffiliation of Fieldworkers: Organization Kimley-Horn and Associates City JacksonvilleKey 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 727-298-3200Recorder of Log Sheet Blair Knighting Date Log Sheet Completed 5-7-2024Is this survey or project a continuation of a previous project? ☐ No ☒ Yes: Previous survey #'s (FMSF only) PI14525-PI14793

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 1-31-2024 End 2-1-2024 Total Area Surveyed (fill in one) _____ hectares 76.65 acres

Number of Distinct Tracts or Areas Surveyed _____

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

APPENDIX B. SURVEY LOG

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 3 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 2 Count of Newly Recorded Resources 267

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

PI11539, PI13846

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

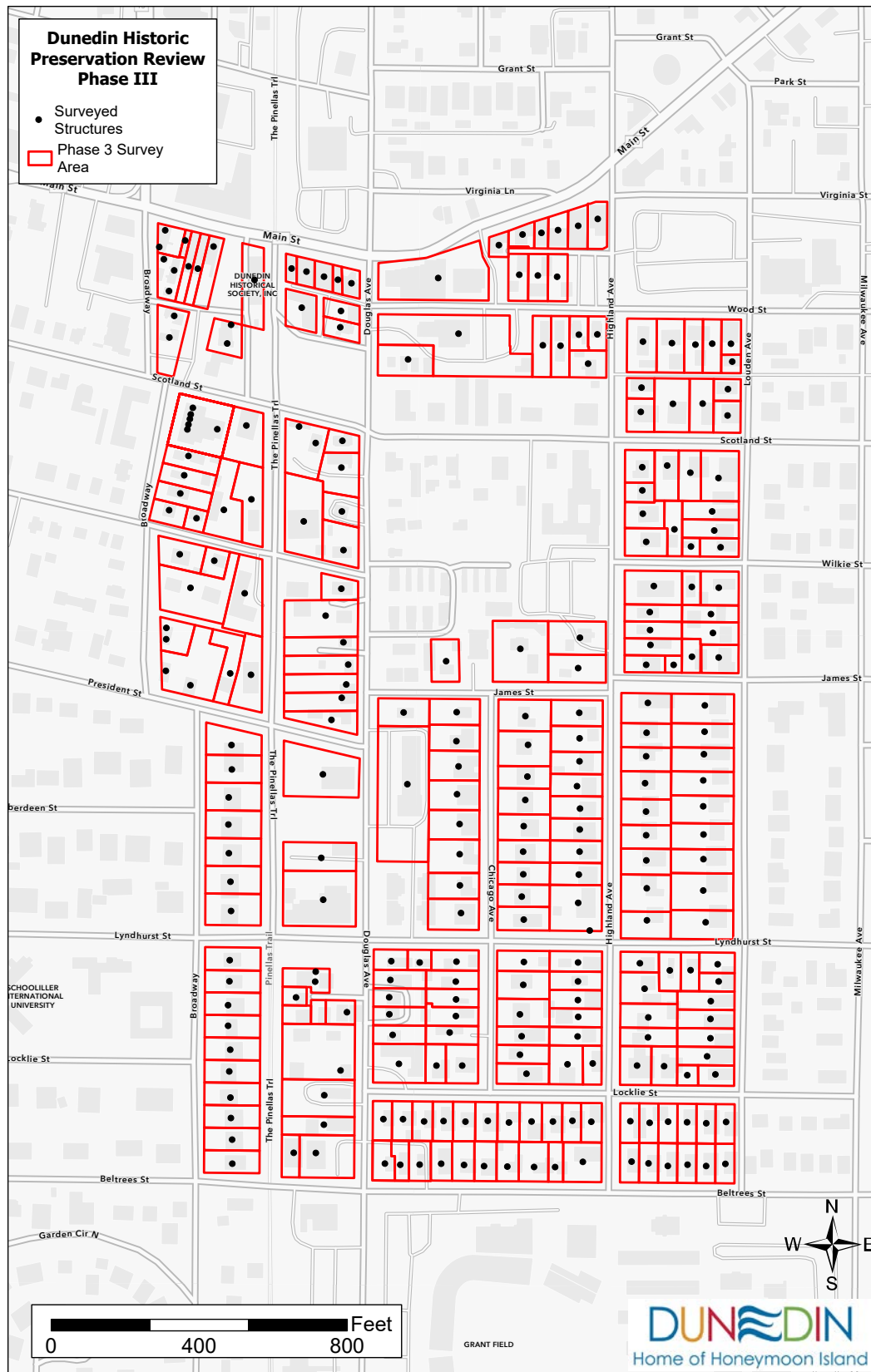
PI14532, PI14565, PI14587, PI14635, PI15501-PI15763

