

# SEMINOLE HEIGHTS SURVEY AND REGISTRATION GRANT

July 1992

## FINAL SURVEY REPORT



Prepared by:  
Historic Tampa/Hillsborough County Preservation Board

for

The City of Tampa

**HISTORIC TAMPA/HILLSBOROUGH COUNTY PRESERVATION  
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1991 Florida Statute Chapter 266.0051

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**PROJECT STAFF:**

Stephanie E. Ferrell, A.I.A.,  
Director, HT/HCPB

Martha Sherman, A.I.A.,  
Assistant Administrator, Tampa Architectural Review Commission

Project Coordinator: Lori Thompson, Research Assistant  
Historic Tampa/Hillsborough County Preservation Board

Project Supervisor: Pete Cowell, Urban Planner II  
City of Tampa

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This project was possible due to the efforts of **The Old Seminole Heights Preservation Commission** who provided volunteer services and photographic costs, the Historic Tampa/Hillsborough County Preservation Board who coordinated the project and prepared the survey and National Register proposal, and the **City of Tampa**, who applied for grant-in-aid assistance through the Certified Local Government Program.

## INTRODUCTION

Over the years an increasing number of residents have sought to have their Seminole Heights neighborhood recognized for its historic and architectural significance and to protect their historic resources. Seminole Heights was platted in 1911 by realtor/developer T. Roy Young. Its location along the Sulphur Springs trolley line, just outside of Tampa city limits, made it ideal for those looking for a quiet suburb away from the hustle and bustle of inner city living. In coordination with the Old Seminole Heights Preservation Committee and the Historic Tampa/Hillsborough County Preservation Board, the City of Tampa, under the Certified Local Government Program, applied for grant-in-aid assistance to conduct a historic resources survey and prepare a National Register Historic District proposal for the Seminole Heights neighborhood.

Preliminary information was gathered in a 1987 historic resources survey prepared by the Historic Tampa/Hillsborough County Preservation Board which was funded by the United States Department of Commerce, Office of Coastal Zone Management and the State of Florida, Department of Environmental Regulation, Office of Coastal Management. Survey boundaries were identified as Hanna Avenue on the north, Buffalo Avenue on the south, Interstate 275 on the east and Florida Avenue on the west. Fieldwork in this area included an evaluation of approximately 737 sites. A total of 163 structures were recorded on Florida Master Site Files. This figure represents 22% of the evaluated sites. Eligibility as a potential National Register Historic District was determined at this time by Preservation Board staff.

A second survey of Seminole Heights was conducted in 1988 by the Florida Department of Transportation. A Determination of Eligibility (to the National Register) report was completed and suggested district boundaries established. This report used much of the base material and information from the 1987 survey. The proposed district roughly bounds the area south of Idlewild Avenue, north of Memorial Junior High School, west of Suwannee Avenue (and portions east) and east of the alley between Central Avenue and Interstate 275. A total of 256 structures were considered contributing to the district and 15 were considered non-contributing.

In January, 1991, the City of Tampa was awarded grant-in-aid assistance in the amount \$7,000.00 to perform a historic resources survey and prepare a National Register Historic District proposal for the Seminole Heights neighborhood. This assistance was made available from the Historic Preservation Trust Fund administered by the Bureau of Historic Preservation. The Historic Tampa/Hillsborough County Preservation Foundation (staffed by the Preservation Board) was contracted by the City of Tampa to perform all duties and responsibilities outlined in the grant.

Lori Thompson, Research Assistant for the Preservation Board functioned as Project Coordinator and was responsible for coordinating all work efforts and producing all materials required for the historic resource survey and the National Register Historic District proposal, as specified in the contract between the Foundation and the City of Tampa. Pete Cowell, Urban Planner with the City of Tampa, served as Project Supervisor. All project materials and reimbursements were submitted to the Project Supervisor for approval before being forwarded to the State office. Steve Gluckman, chairman of the Historic Preservation Committee and a retired archaeologist, coordinated all volunteer efforts with Board staff and facilitated a number of workshops and information meetings for neighborhood residents at which both Board and City staff participated.

## FIELD SURVEY (METHODOLOGY)

The objective of this survey was to locate, identify, evaluate and document the historic structures within the Seminole Heights survey boundaries. Those boundaries are Hanna Avenue on the north, Buffalo Avenue on the south, Florida Avenue on the west and Interstate 275 on the east. These boundaries were established by previous surveys which evaluated the history and the physical changes of the neighborhood. According to a 1932 McBride City Directory (used as a Taxi driver's manual) the area of Seminole Heights consisted of Hillsborough Avenue on the north, Buffalo Avenue on the south, the Hillsborough River on the west and Nebraska Avenue on the east. The physical changes and commercial intrusion along Florida Avenue and the construction of I-275, which cuts off the east part of the neighborhood, have resulted in the highest concentration of structures being located between these two areas. Hanna Avenue and Buffalo Avenue represent the northern and southern boundaries of the neighborhood, according to original plat maps and the McBride Directory.

All standing structures within the survey area were located and plotted on a map compiled during a Historic Resources Survey conducted by the Historic Tampa/Hillsborough County Preservation Board in 1987. Verification of existing structures, alterations and additions and the identification of new sites was needed. Changes were noted and the map revised.

All structures were identified as historic or non-historic. Structures built after 1942 were considered non-historic as they are not 50 years or older and do not meet the historic age requirement set by National Register criteria. Sites were researched and those that met the historic age requirement were evaluated based on National Register criteria: The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association.

When evaluating the architectural integrity of a structure, elements such as exterior plan, exterior wall material, foundation, window type and fenestration, roof material, and porch were reviewed and a determination made as to the extent of alterations and how they may or may not compromise the structures' integrity.

All architecturally and historically significant structures constructed prior to 1942, were documented on Florida Master Site File (FMSF) forms, a standard document devised and used by the Bureau of Archaeological Research to record geographical, architectural and historical information on historic resources.

The 1987 survey yielded 163 sites recorded on FMSF forms. An additional 252 sites were documented on FMSF forms during this survey.

The survey area and all structures documented on FMSF forms were recorded on a 1" = 200' base map. From this data and research obtained on the historic development of Seminole Heights, boundaries for a National Register Historic District proposal were established. These boundaries reflect the most intact concentration of historic resources significant to the development of Seminole Heights.

## SEMINOLE HEIGHTS HISTORY

By 1900, Tampa's population had tripled within the last decade to a total of 26,000. Tampa had prospered into a vital port center supported by the cigar, rail, shipping, tourist, citrus, and phosphate industries. Most of Tampa's residents lived in close proximity to the urban core or, for those of a substantial income, in the elite suburban communities of Tampa Heights and upper-Hyde Park. With improved mass transportation and the increasing popularity of the bungalow, many suburban developments were targeted for the affordability of the middle class. The adaptive style of the bungalow and its ability to satisfy individual owners' wants and needs, and reflect the beauty and care of individual attention without exorbitant cost made it ideal for middle class suburban communities. These communities were built by local contractors and promoted by local developers who capitalized on the popularity of the bungalow style. The design of most structures are based on the original California Bungalow and influenced by the traditional Florida Vernacular building types.

Initiating the growth north of Tampa was the development of Sulphur Springs. By 1900, the town of Sulphur Springs began to develop when Dr. John H. Mills purchased a one hundred acre tract and built a series of bath houses from J. H. Krause, a successful local wagon manufacturer and real estate investor. A number of tourist cottages were completed in 1901 and a plat for the Sulphur Springs subdivision was filed in 1903 with the clerk of the Circuit Court in Hillsborough County Courthouse. As Sulphur Springs developed into a popular recreational area for tourist and Tampanians, the Sulphur Springs Traction Company installed a trolley line in 1907. The line ran north along Central Avenue connecting Tampa to Sulphur Springs. By the summer of 1910, John L. Young and William C. Gaither opened a twenty-four guest room hotel for the season. The area became a popular spot for the annual picnics of various social clubs of Ybor City. Tampa Electric Company absorbed the trolley line in 1911.

The popularity of Sulphur Springs as a vacation and recreation spot made the many acres of land just north of Tampa an ideal location for new development. Although Seminole Heights is located three miles north of downtown Tampa, the establishment of the trolley line and the placid and tranquil atmosphere induced many of Tampa's residents to move to the new suburb being developed by T. Roy Young. The availability of the trolley made it possible for many to live such a distance from the city by providing daily transportation to and from Tampa's business district. The Sulphur Springs trolley route ran from Sulphur Springs south along Nebraska Avenue to Hanlon Street, west along Hanlon Street to Central Avenue, south along Central Avenue through the Seminole Heights neighborhood to Buffalo Avenue where it meanders through adjacent communities before reaching downtown Tampa.

Realtor/developer T. Roy Young spurred this suburban growth in 1911. In foresight of Tampa's growth, Young purchased and made plans for surveying and platting the area called Seminole Heights. Although Young is credited with being the founder of Seminole Heights, others were also instrumental in its progress. Following the lead of Young's Seminole Development Company, two other primary companies were involved in this early development; the Mutual Development Company, organized by Milton and Giddings Mabry; and Dekle Investment Company, organized by Lee and James Dekle.

Seminole Heights started to take shape in June of 1911 when the Seminole Development Company purchased forty acres of land just north of Tampa city limits. This tract of land was the first area to be surveyed and platted and remains the core of the Seminole Heights neighborhood.



It encompasses Hillsborough Avenue south to Wilder Avenue and from Florida Avenue east to Central Avenue. R.F. Bettis, Engineer, was hired to survey the property. Typical lot sizes averaged 56 to 60 ft. wide and 132 ft. deep. Lots along Central Avenue were slightly larger measuring 61 ft. by 142 ft.

Following T. Roy Young's lead, the Mutual Development Company and the Dekle Investment Company retained R.F. Bettis to survey and plat the tracts of land adjacent to the Seminole Heights subdivision. Blocks are typically divided into 10 lots with the exception of the four blocks north of Henry Avenue between Branch and Central avenues which are much larger. A 20 foot setback was drawn to represent building line.

Suwannee Heights subdivision was filed with the Clerk of the Circuit Court of Hillsborough County in February 1912, by the Mutual Development Company. The subdivision is bound on the north by Henry on the south by Hillsborough and Florida and Central avenues on the west and east respectively. The company was organized by G.E. Mabry of Mabry and Carlton, Attorneys-at-law. G.F. Altman served as president, G.E. Mabry, secretary and H.W. Johnson, treasurer. During the year 1912, T. Roy Young functioned as the sales manager for the company as well. In 1913 the Mabry Realty Company, of which Dale Mabry was general manager, was listed as the sales agents for the forty acres of Suwannee Heights. Both the Seminole Development Company and the Mutual Development Company housed their offices in the Hampton Building at 711 1/2 Franklin Street.

On May 4, 1912 The Mutual Development Company advertised in the Tampa Daily Times that thirty lots had been sold in Suwannee Heights, six houses were under construction, most being built on two lots, with one hundred and thirty lots still available for purchase. Within the restricted subdivision, lots were to be used for residence purposes only. Not more than one house was to be built to a lot; structures were to be orientated east/west and was not to cost less than \$1,400. All property was said to be sixty feet above sea level.

The Mutual Development Company went on to plat and subdivide the areas east and west of the original Suwannee Heights subdivision. West Suwannee Heights extended west from Florida Avenue to Apache and East Suwannee Heights extended east from Central Avenue to Nebraska Avenue. Both of these areas kept within the north/south boundaries of Henry and Hillsborough avenues.

The Dekle Investment Company, located at 306 Zack Street in downtown Tampa, was founded c. 1912 as a loan and investment firm. Organizers of this company were Lee Dekle who served as president, J. Robert Dekle vice-president and treasurer, and Clifton B. Dekle, secretary. Lee and Robert Dekle also held the offices of president, and vice-president and treasurer, respectively, of both the Ingram-Dekle Lumber Company and the Dade City Highlands Company.