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

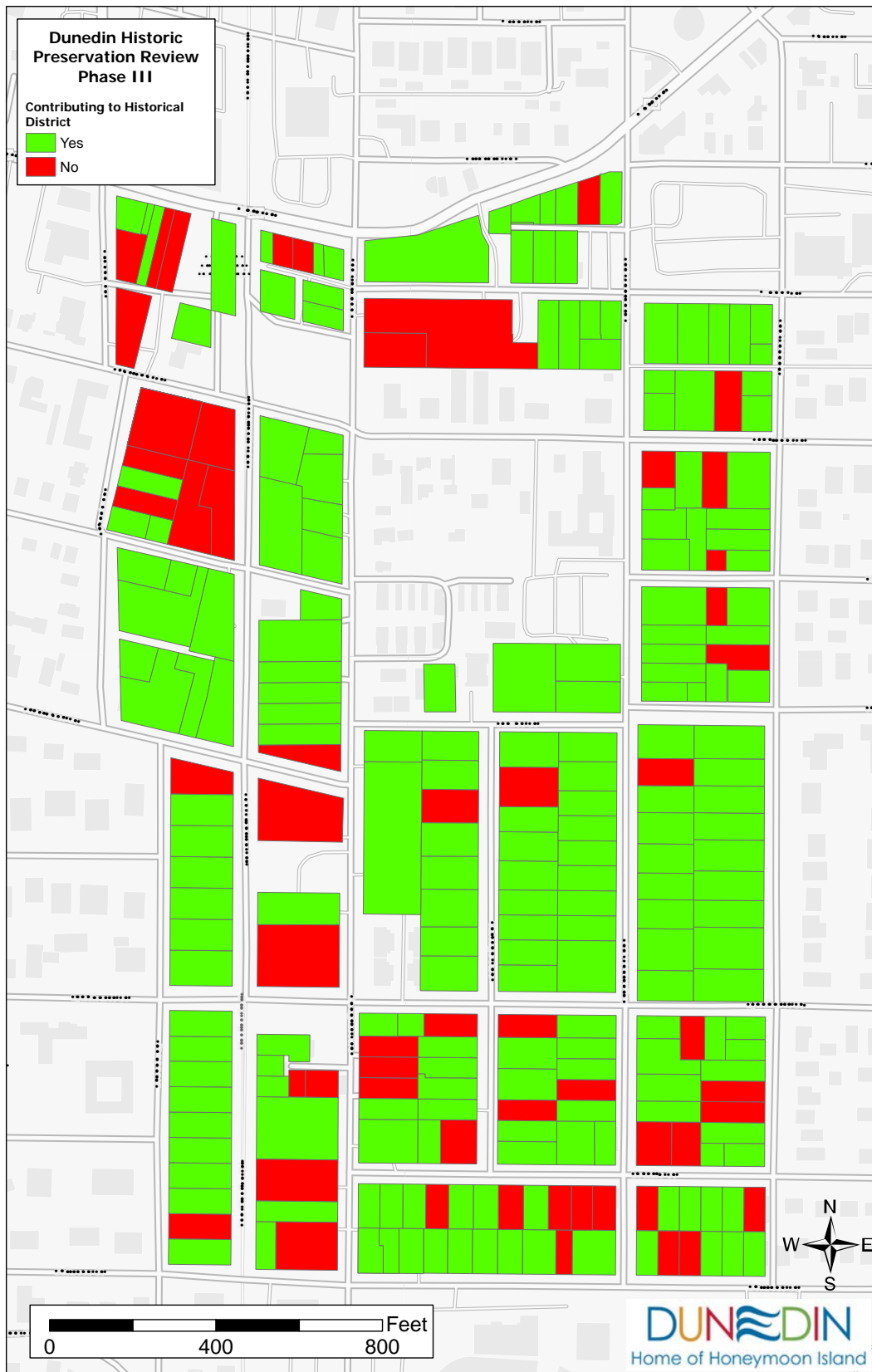
REQUIRED: Attach Map of Survey or Project Area Boundary