The Dekle Investment Company is responsible for subdividing and promoting the development of North Seminole Heights. This area keeps within the Florida Avenue and Central Avenue west/east boundaries and extends from Hanna Avenue on the north to Henry Avenue on the south. According to the original plat map filed November 12, 1912 lot sizes within this subdivision vary from 49.5 feet to 57.5 feet wide and from 122.5 feet in length along Florida Avenue and gradually increasing to 135 feet along Central Avenue. The four large blocks between Branch and Central avenues (Seminole Avenue does not continue north of Henry Avenue) are each divided into eighteen lots orientated north/south and five lots orientated east/west facing Central Avenue.



Unlike the Seminole Development Company and the Mutual Development Company who were constructing homes for sale, Dekle Investment Company focused primarily on selling property and providing funds with easy terms to those wanting to build their own home. According to advertisements in the Tampa Daily Times T. Roy Young acted as sales manager for the North Seminole Heights subdivision as well.

## ARCHITECTURAL SIGNIFICANCE

Seminole Heights contains a large concentration of intact historic residences designed in the Bungalow style of architecture and influenced by Florida's cracker architecture. The neighborhood is representative of the popularity of the bungalow style of architecture of many suburban developments during the early 1910's and 1920's. Florida's influence is reflected in the simple frame structures with front porch, little ornamentation, steep gable roof, rectangular plan, and small brick piers.

The bungalow, with a multitude of designs and floor plans that flooded the market through various catalogs, were easily accessible to builders and architects. Structures in Seminole Heights appear in a wide variety of designs, leaving no two bungalows designed alike. There are a number of examples of the Craftsman bungalow, the most ornate of the bungalow style, in the district. Other structures exhibit a variety of architectural details influenced by the Craftsman movement. These details include: a use of multiple exterior materials (brick, stucco, weatherboard, wood shingles, stone); brick columns or piers topped with a variety of wood and concrete column styles; multiple roof lines (typically gable); "camel-back" or "airplane" second stories; multi-lite windows, doors, sidelites and transoms; decorative non-structural elements; detailed rafter ends; exposed ceiling beams; interior millwork (cabinets, shelving, moldings); and detailed chimney. Elements such as these, in part or as a whole, is the common thread that characterizes Seminole Heights.

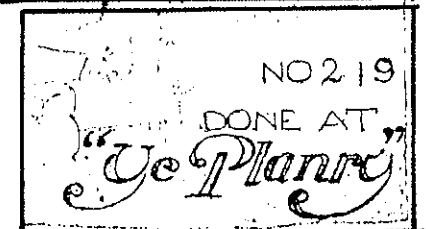
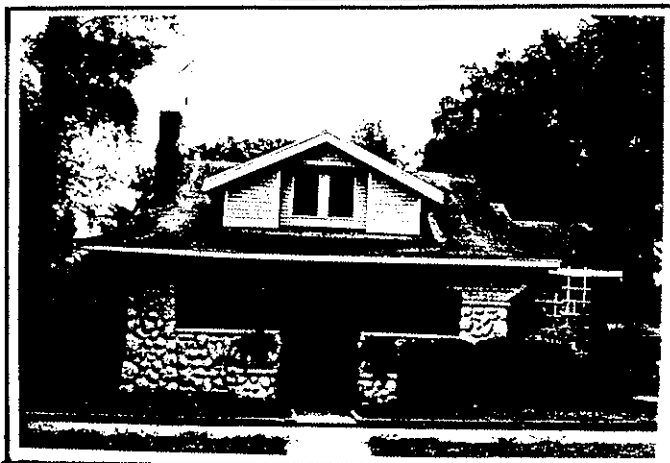
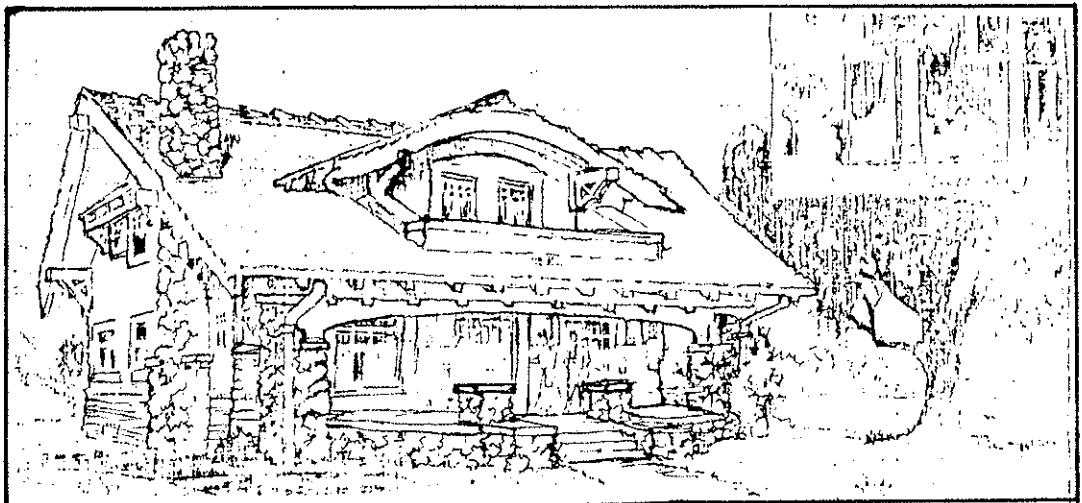
Originating from India the bungalow is an advanced adaptation of the early Bengalese hut used by British settlers during the nineteenth century. Its name comes from the Hindi or Mahratti *Bangla*, meaning 'of or belonging to Bengal'. The architectural characteristics were primarily utilitarian. The European inhabitants of these huts made several modifications of the original Bengal peasant hut by extending the roof line to cover a verandah supported by bamboo or wooden pillars, adding windows for ventilation and constructing interior partitions.

Utilizing the original ideas and characteristics of the early British bungalows, adaptations sprang up throughout Europe. Prior to the turn of the twentieth century three major social changes began to take place. The "Suburban Movement", the "Back to Nature Movement" and the "Craftsman Movement" arose as opposing forces to the rapidly progressing technologies, the Industrial Revolution and the mechanization of society. These changes, in the minds of the general public, greatly influenced the trend on period architecture. As these ideas manifested themselves in the dwelling place, the bungalow, with its low-pitched roof lines, encircling porches, large windows and use of natural materials both on the exterior and the interior, represented the simple, honest lifestyle that many were seeking. Architects such as Charles and Henry Greene of the Greene and Greene architectural firm in San Francisco, popularized the bungalow by utilizing a variety of designs emphasizing a cohesive transition from exterior to interior space. These architects/brothers were responsible for dotting the San Francisco area with a variety of bungalow designs. The World Columbian Exposition of 1893 greatly influenced the bungalow movement. There, the Japanese displayed a variety of techniques. Among the characteristics borrowed from Japanese designs and integrated into the Bungalow are the extensive display of structural members and the interplay of angles and planes. Architectural elements featuring these Japanese-style techniques are commonly found in varying degrees in a large number of bungalow designs.

Responsible for initiating the craftsman movement in residential design is furniture designer, Gustav Stickley. Stickley published *The Crafts*, a monthly magazine and two design books, *Craftsman Homes*, in 1909, and *More Craftsman Homes*, in 1912. Stickley sought to bring the Bungalow to a higher level of ornamentation and at the same time making it affordable to the middle class. Bungalows utilizing multiple textures and materials, built-in furniture and cabinetry, elaborately detailed windows and doors, and non-structural elements were subsequently termed 'Craftsman Bungalow'.

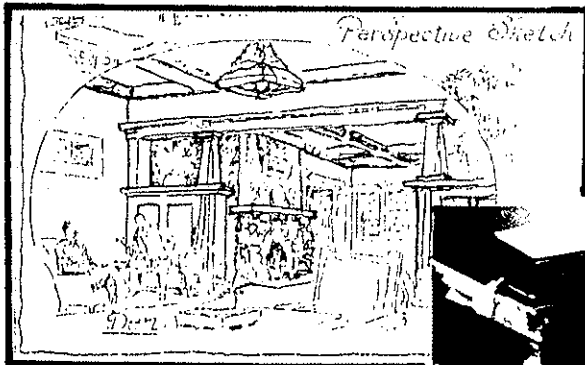
As the influence of Greene and Greene and Stickley's designs became widespread and their popularity increased, the "California Bungalow" became one of the most sought-after styles during the early 1900's and throughout the 1920's. It's rapid popularity was largely due to the numerous plan books and catalogs that were flooding the building market by the turn of the century. One such publication, "*Ye Planry*" Bungalows, a catalog of bungalow plans published by the Ye Planry Building Company, Incorporated, of Los Angeles, California (1908), displays a vast range of bungalow designs and floor plans available for purchase. The Bungalow plan, with its cottage-like appearance and wide porches, adapted well to tropical and waterfront environments. Early American designs were most commonly designed by trained architects and were built as seasonal homes on the New England coast or permanent residences in California.

As an example of one of the sources available for a number of design variations, the Ye Planry catalog shows a number of variations on designs and floor plans available with the bungalow theme. Although styles can vary greatly, the use of some materials and architectural elements are typical and widely used. An example of this is illustrated below. A bungalow designed by the Ye Planry company is compared to the design of 5309 Seminole Avenue in Seminole Heights.



Both are based on the same basic design; a rectangular plan with side gable roof, large, centrally located dormer, broad one-arch porch expanse and stone used in the construction of the exterior chimney and massive porch piers and base.

Another example is the interior detailing. Typical interior features are the exposed ceiling beams and columned room partitions as seen in a Ye Planry sketch and in the photo of the residence at 5114 Suwanee Avenue in Seminole Heights.



As the 1920's approached, the bungalow became one of Tampa's most popular styles of residential architecture. Areas such as Seminole Heights and Hyde Park are Tampa neighborhoods where the bungalow became the leading architectural style. According to James M. Ricci, author of The Bungalow: A History of the Most Predominant Style of Tampa Bay, during the first quarter of the twentieth century, the bungalow became the most popular form of housing in suburban developments because of its affordability to the middle class. The more elaborate houses such as the Queen Anne and Victorian styles often were too expensive for the average blue-collar American family. The bungalow also allowed for a wide range of variations of the style. Most characteristics stayed the same such as the low sweeping (typically gabled) roof line, overhanging eaves, knee brackets, exposed structural members, massive fireplaces and front porches featuring brick piers and columns. Variations include a range of column styles; porte cocheres; partial, full width or wrap around front porches; the use of wood, brick, cobblestone, stucco, and other exterior materials. The typical house in Seminole Heights is of moderate size and scale, however, sizes range from the simplest cracker-style bungalow to the most elaborate craftsman with an airplane or camel-back second story.

The development of Seminole Heights was targeted towards the middle class. Real Estate advertisements in the Tampa Daily Times promoted both homes and lots for sale with financial terms compared to paying rent. Terms consisted of a cash downpayment and monthly payments that covered interest and principal. Most common, were five-room bungalows located on two lots, facing a paved street, with a reception hall, pantry, large closets, a complete bathroom, front and back porches and often a sleeping porch.

It appears that a variety of contractors and builders worked in the Seminole Heights area. Plans were drawn by local architects and contractors, most likely from bungalow plan books and catalogs that were so prevalent at the time. A set of specifications were located for the construction of a frame bungalow at 5704 Branch Avenue. These specifications, dated April 20, 1915, list E. C. Depury as the owner and P. Thornton Marye as the architect. R. Jackson Youngblood, a local contractor, lived at 5909 Branch Avenue and built several of the homes in Seminole Heights. He is said to have built 5909 Suwannee Avenue, 5912 Central Avenue and two residences on Idlewild Avenue. Local architect Francis Kennard is also said to have designed several area houses as well as the Hillsborough High School built in 1928. Well known Tampa contractors such as Bates & Hudnall and Jetton & Dekle are also known to have worked in the neighborhood.

Just as the bungalow's popularity was based on its affordability, the prefabricated house appeared in the building market towards the 1920's. Advances in prefabricated building meant that self-built bungalows could be constructed for as little as 400 dollars. HonorBilt, Standard Built and Quickbilt were among several of the various prefabricated homes available in the building market. Sears, Roebuck and Company are probably the most well-known source of prefabricated and "mail-order" homes. The Sears, Roebuck prefab houses were prevalent mostly in the midwest and only a few are known to exist in Florida. One "Quickbilt Bungalow", manufactured by the A.C. Tuxbury Company of South Carolina, was promoted in Florida as depicted in a historic photograph of the 1920 South Florida Fair. A Quickbilt bungalow is located at 5510 Branch Avenue in Seminole Heights. This structure has undergone minor alterations but retains most of its original integrity.

In 1927 the Seminole Heights United Methodist Church was constructed at the corner of Central Avenue and Hanna Avenue. It was designed by prominent Tampa architect, Frank Winn, Jr. It is located on the site of the original Seminole Heights Elementary School which is now located in a new school building across the street on Hanna Avenue. The Methodist church is a massive gold brick structure approximately three stories high. A three tiered front stair leads to an arched portico entrance on the second floor. The portico is one story high and has a flat roof and stepped parapet. The main structure is rectangular in plan and has a steeply-pitched gable roof with triangular parapet. Buttress-like pilasters, two stories in height, run the length of the church. Classrooms are located in the three story rear portion of the building abutting the rear of the church. Cast concrete detailing appears along parapets, voussoirs and as caps for buttresses.

According to local sources, the Wilder Grove was located on the four blocks between Osborne and Wilder avenues and Central and Branch avenues. In 1927, the Wilder House was moved and the orange groves were cleared for the construction of the Hillsborough High School. This Gothic Revival structure is a major contributing historic resource within the neighborhood. The site is located between on the four blocks between Wilder and Osborne avenues and Branch and Central avenues anchoring the south end of proposed historic district. Designed by local architect, Francis Kennard, it is one of the most ornate schools in the Tampa area. It was built to accommodate over two thousand students. Until 1976, when a complete remodeling took place for the introduction of air conditioning, the huge structure remained relatively unchanged with the exception of additions to a shop and dressing rooms built in 1953 and stained glass windows

added during the 1950's. This imposing Gothic Revival school is located in the heart of Seminole Heights. Its red brick facade features a variety of detail. The main block of the building is composed of several flat roof wings with castellated parapets encircling the roof line. The other southern wings consist of a clock tower (the clock was installed in 1949), and cross gable wing with parapets. The walls are decorated in cast stone including buttresses, spires, stringcourse and pointed arch stained glass windows are decorated with tracery on the southwest wing. Approximately 60% of remaining windows have been blocked in. Although alterations have been many on the interior, the exterior retains its original character and is in good condition.

The development of Seminole Heights continued through the 1920's and eventually slowed in the 1930's. During this time the popularity of the bungalow had waned and the development of the Seminole Heights neighborhood had spread to include the area west of Florida Avenue to the Hillsborough river and east of Central Avenue to Nebraska Avenue. Areas north and south of the original development also developed but not to the same degree.

As war efforts overshadowed the nation in the 1940's, it rocked the stability of the Seminole Heights neighborhood. Effects of the depression were felt by many and home ownership decreased. Seminole Heights became a transient community with many of its families becoming renters. Both Florida Avenue to the west and Buffalo Avenue to the south, represent commercial areas which have succumbed to the pressures of post World War II growth and redefined traffic patterns. This, coupled with the intrusion of Interstate 275, constructed in the 1960's and splitting the neighborhood in half, has created new and artificial boundaries to the neighborhood.

Today, Seminole Heights is in the process of returning to a stable middle class community after several decades of suffering as a repressed neighborhood riddled with crime problems.

## SIGNIFICANT PERSONS

### **T. Roy Young**

Born in Windsboro, Louisiana on April 19, 1883, T. Roy Young came to Florida with his family in 1884 where they settled in Manatee County. There his father, Robert Thomas, was a pioneer orange and tomato grower and a representative in the State Senate. T. Roy first arrived in Tampa at the age of twelve. He later went to Lake City where he attended State College and then to South Carolina to attend Wofford College in Spartanburg.

Young began his real estate career at the age of 22 when he formed the partnership of Graham & Young, Real Estate with J.W. Graham in 1905. It appears this partnership ended in 1906. Young continued in real estate while expanding into painting and building contracting. In 1911 he organized the Seminole Development Company of which he was president and general manager. This year marks the birth of Seminole Heights. The following year the Mutual Development Company was formed in order to purchase and subdivide the land adjacent to Young's newly platted Seminole Heights subdivision. The company was organized by the Mabry brothers but T. Roy Young served as the general manager. By 1913 Seminole Heights development was progressing rapidly and lots were selling well. The neighborhood of Seminole Heights was growing larger as new subdivisions were being platted. With Seminole Heights on its way Young's interest wavered and he added the presidency of the Florida Sand and Shell Company to his responsibilities. He served in this capacity until 1916.

By the end of 1917 all property owned by the Seminole Development Co. had been sold and the company dissolved. Young then joined the well-known real estate firm of Weeks and Wilder and continued there as sales manager through 1923. From 1924 to 1930 he served as general manager of Beach Park Co., Inc., a development company organized to develop 420 acres into 1,500 buildable lots. The latter three years he also served as president of the company.

Subsequent years found Young practicing real estate both as a partner and as an independent broker. In the late 1940's and early 1950's, in his late sixties, he founded Young - Jones Laboratory Inc. - Termite & Pest Control and Young & Young Realtors. He served as both the company's president and vice-president. T. Roy Young died on May 26, 1968 at the age of 85.

### **Giddings and Milton Mabry**

Sons of Milton Harvey and Ella Dale (Bramlett) Mabry, both were educated at West Florida Seminary, Tallahassee. Giddings went on to Richmond College, 1896-98 and then Cumberland University, Lebanon, Tennessee (L.L.B., 1901).

Giddings was admitted to the bar in 1901. He came to Tampa soon after and began to practice law. He joined partners with his father, Judge Mabry, to form the firm Mabry and Mabry. After several years Judge Mabry moved to Tallahassee where he was appointed clerk of the supreme court. Previous to the partnership with his son he served twelve years as a justice of the Florida Supreme Court. Giddings formed a second partnership in 1912 with Doyle Carlton and later became senior partner of the firm Mabry, Reaves, Carlton, Anderson, Fields and Ward. Giddings served as city attorney from 1910-13 and county attorney from 1917-23.

The Mutual Development Company was organized in 1912 by Giddings and Milton Mabry to purchase and develop portions of Seminole Heights. Officers included G.F. Altman as president, Giddings Mabry as secretary and H.W. Johnson as treasurer. The Mabry Realty Company where Dale Mabry, brother of Giddings and Milton, was general manager acted as the sales agents for the property owned by the Mutual Development Company. When the Mutual Development Company dissolved in 1921, the Guaranty Mortgage Company was formed and Milton Mabry served as president and manager. The Guaranty Mortgage Company was the oldest independent mortgage company in the city of Tampa according to Ernest Robinson's History of Hillsborough County.

### **James and Lee Dekle**

Lee Dekle came to Tampa just prior to the twentieth century. He was featured in the Midwinter Edition of the Tampa Tribune - 1900 as one of Tampa's leading citizens and merchants. His business was located at 1330 - 1332 Seventh Avenue and reported to be one of the largest in Ybor City. His store carried such goods as dry goods, clothing, shoes, millinery, notions and toys. James Dekle came from Thomas County, Georgia, and joined his brother in Tampa in 1903. Eventually they expanded into the lumber, building and investment business. Both were principals in Jetton-Dekle Lumber Company and Ingram-Dekle Lumber Company. The Dekle Investment Company, Inc. was organized in 1908 as one of the oldest established general real estate and investment companies. Certainly a family affair, the officers were Lee Dekle, president; James R. Dekle, vice-president and treasurer; and Clifton B. Dekle, secretary. Bert E. Dekle was also an associate.

Lee and James both continued their interest in the lumber business, Lee as president and James as vice-president and treasurer of the Ingram-Dekle Lumber Company and Dade City Highlands Company.

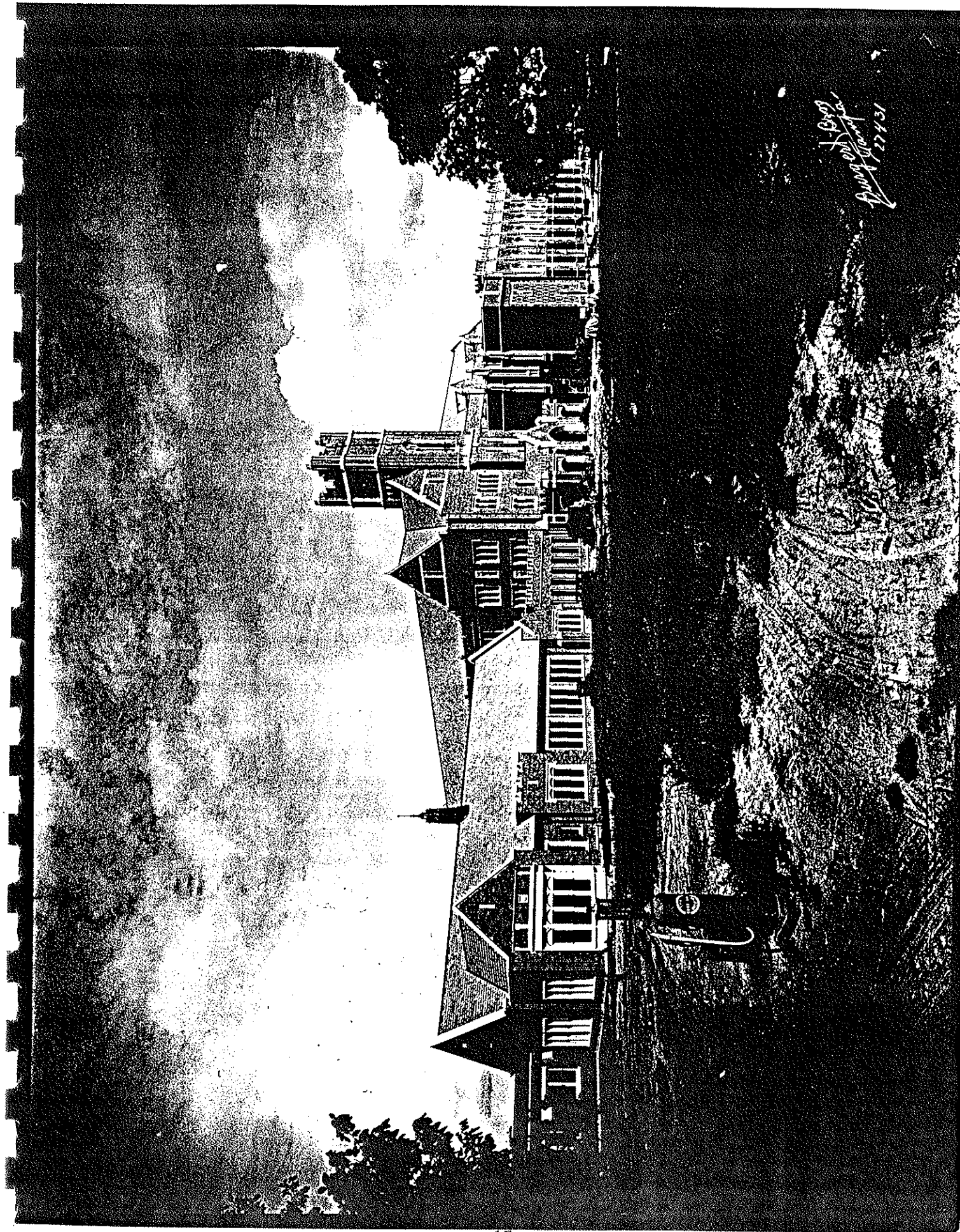
### **Frank A. Winn, Jr.**

Frank A. Winn, Jr. was born in Leesburg, Florida, on May 27, 1893. He received his early education in the public schools of Leesburg, Fernandina and Tampa. He later attended the Alabama Polytechnic Institute from 1910 - 1914 where he studied architecture. After working for architect, F.J. Kennard for seven years, Winn opened his own architectural office in 1921. He received commissions all over the state of Florida as well as designing many significant structures in Tampa. In addition to the Seminole Heights Methodist Church, his commissions include: John Darling Lodge, No 154, F & A.M.; Model Dairy Building; Tampa Heights Methodist Church; Municipal Fishing Pier and Pavilion, Ballast Point Park; Citrus Park Elementary, Benjamin Franklin High School and eighteen other elementary and rural high schools for Hillsborough County; residences for W.E. Coats, W.F. Farman and J. F. Taylor; several Davis Islands residences; Dixie-Grand Hotel and Palace Theater, at Braidenton; Sigma Nu Fraternity House, at Gainesville; First Presbyterian Church, Plant City; Plant City Methodist Church; Womens Civic League Club Building, Winter Haven; and J. E. Foxworthy, residence, Fort Myers.