| 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: _____ | | |

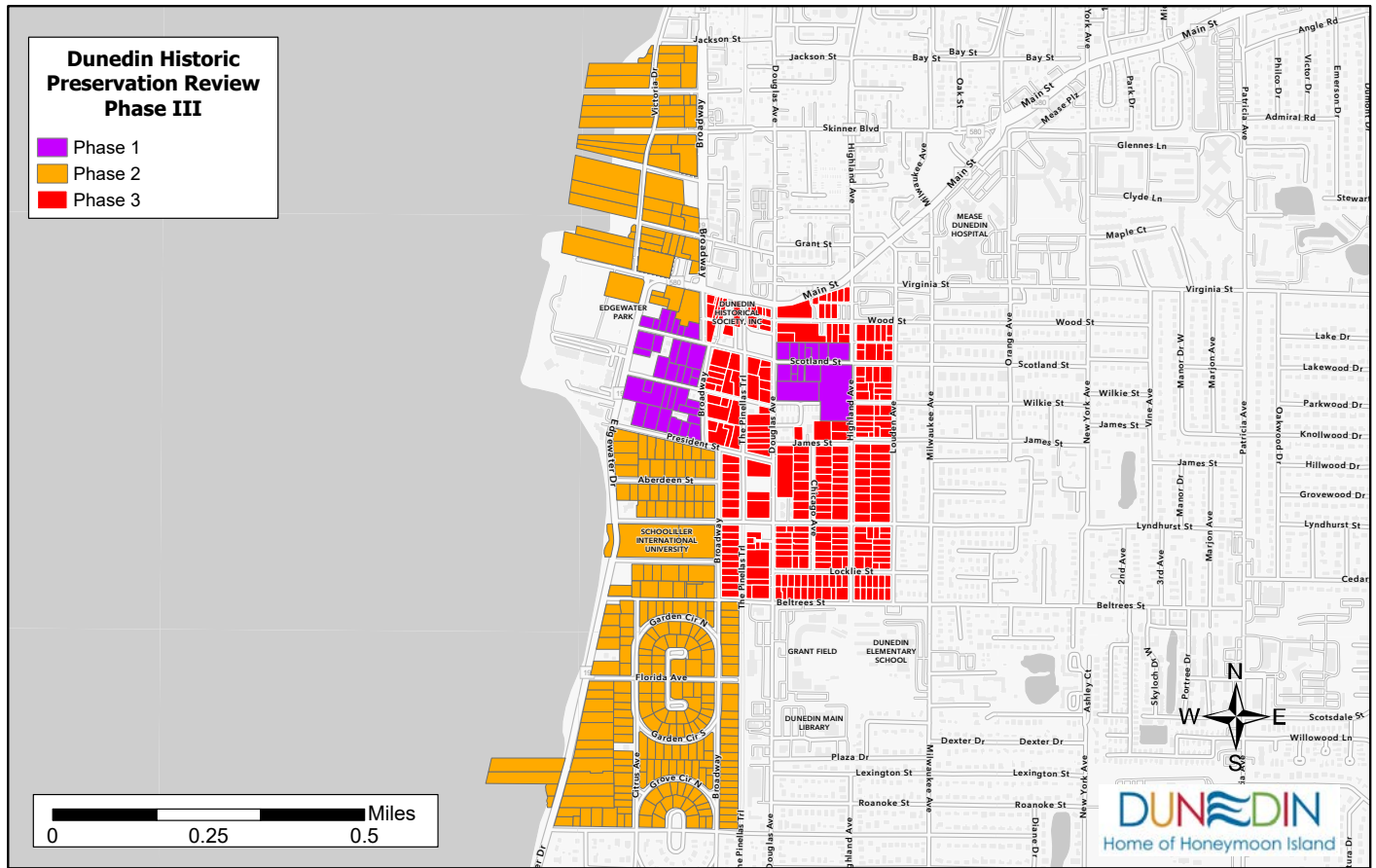
APPENDIX C. PHASE 3 SURVEY BOUNDARY



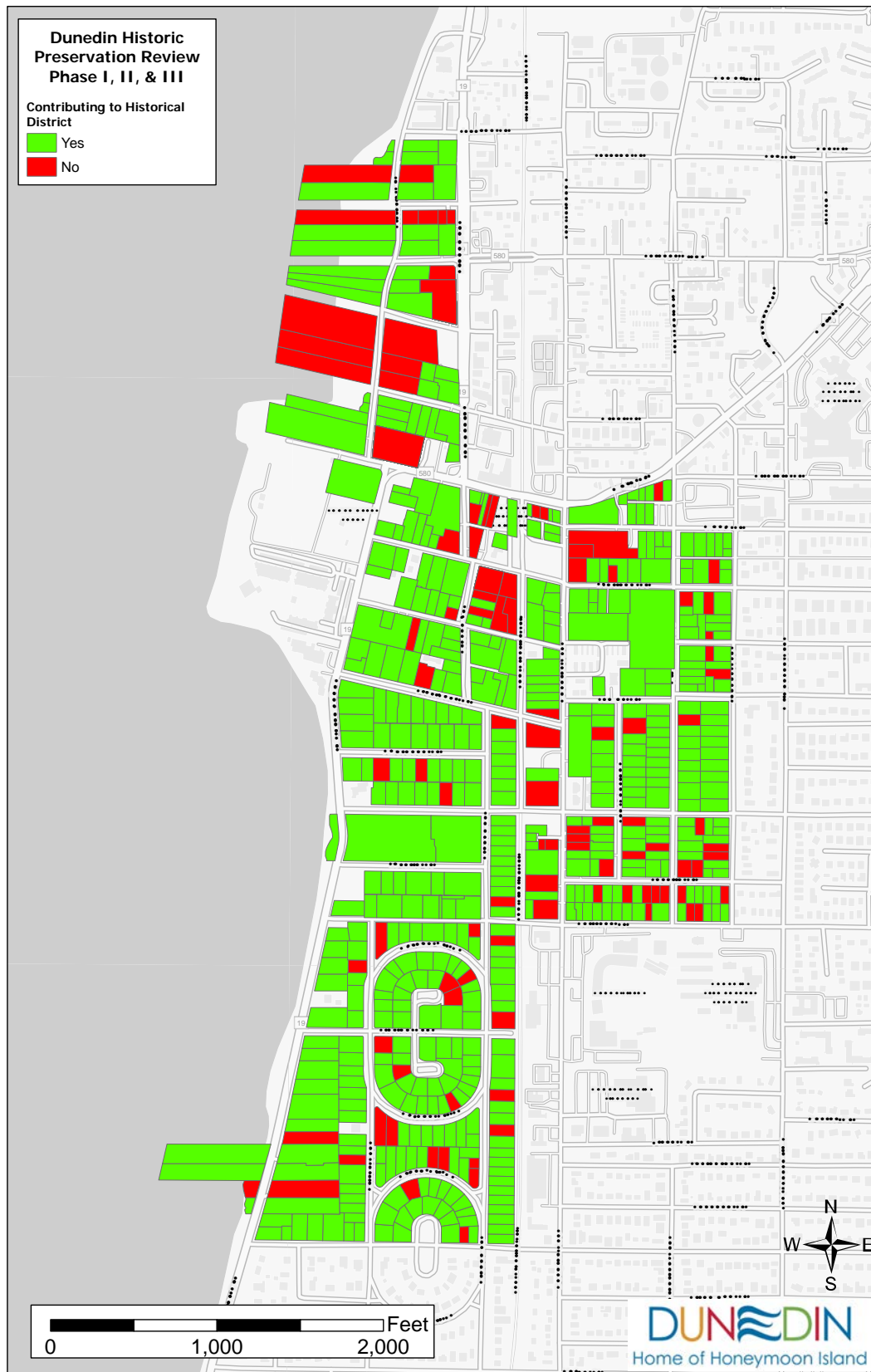
APPENDIX D. PHASE 3 CONTRIBUTING MAP



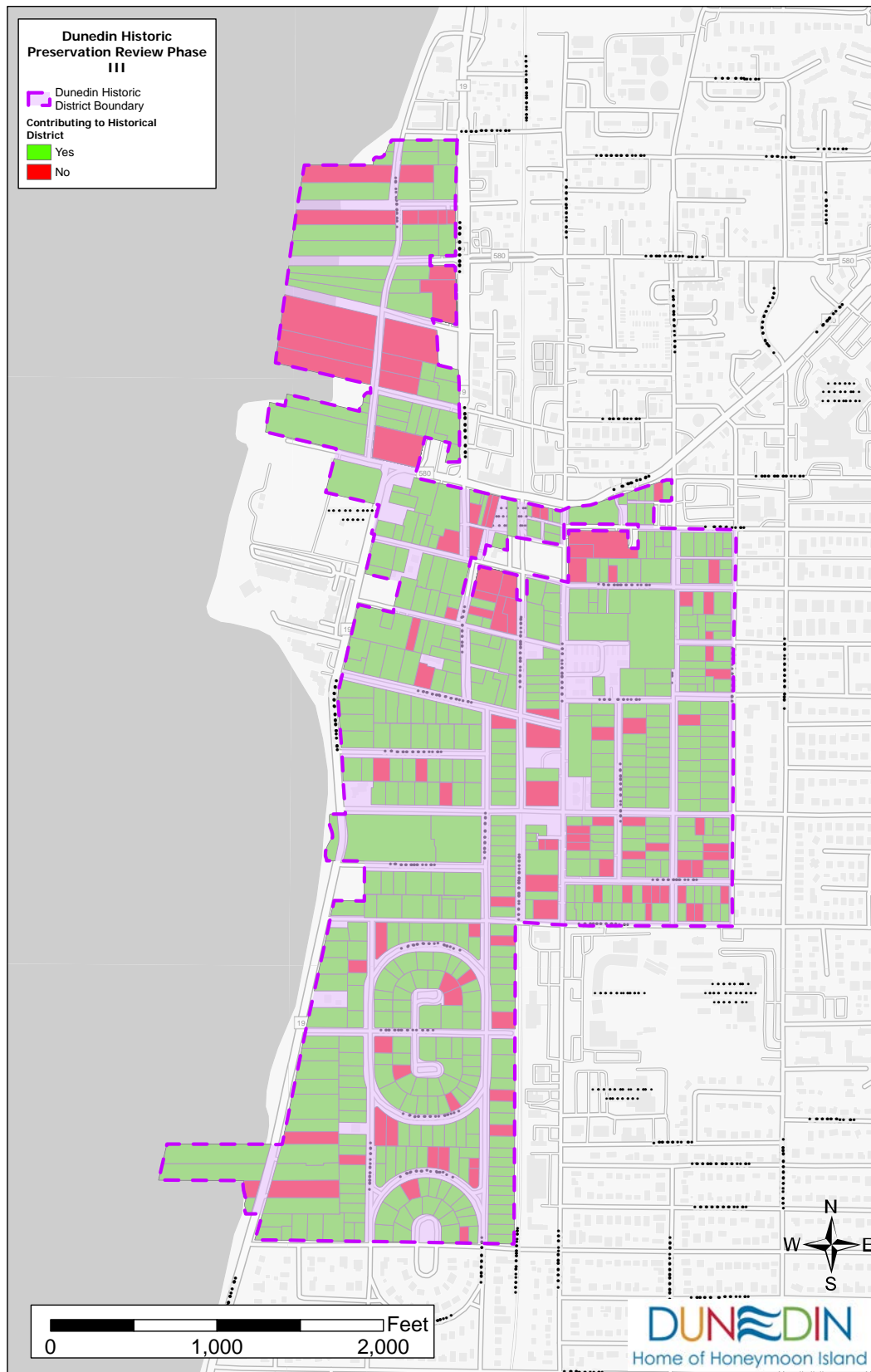
APPENDIX E. PHASES 1-3 MAP



APPENDIX F. PHASE 1-3 CONTRIBUTING MAP



APPENDIX G. POTENTIAL HISTORIC DISTRICT MAP



APPENDIX H. LIST OF POTENTIALLY ELIGIBLE BUILDINGS

| | | Potentially Eligible Individually | |
|------|---------------|-----------------------------------|------------------------|
| 234 | Aberdeen St | Yes | Mediterranean Revival |
| 227 | Aberdeen St | Yes | Mediterranean Revival |