## **Francis J. Kennard**

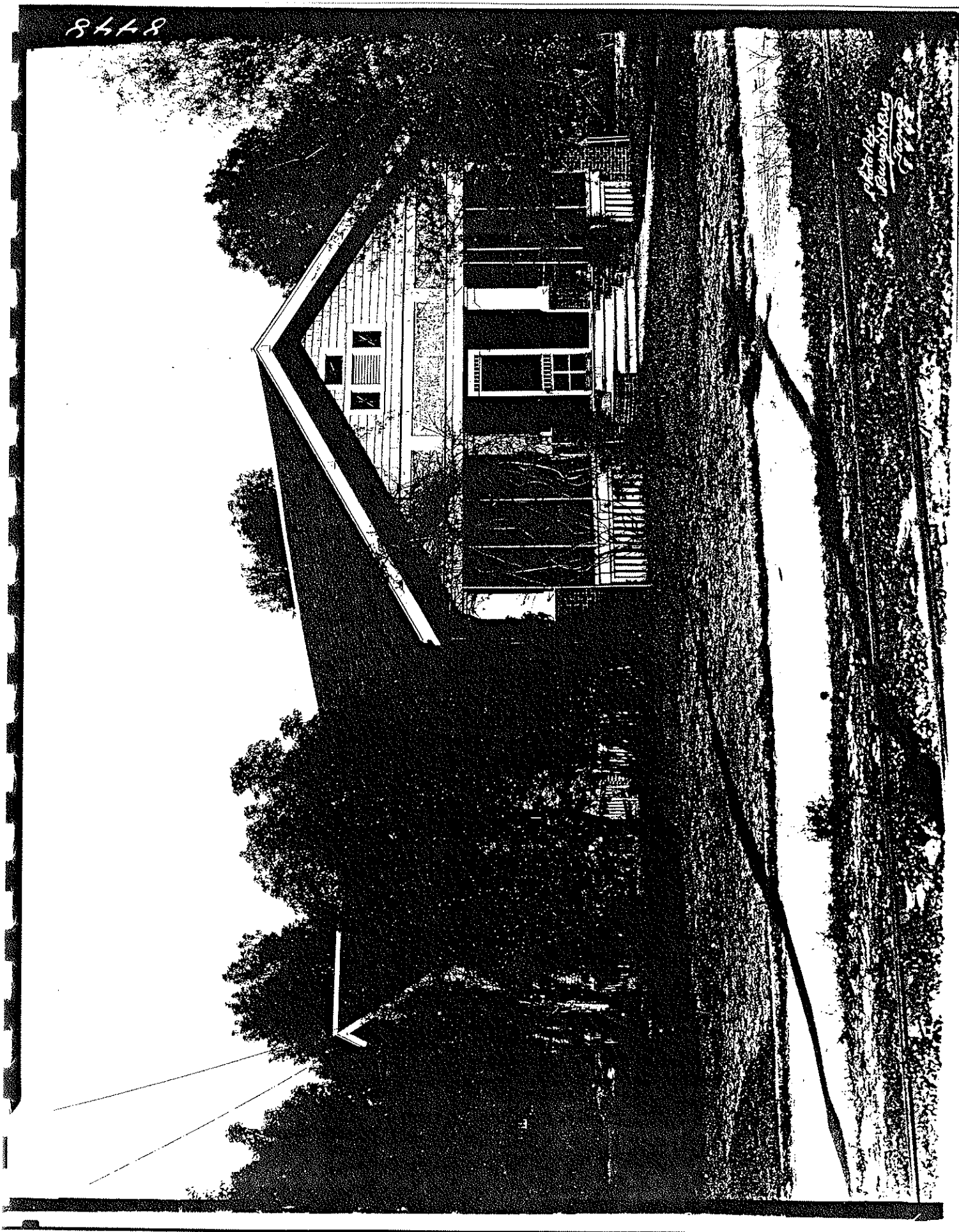
Francis Joseph Kennard came to America from London, England on March 15, 1865. His family settled first in Cisco, Florida where they owned orange groves. Francis Kennard practiced architecture in Sanford and Orlando before coming to Tampa in the 1890's. He was first associated with architect M. J. Miller. In later years Philip Kennard, his son, joined him in his architectural practice. Before his death in 1944, Francis Kennard designed many of Tampa's significant buildings. These structures include: Maas Brothers Department Store; Floridan Hotel; St. Andrews Episcopal Church; Hillsborough High School in Seminole Heights; Henderson Elementary School in Tampa Heights; Wolfson Building, Sanchez & Haya Building, and Manuel Katz store in Ybor City; Rialto Theater, Burgert Brothers Studio and Bryan Elementary School. Other structures outside of Tampa include the Belleview Hotel at Belleair, the Pinellas County Court House and the Lee County Court House.



5000 N. Central Avenue

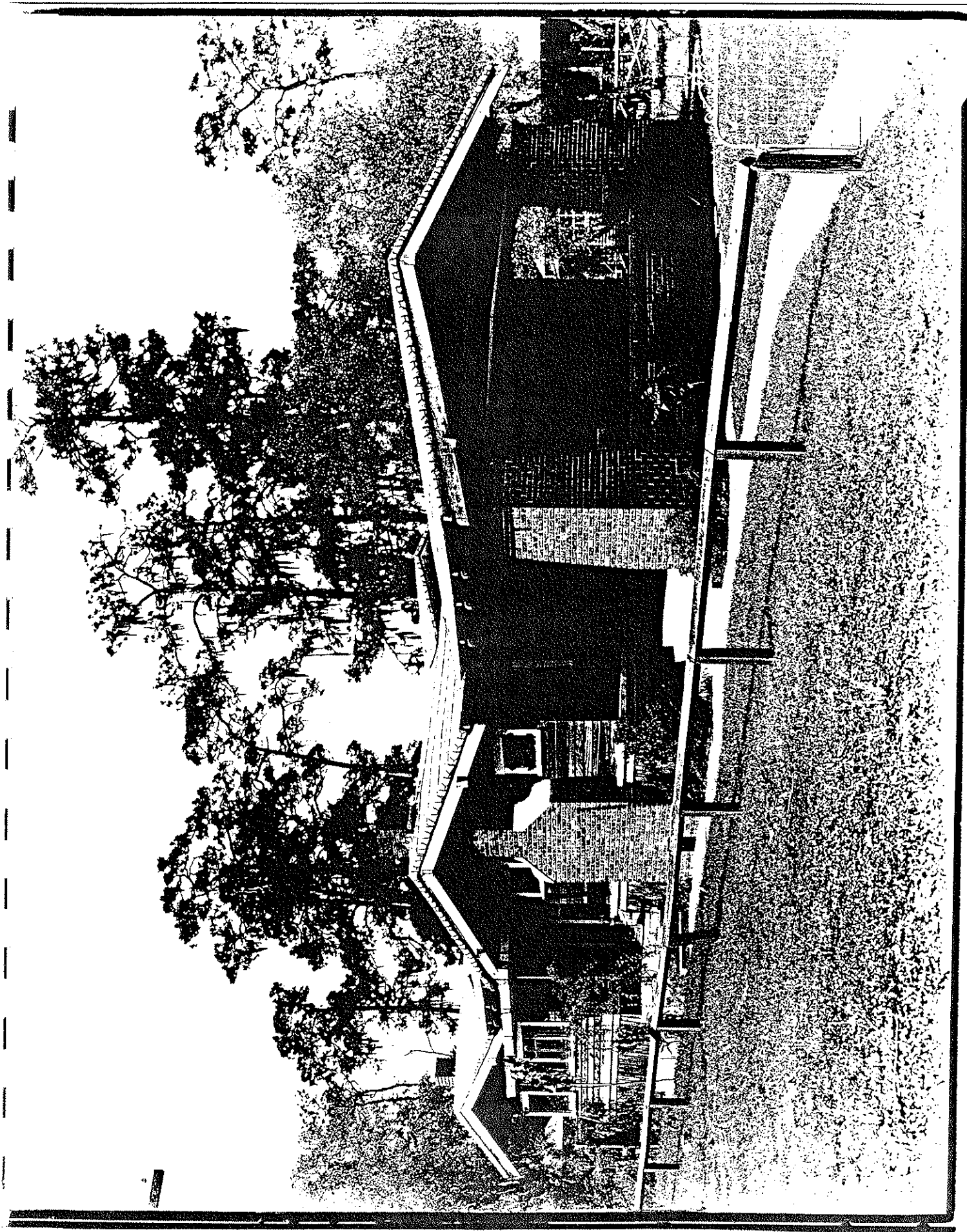
Hillsborough High School - Sep. 1928

Photograph courtesy of Tampa-Hillsborough Public Library. Burgert Brothers Collection



5102 N. Central Avenue - Jan. 1923

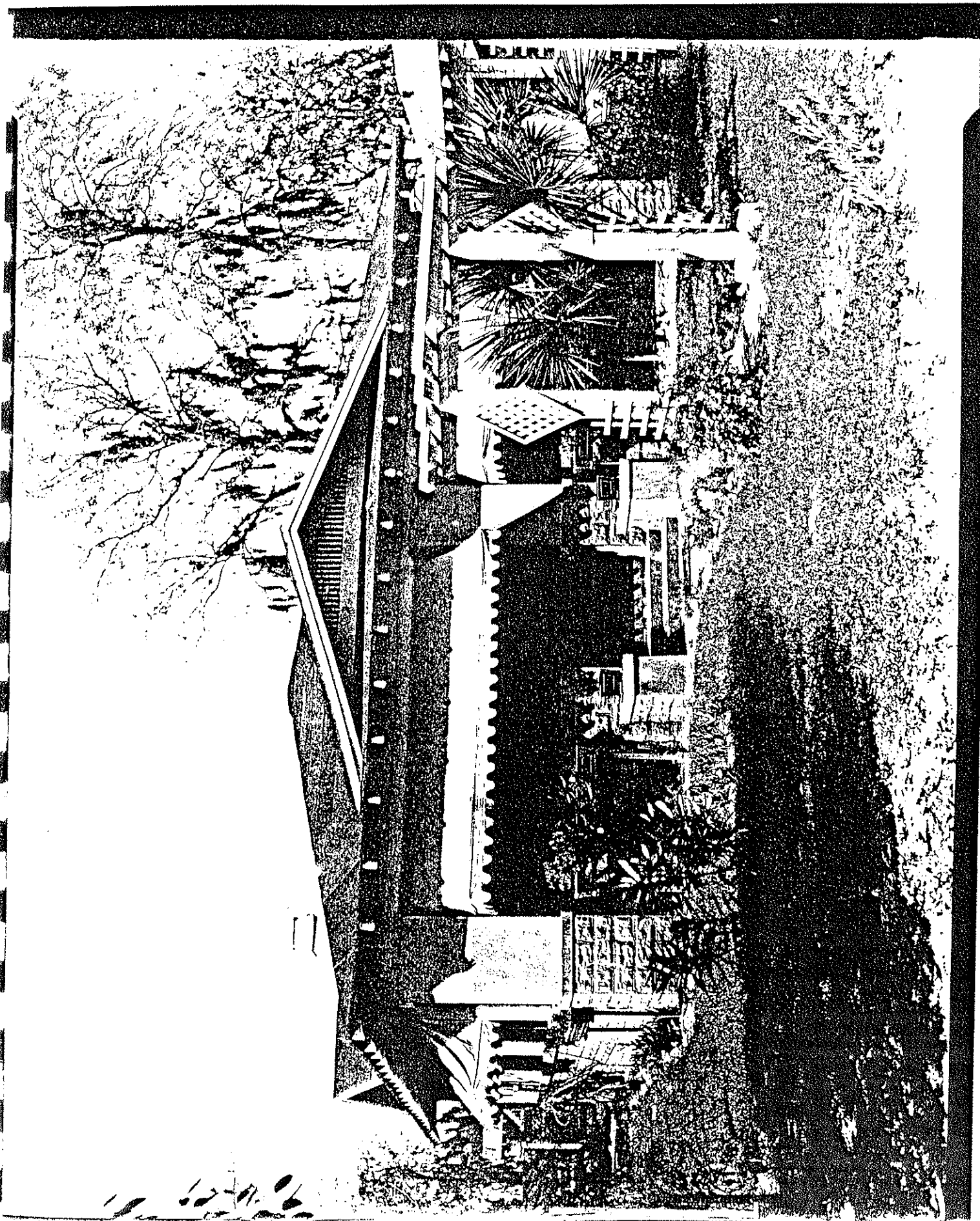
Photograph courtesy of Tampa-Hillsborough Public Library  
Burgett Brothers Photographic Archives



6001 Central Avenue - Nov. 1919

Photograph courtesy of Tampa-Hillsborough Public Library  
Burgert Brothers Photographic Archives





6006 Branch Avenue - Feb. 1925

photograph courtesy of Tampa-Hillsborough Public Library

## PAST FIELD SURVEYS

### 1987

In 1972 when the U.S. Congress passed the Coastal Zone Management Act to encourage careful development of the nation's coastal resources, protection of historic resources was included as a required element if a state expected approval of its coastal management plan. The importance of historic resources was reiterated in a 1980 amendment to the Act. That amendment not only stated that protection, preservation and restoration of historic resources was a congressional objective, it provided funding to achieve these goals. Although funds were designated for low-cost construction projects and planning activities related to historic resources inventories, the funds did not become available until 1985.

Florida's Department of Environmental Regulation applied for and received funding to administer the state's coastal management program in 1985. In January, 1986 the Office of Coastal Management announced that it was accepting applications for projects dealing with protection and management of natural coastal resources, management of coastal development, improved public access to coastal areas and improved predictability and efficiency in government decision-making.

The availability of these funds corresponded with the need to survey Tampa's historic resources to comply with elements of the recently passed State Comprehensive Plan and the Growth Management Plan of 1985. This growth management act requires all municipalities and counties to adopt comprehensive plans that are consistent with the State comprehensive Plan. Under rule 9J-5 of this act, historic preservation must be considered in housing, future land use and coastal provisions. The City of Tampa Planning Department and Hillsborough County's City-County Planning Commission would be required to survey and document historic properties in order to comply with the future land use provision by providing maps depicting historic properties worth protecting.

Since its creation by the Florida Legislature in 1975 as an agency of the Department of State, the Historic Tampa/Hillsborough County Preservation Board has undertaken historic resources survey and evaluation as funding from Federal and State preservation agencies became available. The Board's first major surveys, completed in 1979, were broadly-based and in some cases, cursory. Eight Tampa neighborhoods (Hyde Park, Davis Islands, Downtown, Tampa Heights, West Tampa, Ybor City, Port Tampa, and Sulphur Springs) and the county's two smaller municipalities, Temple Terrace and Plant City, were included in this effort. Although 557 structures were identified and listed in the survey report, approximately 30% were never officially recorded as Florida Master Site Files; and thus, not included in the statewide inventory of historic sites. This was especially the case in Port Tampa and Temple Terrace. Only one site file for Temple Terrace, and eight for Port Tampa, were transmitted to the Bureau of Historic Preservation at the conclusion of the survey. The survey did identify potential historic districts in West Tampa and Hyde Park. These neighborhoods were surveyed in depth subsequently and listed on the National Register of Historic Places.

As development pressure increased in Hillsborough County and planning agencies prepared to comply with the growth management act, coordination with the Preservation Board and requests for historic resources data accelerated. In addition, Preservation Board staff was well aware of the need to extend survey activity into neighborhoods not previously examined, such as Seminole Heights, Bayshore, Ballast Point, Palmetto Beach, Palma Ceia, and Beach Park, as well

as return to areas like Port Tampa. A coastal management historic resources survey seemed a logical means to pursue preservation planning and protection in 1986. Subsequent to the board's application to the Department of Environmental Regulation for \$36,200 in preservation funding under the coastal management program, the City of Tampa with advisory assistance from the Preservation Board director contracted with consultants to prepare a landmarks and historic district ordinance and guidelines.

Thus, the development of tools for protecting historic resources continued parallel to the comprehensive survey and identification of resources that might be protected, each process making the other more effective. By September 30, 1987 both goals of the DER grant; that is, further resource identification and the drafting of a protective ordinance, had been achieved.

As part of this 1987 historic resources survey prepared by the Historic Tampa/Hillsborough County Preservation Board and funded by the United States Department of Commerce, Office of Coastal Zone Management and the State of Florida, Department of Environmental Regulation, Office of Coastal Management, Seminole Heights was surveyed along with six other Tampa neighborhoods.

Other neighborhoods surveyed include Bayshore, Ballast Point, Palmetto Beach, Palma Ceia, Beach Park and Port Tampa. The survey produced, for each area, a map, boundary description, numerical data, list of Florida Master Site File recorded sites, a brief history of the area, and recommendations related to the National Register of Historic Places.

Boundaries for the Seminole Heights neighborhood were identified as Hanna Avenue on the north, Buffalo Avenue on the south, Interstate 275 on the east and Florida Avenue on the west. Fieldwork in this area included an evaluation of 737 sites. A total of 163 structures were recorded on Florida Master Site Files. This figure represents 22% of the evaluated sites.

Recommendations: The core of the Seminole Heights neighborhood has potential as a National Register Historic District. This area is contiguous to Hillsborough High School and is encompassed in the area from Wilder Avenue to Hillsborough Avenue and Central Avenue to Branch Avenue. Or, Hillsborough High School could be included in a Multiple Properties thematic nomination for educational buildings.

NOTE: Since 1987 the Historic Tampa/Hillsborough County Preservation Board, through various grants, have prepared historic resources surveys for Tampa Heights and Temple Terrace, a historic preservation ordinance for Temple Terrace, two National Register Historic Districts in Plant City, a National Register Thematic Group nomination for Davis Islands, and four individual National Register proposals.

## **1988**

In April of 1988, a National Register of Historic Places Determination of Eligibility for the Seminole Heights Historic District was prepared by Melissa Wiedenfeld, Historic Preservation Planner for the Florida Department of Transportation (D.O.T.). This resulted from plans by D.O.T. to widen Hillsborough Avenue in compliance with The National Historic Preservation Act of 1966 (Public Law 89-665, as amended; 80 Stat. 915; 16 U.S.C. 470) which declares a national policy of historic preservation; establishes the Advisory Council on Historic Preservation; directs federal agencies to consider the effect of their undertakings on properties eligible for or listed in the



National Register of Historic Places; and provides for an expanded National Register program. Section 106 of this act requires all environment altering projects that are federal in origin, federally funded (wholly or in part, including loan guarantees), or require a federal license or permit, to consider the potential impact of the project upon archaeological sites, historic structures, and other historic resources listed or eligible for listing in the National Register of Historic Places. Title 36 C.F.R. Part 800 ("Protection of Historic Properties") provides procedures for implementing this authority. To come under this process a historic resource does not have to be listed in the National Register or formally determined eligible for listing in the National Register, it only has to satisfy, in the opinion of the State Historic Preservation Officer (SHPO), who in Florida is the Director of the Division of Historical Resources in the Department of State, the criteria of eligibility for listing in the National Register (see 36 C.F.R. 60.4). If the involved federal agency or the agency's representative disagrees with the SHPO, a formal determination of National Register eligibility may be sought to resolve that issue.

According to the D.O.T. Determination of Eligibility report, boundaries for a National Register Historic District were recommended as reflecting the residential neighborhood that developed along the Sulphur Springs trolley line. "Seminole Heights is significant architecturally for its high concentration of bungalows all built during the peak of craftsman architecture during the teens and twenties. It is also significant historically as a popular middle class street car suburb of Tampa during the peak years of the Florida boom. The Seminole Heights Historic District maintains its ambiance of an earlier period with most of its buildings dating to 1929 or earlier with its brick streets, granite curbing, and live oak canopy. Ninety-five percent of the buildings contribute to the district." ..... "Most of the buildings are in good condition with minimal alteration. The district is well maintained, but is threatened by development, particularly along Hillsborough Avenue." ..... "Although it has been encroached upon by Interstate 275 on the east, and strip development along Nebraska and Florida Avenues, a distinct district still emerges between those thoroughfares. The houses included in the district were built in or before the twenties. The district lines were carefully chosen to include only the most intact area of houses built before 1929, the end of the Florida boom. The neighborhood degenerates away from the district lines; there is more infill of houses from the 1930's, 1940's, and 1950's."

The Department of State, Division of Historical Resources agreed with the eligibility determination made by D.O.T., thus, the Seminole Heights neighborhood qualified for the same review process and consideration as a listed National Register Historic District under Section 106 of The National Historic Preservation Act of 1966.

COASTAL ZONE HISTORIC RESOURCES SURVEY  
1987

Site List: SEMINOLE HEIGHTS (163)

\* Structures contributing to the proposed National Register Historic District  
Branch Ave.

|       |      |         |   |      |
|-------|------|---------|---|------|
| 1-    | 4015 | 8HI2453 | F | 1924 |
| 2-    | 4108 | 8HI2454 | F | 1911 |
| 3-    | 4207 | 8HI2422 | F | UNK  |
| 4-    | 4209 | 8HI2455 | F | 1920 |
| 5-    | 4406 | 8HI2456 | F | 1925 |
| 6-    | 4916 | 8HI2457 | F | 1918 |
| * 7-  | 5002 | 8HI2458 | B | 1920 |
| * 8-  | 5008 | 8HI2459 | F | 1924 |
| * 9-  | 5014 | 8HI2460 | F | 1925 |
| * 10- | 5016 | 8HI2461 | F | 1925 |
| * 11- | 5101 | 8HI2462 | F | 1924 |
| * 12- | 5102 | 8HI2463 | B | 1925 |
| * 13- | 5103 | 8HI2464 | B | 1925 |
| * 14- | 5107 | 8HI2465 | B | 1918 |
| * 15- | 5110 | 8HI2466 | F | 1913 |
| * 16- | 5115 | 8HI2467 | B | 1913 |
| * 17- | 5117 | 8HI2468 | F | 1908 |
| * 18- | 5119 | 8HI2469 | F | 1924 |
| * 19- | 5202 | 8HI2470 | F | 1913 |
| * 20- | 5301 | 8HI2471 | B | 1925 |
| * 21- | 5302 | 8HI2472 | F | 1920 |
| * 22- | 5303 | 8HI2549 | B | 1925 |
| * 23- | 5305 | 8HI2473 | B | 1923 |
| * 24- | 5310 | 8HI2474 | F | 1918 |

Caracas Ave.

|     |     |         |   |      |
|-----|-----|---------|---|------|
| 25- | 502 | 8HI2550 | F | 1929 |
| 26- | 509 | 8HI2519 | M | 1926 |

Cayuga Ave.