| 204 | Beltrees St | Yes | Mediterranean Revival |
| 1064 | Broadway | Yes | Mid-Century Modern |
| 227 | Broadway | Yes | Frame Vernacular |
| 356 | Chase Ct | Yes | Mediterranean Revival |
| 350 | Chase Ct | Yes | Mediterranean Revival |
| 353 | Chase Ct | Yes | Mediterranean Revival |
| 453 | Chicago Ave | Yes | Bungalow |
| 511 | Chicago Ave | Yes | Ranch |
| 301 | Citrus Ace | Yes | Mediterranean Revival |
| 204 | CitrusAve | Yes | Spanish Colonial |
| 648 | Douglas Ave | Yes | Bungalow |
| 401 | Douglas Ave | Yes | Folk Victorian |
| 728 | Douglas Ave | Yes | Bungalow |
| 678 | Douglas Ave | Yes | Bungalow |
| 602 | Douglas Ave | Yes | Frame Vernacular |
| 311 | Edgewater Dr | Yes | Colonial Revival |
| 535 | Edgewater Dr | Yes | Mediterranean Revival |
| 228 | Garden Cir N | Yes | Dutch Colonial Revival |
| 617 | Highland Ave | Yes | Bungalow |
| 457 | Highland Ave | Yes | Bungalow |
| 518 | James St | Yes | Frame Vernacular |
| 51 | Main St | Yes | Mid-Century Modern |
| 221 | Main St | Yes | Bungalow |
| 301 | Main St | Yes | Commercial |
| 349 | Main St | Yes | Frame Vernacular |
| 150 | Marina Plaza | Yes | Mid-Century Modern |
| 148 | Marina Plaza | Yes | Mid-Century Modern |
| 223 | Monroe St | Yes | Bungalow |
| 231 | Monroe St | Yes | Frame Vernacular |
| 138 | Orangewood Dr | Yes | Frame Vernacular |
| 225 | President St | Yes | Mediterranean Revival |
| 1037 | Victoria Dr | Yes | Frame Vernacular |

| | | Potentially Eligible Individually | |
|------|----------------|-----------------------------------|------------------|
| 951 | Victoria Dr | Yes | Frame Vernacular |
| 827 | Victoria Dr | Yes | Frame Vernacular |
| 821 | Victoria Dr #1 | Yes | Frame Vernacular |
| 1005 | Victoria Dr | Yes | Colonial Revival |
| 969 | Victoria St | Yes | Frame Vernacular |
| 1015 | Victoria Dr | Yes | Frame Vernacular |
| 835 | Victoria Dr | Yes | Frame Vernacular |
| 456 | Wood St | Yes | Bungalow |