|     |     |         |   |      |
|-----|-----|---------|---|------|
| 27- | 404 | 8HI2523 | F | 1938 |
|-----|-----|---------|---|------|

Chelsea Ave.

|     |     |         |   |      |
|-----|-----|---------|---|------|
| 28- | 304 | 8HI2527 | F | 1918 |
|-----|-----|---------|---|------|

Central Ave.

|       |         |         |     |        |
|-------|---------|---------|-----|--------|
| 29-   | 4017    | 8HI2497 | B   | 1922   |
| 30-   | 4020    | 8HI2498 | B   | 1924   |
| 31-   | 4106    | 8HI2499 | F   | 1925   |
| 32-   | 4205    | 8HI2551 | F   | 1935   |
| 33-   | 4207    | 8HI2552 | F   | 1928   |
| 34-   | 4301    | 8HI2423 | B   | 1923   |
| 35-   | 4307    | 8HI2424 | F   | 1923   |
| 36-   | 4610    | 8HI2425 | AF  | 1918   |
| 37-   | 4803    | 8HI2426 | B   | 1924   |
| 38-   | 4901-3  | 8HI2427 | MCB | 1923-9 |
| 39-   | 4905    | 8HI2428 | MV  | 1929   |
| 40-   | 4913    | 8HI2429 | F   | 1929   |
| * 41- | 5000    | 8HI2553 | GR  | 1927   |
| * 42- | 5102    | 8HI2430 | F   | 1922   |
| * 43- | 5106    | 8HI2431 | B   | 1921   |
| * 44- | 5108    | 8HI2432 | F   | 1921   |
| * 45- | 5110    | 8HI2433 | B   | 1916   |
| 46-   | 5111    | 8HI2434 | F   | 1900   |
| * 47- | 5112    | 8HI2435 | F   | 1922   |
| * 48- | 5114    | 8HI2436 | B   | 1918   |
| * 49- | 5118    | 8HI2437 | B   | 1926   |
| * 50- | 5202    | 8HI2422 | F   | 1921   |
| 51-   | 5205    | 8HI2421 | MV  | 1927   |
| * 52- | 5206    | 8HI2420 | B   | 1922   |
| * 53- | 5208    | 8HI2438 | B   | 1921   |
| * 54- | 5210    | 8HI2439 | F   | 1916   |
| 55-   | 5211    | 8HI2419 | M   | 1928   |
| * 56- | 5302    | 8HI2418 | F   | 1912   |
| * 57- | 5303    | 8HI2417 | B   | 1922   |
| * 58- | 5308    | 8HI2416 | B   | 1916   |
| 59-   | 5310    | 8HI2415 | F   | 1913   |
| * 60- | 5406    | 8HI2414 | B   | 1915   |
| * 61- | 5410    | 8HI2413 | B   | 1928   |
| * 62- | 5502    | 8HI2412 | B   | 1924   |
| * 63- | 5504    | 8HI2411 | B   | 1926   |
| * 64- | 5505    | 8HI2410 | B   | 1929   |
| * 65- | 5506    | 8HI2448 | F   | 1916   |
| * 66- | 5509    | 8HI2409 | B   | 1922   |
| * 67- | 5510    | 8HI2449 | AF  | 1918   |
| * 68- | 5606    | 8HI2450 | F   | 1923   |
| * 69- | 5610    | 8HI2451 | B   | 1922   |
| * 70- | 5701    | 8HI2452 | B   | 1922   |
| * 71- | 5707    | 8HI2408 | B   | 1928   |
| * 72- | 5902    | 8HI2407 | F   | 1916   |
| * 73- | 5903    | 8HI2406 | F   | 1922   |
| * 74- | 6002    | 8HI2405 | B   | 1922   |
| * 75- | 6006    | 8HI2404 | B   | 1922   |
| * 76- | 6008    | 8HI2403 | B   | 1925   |
| * 77- | 6010    | 8HI2402 | B   | 1923   |
| * 78- | 6106    | 8HI2401 | F   | 1914   |
| * 79- | 6108-16 | 8HI2399 | MCB | 1928   |
| * 80- | 6111    | 8HI2400 | GR  | 1927   |

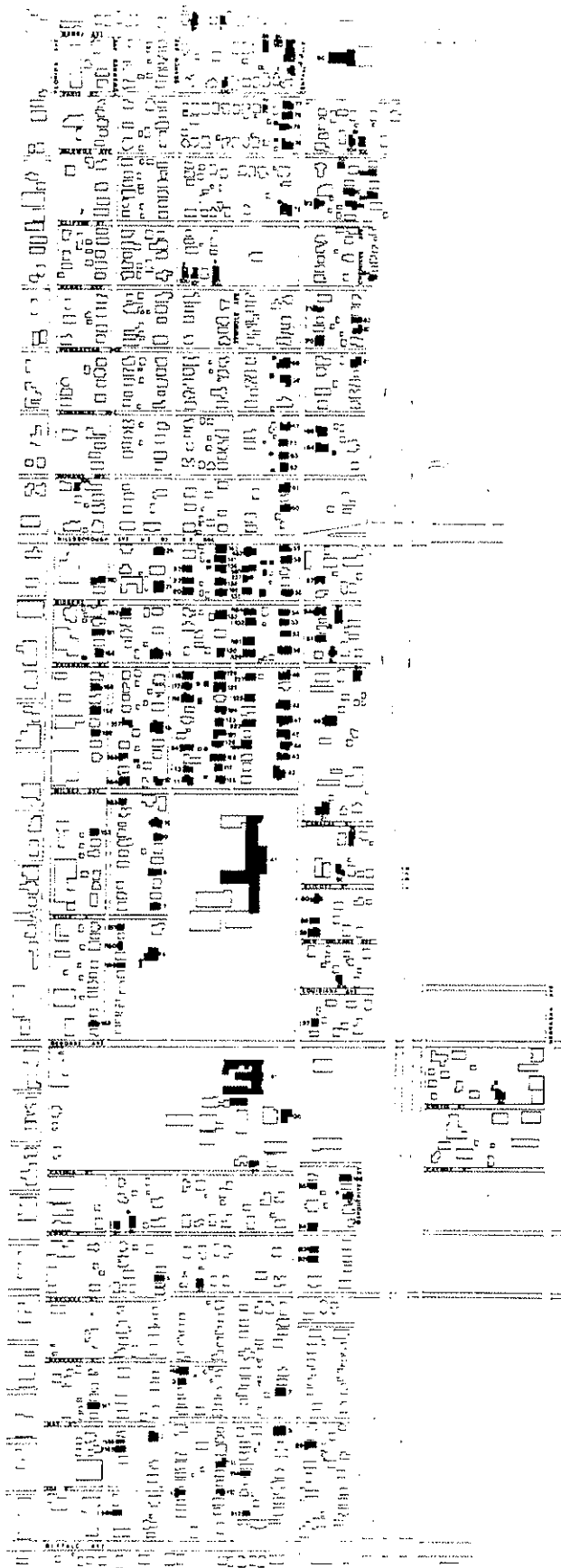
|                 |        |         |     |      |
|-----------------|--------|---------|-----|------|
| Cherokee Ave.   |        |         |     |      |
| * 81-           | 5610   | 8HI2524 | B   | 1922 |
| * 82-           | 5704   | 8HI2525 | B   | 1922 |
| * 83-           | 5706   | 8HI2526 | F   | 1922 |
| * 84-           | 5801   | 8HI2527 | F   | 1924 |
| * 85-           | 5904   | 8HI2528 | F   | 1924 |
| * 86-           | 5905   | 8HI2429 | F   | 1918 |
| * 87-           | 5906   | 8HI2430 | F   | 1928 |
| * 88-           | 5909   | 8HI2531 | F   | 1921 |
| Elicott St.     |        |         |     |      |
| 89-             | 508    | 8HI2532 | B   | 1928 |
| Emma St.        |        |         |     |      |
| 90-             | 202    | 8HI2558 | F   | 1926 |
| 91-             | 204    | 8HI2559 | F   | 1926 |
| Frierson St.    |        |         |     |      |
| * 92-           | 504    | 8HI2560 | F   | 1928 |
| * 93            | 505    | 8HI2561 | F   | 1920 |
| Giddens St.     |        |         |     |      |
| 94-             | 505    | 8HI2562 | B   | 1925 |
| Hanna St.       |        |         |     |      |
| 95-             | 304    | 8HI2533 | F   | 1925 |
| 96-             | 310    | 8HI2534 | F   | 1924 |
| * 97-           | 405    | 8HI2535 | B   | 1923 |
| * 98-           | 407-11 | 8HI2635 | MCB | 1926 |
| Henry Ave.      |        |         |     |      |
| * 99-           | 302    | 8HI2573 | B   | 1930 |
| * 100-          | 304    | 8HI2574 | B   | 1925 |
| * 101-          | 308    | 8HI2575 | F   | 1925 |
| Idlewild Ave.   |        |         |     |      |
| * 102-          | 507    | 8HI2576 | F   | 1923 |
| * 103-          | 508    | 8HI2577 | F   | 1926 |
| * 104           | 510    | 8HI2537 | F   | 1925 |
| Louisiana Ave.  |        |         |     |      |
| 105-            | 606    | 8HI2563 | B   | 1923 |
| Marguerite Ave. |        |         |     |      |
| 106-            | 4308   | 8HI2538 | B   | 1922 |
| 107-            | 4312   | 8HI2539 | F   | 1914 |
| Mohawk Ave.     |        |         |     |      |
| * 109-          | 105    | 8HI2578 | F   | 1922 |
| Paris St.       |        |         |     |      |
| * 110-          | 310    | 8HI2540 | F   | 1936 |
| * 111-          | 409    | 8HI2541 | B   | 1923 |

Seminole Ave.

|        |      |         |    |      |
|--------|------|---------|----|------|
| 112-   | 4005 | 8HI2475 | F  | 1920 |
| 113-   | 4010 | 8HI2476 | F  | 1926 |
| 114-   | 4015 | 8HI2477 | MV | 1927 |
| 115-   | 4016 | 8HI2478 | B  | 1927 |
| * 116- | 5102 | 8HI2479 | F  | 1921 |
| * 117- | 5104 | 8HI2501 | F  | 1918 |
| * 118- | 5106 | 8HI2480 | B  | 1925 |
| * 119- | 5107 | 8HI2502 | F  | 1920 |
| * 120- | 5108 | 8HI2481 | B  | 1924 |
| * 121- | 5110 | 8HI2482 | F  | 1924 |
| * 122- | 5111 | 8HI2483 | B  | 1926 |
| * 123- | 5112 | 8HI2484 | F  | 1926 |
| * 124- | 5114 | 8HI2485 | B  | 1923 |
| * 125- | 5115 | 8HI2486 | F  | 1920 |
| * 126- | 5118 | 8HI2554 | F  | 1910 |
| * 127- | 5119 | 8HI2487 | F  | 1913 |
| * 128- | 5120 | 8HI2488 | F  | 1911 |
| * 129- | 5201 | 8HI2489 | B  | 1918 |
| * 130- | 5202 | 8HI2490 | F  | 1912 |
| * 131- | 5203 | 8HI2491 | B  | 1920 |
| * 132- | 5207 | 8HI2492 | B  | 1918 |
| * 133- | 5209 | 8HI2493 | B  | 1920 |
| * 134- | 5210 | 8HI2494 | F  | 1913 |
| * 135- | 5301 | 8HI2495 | B  | 1925 |
| * 136- | 5302 | 8HI2496 | B  | 1925 |
| * 137- | 5303 | 8HI2579 | F  | 1928 |
| * 138- | 5304 | 8HI2580 | B  | 1920 |
| * 139- | 5306 | 8HI2503 | B  | 1919 |
| * 140- | 5307 | 8HI2504 | B  | 1919 |
| * 141- | 5308 | 8HI2505 | B  | 1918 |
| * 142- | 5309 | 8HI2515 | B  | 1924 |
| * 143- | 5310 | 8HI2516 | B  | 1921 |

Suwannee Ave.

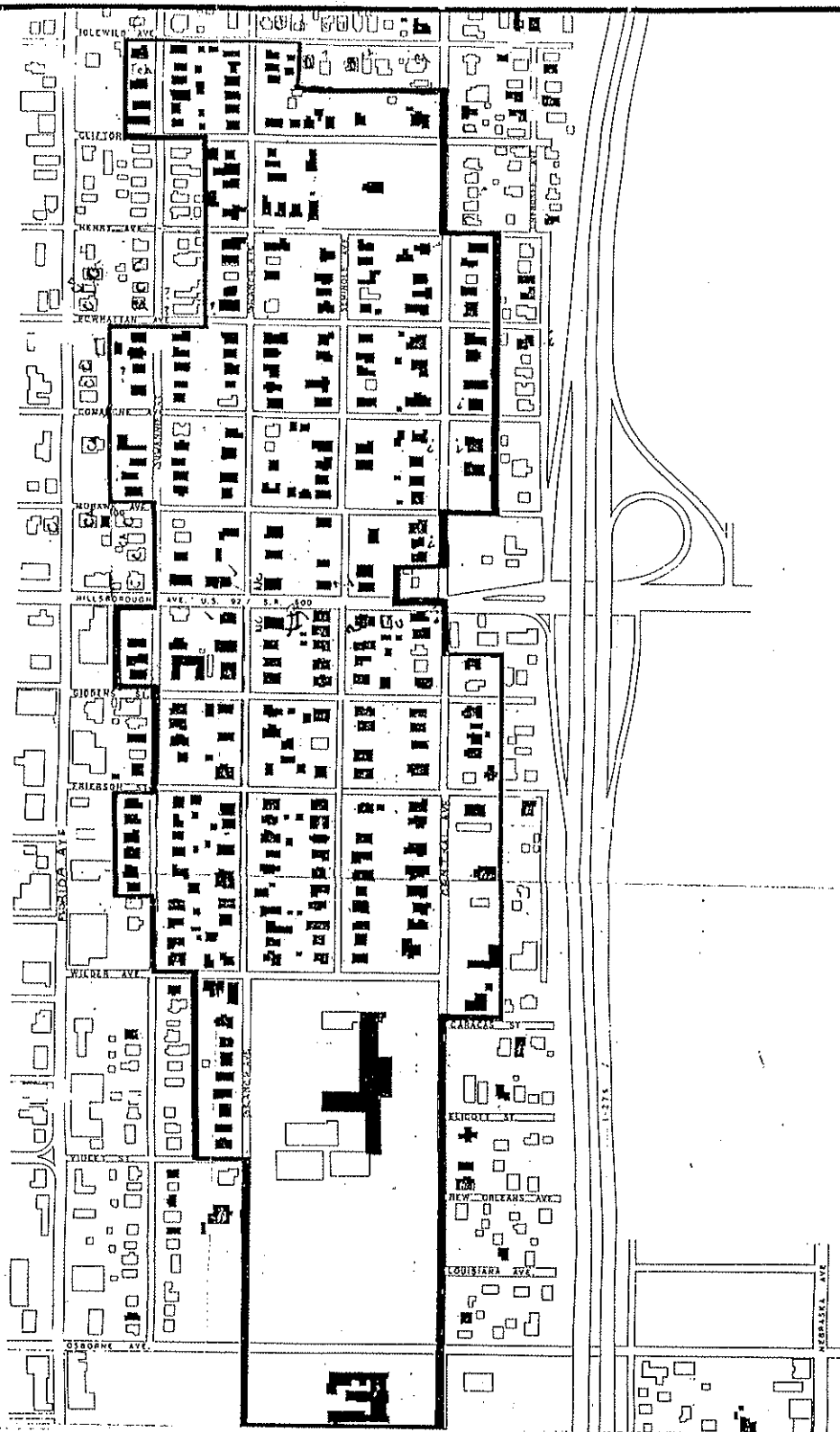
|                 |                 |                    |              |                 |            |
|-----------------|-----------------|--------------------|--------------|-----------------|------------|
| <del>144-</del> | <del>4005</del> | <del>8HI2506</del> | <del>F</del> | <del>1924</del> | DEMOLISHED |
| 145             | 4109            | 8HI2507            | B            | 1925            |            |
| 146             | 4111            | 8HI2508            | F            | 1925            |            |
| 147-            | 4902            | 8HI2509            | B            | 1925            |            |
| 148-            | 4913            | 8HI2511            | F            | 1925            |            |
| 149-            | 4917            | 8HI2555            | F            | 1928            |            |
| 150-            | 4923            | 8HI2512            | F            | 1924            |            |
| 151-            | 5016            | 8HI2513            | F            | 1927            |            |
| 152-            | 5021            | 8HI2514            | M            | 1923            |            |
| * 153-          | 5101            | 8HI2581            | F            | 1924            |            |
| * 154-          | 5105            | 8HI2542            | B            | 1925            |            |
| * 155-          | 5110            | 8HI2517            | F            | 1913            |            |
| * 156           | 5111            | 8HI2518            | B            | 1924            |            |
| * 157-          | 5114            | 8HI2543            | B            | 1918            |            |
| * 158-          | 5118            | 8HI2544            | F            | 1923            |            |
| * 159-          | 5202            | 8HI2545            | F            | 1913            |            |
| * 160-          | 5206            | 8HI2546            | F            | 1922            |            |
| * 161-          | 5209            | 8HI2547            | F            | 1936            |            |
| * 162           | 5306            | 8HI2548            | B            | 1924            |            |



Project #1: HISTORIC  
 Tampa Hillsborough County  
 Preservation Board, Dept. of State  
 Funded by  
 Coastal Management Grant Program of the  
 Florida Department of Environmental Regulation

SEMINOLE  
 HEIGHTS  
 Tampa, Florida  
 HISTORIC KENNESAW MUSEUM

1" = 100' 0" 200' 300' 400' 500' 600' 700' 800' 900' 1000'  
 Florida Master Site File Property  
 National Register of Historic Places Property  
 Reference map



# SEMINOLE HEIGHTS HISTORIC DISTRICT

TAMPA, FLORIDA

Black Line Delineates District  
Shaded Buildings Contribute to the District

Shaded Buildings Outside the District Boundaries  
Were Surveyed by the Historic Tampa/Hillsborough County  
Preservation Board Who Provided a Working Copy of This Map

From D.O.T. Determination of Eligibility Study 1988.



## SURVEY RESULTS

Preliminary field work began in April, 1991 on evaluating all sites within the survey area which yielded approximately 300 sites as potential historic resources. Following the evaluation criteria described in the field survey methodology, Board staff documented all historic resources constructed prior to 1942 on Florida Master Site Files. This field work took approximately three to four weeks to complete and yielded a total of 252 additional sites added to the FMSF inventory. (See attached list of 1987 surveyed properties and sites recorded in 1992).

Volunteers from The Old Seminole Heights Preservation Committee photographed all FMSF sites and processed all film. Volunteers also assisted in verifying and updating all structures within the survey area on the existing base map. Revisions were made and all documented structures were indicated on the base map. In the months that followed Board staff and volunteers gathered information on each individual historic site, the history of the neighborhood and its residents from local libraries, at both county and city agencies and oral histories.

Oral interviews were conducted with several long-time residents such as Mrs. Ione Schell, Gene and Doris Hill, Mrs. Jacqueline Gaither and Mrs. Flo Stotter. Much local information was gathered on school and church programs and community participation, nature of the community, effects of WWI and the Depression, transportation, impact of the automobile, social functions and various types of organizations. Mrs. Ione Schell, age 91, was very informative. She was able recalled a number of contractors and builders, such as Bate & Hudnall and Jetton & Dekle working in the neighborhood. Mrs. Schells' father, R. Jackson Youngblood, lived at 5909 Branch Avenue and constructed several homes in Seminole Heights. According to Mrs. Schell, her father built the residences at 5909 Suwannee Avenue, 5912 Central Avenue and two residences on Idlewild Avenue. Local architect, Francis Kennard, is also said to have designed several neighborhood homes in addition to Hillsborough High School.

Early plat maps indicate three major organizations involved in the initial development of Seminole Heights between 1911 and 1912, the Seminole Development Company, the Mutual Development Company and Dekle Investment Company. Realtor/Developer T. Roy Young organized the Seminole Development Company, and purchased forty acres of land just north of Tampa city limits. This tract of land was the first area to be surveyed and platted and remains the core of the Seminole Heights neighborhood. It encompasses Hillsborough Avenue south to Wilder Avenue and from Florida Avenue east to Central Avenue. R.F. Bettis, Engineer, was hired to survey the property. Typical lot sizes averaged 56 to 60 ft. wide and 132 ft. deep. Lots along Central Avenue were slightly larger measuring 61 ft. by 142 ft.

Following T. Roy Young's lead, the Mutual Development Company, organized by Milton and Giddings Mabry, and the Dekle Investment Company, organized by Lee and James Dekle, retained R.F. Bettis to survey and plat the tracts of land adjacent to the Seminole Heights subdivision. Blocks are typically divided into 10 lots with the exception of the four blocks north of Henry Avenue between Branch and Central avenues which are much larger. A 20 foot setback was drawn to represent building line. Subdivisions, with the exception of the northern most portion, were platted so that all structures were built on an east/west axis. Local advertisements from the period describe a restricted subdivision with affordable 5-room bungalows available. Each structure faced either east or west onto a paved street. No more than one residence to a lot and it was not to cost less than \$1,400.

In observing Seminole Heights today, a common characteristic is the appearance of garages

and garage/apartments. In reviewing Sanborn Fire Insurance maps from 1915, it was evident that structures built during the initial period of development typically excluded garages and garage/apartments. As the popularity and use of the automobile increased in the 1920's the appearance of garages also increased. More and more residences were being constructed with porte cocheres and matching garages. The 1931 Sanborn maps show a concentrated neighborhood with a large number of garages.

A National Register Historic District application has been completed nominating Seminole Heights under criteria A for its significance as an early suburban community that developed as a result of the street car line and under criteria C for its large concentration of bungalows representing the prevalent style of architecture during the 1910's and 1920's.

The proposed Seminole Heights National Register Historic District encompasses a total of 560 sites with 301 of those structures listed as contributing to the significance of the district. Boundaries are roughly described as Hanna Avenue on the north, Osborne Avenue on the south, Interstate-275 on the east and the alley line between Florida Avenue and Suwannee Avenue on the west. (see attached map)

**SEMINOLE HEIGHTS HISTORIC  
RESOURCE SURVEY 1992**

Florida Master Site File Structures

\* Structures contributing to the proposed  
National Register Historic District

**BRANCH AVENUE**

4006 --- 8Hi 4742  
4008 4743  
4013 4744  
4017 4745  
4019 4746  
4102 4747  
4105 4748  
4107 4749  
5004 4751\*  
5010 4752\*  
5018 4753\*  
5105 4755\*  
5106 4756\*  
5108 4758\*  
5109 4759\*  
5111 4760\*  
5120 4761\*  
5205 4763\*  
5210 4764\*  
5309 4765\*  
5402 4766\*  
5405 4768\*  
5407 4769\*  
5408 4770\*  
5501 4771\*  
5502 4772\*  
5505 4773\*  
5506 4774\*  
5508 4775\*  
5510 4767\*  
5601 4776\*  
5603 4777\*  
5604 4778\*  
5605 4779\*  
5607 4780\*  
5610 4782\*  
5702 4783\*  
5704 4784\*  
5705 4785\*  
5706 4786\*  
5709 4787\*  
5710 4788\*  
5802 4789\*  
5805 4790\*  
5806 4791\*  
5807 4792\*  
5809 4793\*

5810 4794\*  
5902 4795\*  
5904 4796\*  
5906 4797\*  
5908 4798\*  
5909 4799\*  
5911 4800\*  
5912 4801\*  
5913 4802\*  
6002 4803\*  
6006 4804\*  
6010 4805\*  
6108 4807\*  
6110 4808\*

**CENTRAL AVENUE**

4005 ----- 8Hi 4810  
4006 4811  
4007 4812  
4008 4813  
4014 4814  
4118 4815  
4120 4817  
4121 4818  
4201 4819  
4203 4820  
4209 4821  
4305 4822  
5117 4824  
5207 4825\*  
5209 4826\*  
5301 4827\*  
5306 4828\*  
5601 4829\*  
5602 4830\*  
5603 4831\*  
5609 4832\*  
5704 4833\*  
5706 4834\*  
5709 4835\*  
5801 4836\*  
5805 4837\*  
5912 4838\*

**CHEROKEE AVENUE**

5502 ----- 8Hi 4839\*  
5504 4840\*  
5506 4841\*  
5708 4842\*  
5710 4843\*  
5806 4844\*  
5809 4845\*  
5902 4846\*

CHELSEA STREET  
 202 ----- 8Hi 4847\*  
 306 4848\*  
 603 4849\*

CLIFTON STREET  
 305 ----- 8Hi 4850\*  
 306 4851\*  
 308 4852\*  
 312 4853\*  
 316 4855\*

COMANCHE AVENUE  
 307 ----- 8Hi 4856\*

EMMA STREET  
 305 ----- 8Hi 4857

FLORIDA AVENUE  
 4707-11 ----- 8Hi 4858  
 4713-15 4859  
 5119 4860  
 5141 4861  
 5409 4862  
 5603 4863  
 5605 4864  
 5701 4865  
 5703 4866  
 5705 4867  
 5805 4868

GENESSE STREET  
 105 ----- 8Hi 4869

GIDDENS STREET  
 504 ----- 8Hi 4870\*  
 503 4871\*

HANNA AVENUE  
 309 ----- 8Hi 4872\*  
 401 4873\*  
 403 4874\*

IDA STREET  
 204 ----- 8Hi 4875

IDLEWILD AVENUE  
 302 ----- 8Hi 4877\*  
 303 4878\*  
 304 4879\*  
 305 4880\*  
 307 4881\*  
 308 4882\*  
 310 4883\*

402 4884\*  
 403 4885\*  
 404 4886\*  
 405 4887\*  
 514 4888\*

LOUISIANA AVENUE  
 608 ----- 8Hi 4890  
 610 4891

MARGUERITE STREET  
 4006 8Hi 4892  
 4208 4893  
 4302 4894  
 4308 4895

NEW ORLEANS AVENUE  
 503 ----- 8Hi 4896

OSBORNE AVENUE  
 502 ----- 8Hi 4897  
 506 4898

PARIS STREET  
 303 ----- 8Hi 4900\*  
 406 4901\*  
 407 4902\*  
 408 4903\*

SEMINOLE AVENUE  
 4008 ----- 8Hi 4904  
 4009 4905  
 4012 4906  
 4019 4907  
 4402 1/2 4908  
 5103 4909\*  
 5116 4910\*  
 5401 4911\*  
 5402 4912\*  
 5403 4913\*  
 5406 4914\*  
 5409 4915\*  
 5410 4916\*  
 5501 4917\*  
 5504 4918\*  
 5505 4919\*  
 5506 4920\*  
 5508 4921\*  
 5601 4922\*  
 5602 4923\*  
 5605 4924\*  
 5607 4925\*  
 5608 4926\*  
 5609 4927\*

SEMINOLE AVENUE cont.

5701 4928\*  
 5702 4929\*  
 5706 4930\*  
 5707 4931\*  
 5709 4932\*  
 5710 4933\*

SUWANNEE AVENUE

4101 --- 8Hi 4934  
 4103 4935  
 4206 4936  
 4210 4937  
 4306 4938  
 4904 4942  
 4911 4943  
 4912 4944  
 4914 4945  
 4915 4946  
 4916 4947  
 4918 4948  
 4920 4949  
 4922 4950  
 5009 4951  
 5012 4952  
 5105 4953\*  
 5115 4954\*  
 5117 4955\*  
 5119 4956\*  
 5120 4957\*  
 5204 4958\*  
 5207 4959\*  
 5208 4960\*  
 5302 4961\*  
 5304 4962\*  
 5401 4963\*  
 5402 4964\*  
 5405 4965\*  
 5406 4966\*  
 5408 4967\*  
 5410 4968\*  
 5501 4970\*  
 5502 4971\*  
 5504 4972\*  
 5505 4973\*  
 5506 4974\*  
 5507 4975\*  
 5508 4976\*  
 5510 4977\*  
 5602 4978\*  
 5605 4979\*  
 5607 4980\*  
 5608 4981\*  
 5609 4982\*

5610 4983\*  
 5700 4984\*  
 5701 4985\*  
 5704 4986\*  
 5708 4989\*  
 5808 4990\*  
 5901 4991\*  
 5902 4992\*  
 5903 4993\*  
 5904 4994\*  
 5905 4995\*  
 5906 4996\*  
 5909 4997\*  
 5910 4998\*  
 5911 4999\*  
 5912 5000\*  
 6001 5001\*  
 6002 5002\*  
 6004 5003\*  
 6005 5004\*  
 6006 5005\*  
 6009 5007\*  
 6101 5008\*  
 6102 5009\*  
 6104 5010\*  
 6105 5011\*  
 6109 5013\*

WILDER AVENUE

217 ----- 8Hi 4988\*

## CONCLUSIONS AND RECOMMENDATIONS

The Seminole Heights National Register Historic District consists of 560 structures. A total of 425 sites are considered contributing to the historical and architectural significance of the district. These structures represent the initial development of Seminole Heights during the period from 1911 through the 1920's. Although not a planned development the area consists primarily of single family residences designed in the bungalow style of architecture. Several of these structures are good examples of the Craftsman bungalow, exhibiting a great deal of detailed elements and workmanship. The high concentration of bungalows in a wide variety of designs and floorplans creates a cohesive and characteristic neighborhood. It is second only to Hyde Park, a 1920's development of bungalow-styled residences but on a slightly larger scale than Seminole Heights. X || Hyde Park Historic District was listed on the National Register in 1985 and designated a local ordinance district in 1986 by the City of Tampa.

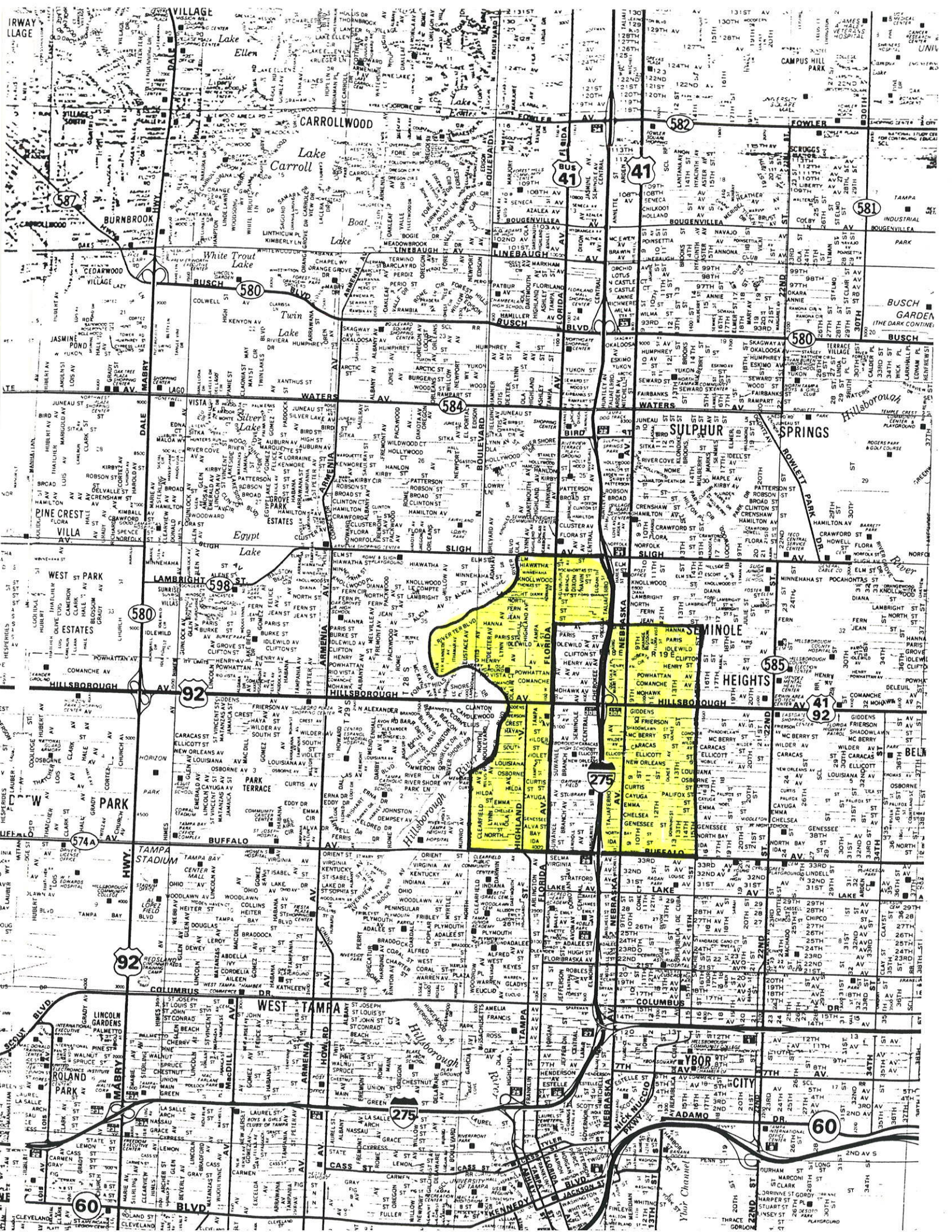
The Seminole Heights Historic District qualifies for listing in the National Register of Historic Places for its architectural significance as representing the prevalent architectural style during the early part of the twentieth century. It has a large concentration of one and two story bungalows constructed primarily between 1912 and 1929. Seminole Heights also exemplifies the favorable use of the bungalow in suburban developments due to its affordability to the middle class and differential designs.

A portion of the Seminole Heights area has been determined National Register eligible by a Determination of Eligibility study prepared by the Department of Transportation and confirmed by the Division of Historical Resources in 1988. The proposed Seminole Heights Historic District considers a larger concentration of historic resources to be eligible as a National Register Historic District than the area recommended by D.O.T.'s Determination of Eligibility. The proposed district will aid in the protection of a larger amount of significant structures bordering Interstate 275 which are currently threatened by expansion plans.

Historic preservation and the protection of historic resources is an objective for the many residents and members of The Old Seminole Heights Preservation Committee. In order for the historic character of the district to be protected, it is the intent and desire of the residents that the City of Tampa designate Seminole Heights an historic district under the provisions of its historic preservation ordinance. The ordinance provides for the regulation of alterations to the exterior of buildings, demolition, new construction, relocation of historic structures and landmark designations. The City of Tampa is a Certified Local Government and its preservation program is consistent with CLG guidelines.

This project focused on the core of the Seminole Heights neighborhood. Physical boundaries such as I-275 and Florida Avenue confine the potential of a cohesive National Register Historic District to a linear area between Hanna Avenue and Osborne Avenue. To fully comprehend the development of Seminole Heights, areas adjacent to the project survey area need to be researched. Two primary areas are recommended as potential historic resources surveys for the future. The first is an extension of the 1992 survey extending north of Hanna Avenue to Sligh Avenue, following the east side of the Hillsborough River south to Hillsborough Avenue. The second area is bound on the west by I-275 Hanna Avenue on the north 15th Street on the east and Buffalo Avenue on the south. Both of these areas contain a considerable number of pre-1930 sites which represent the continued growth of the Seminole Heights neighborhood. The appearance of numerous post 1940 construction may negatively effect the potential for additional National Register districts in the area, however, eligibility as a Multiple Property listing may exist. (see attached map)







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