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# HISTORIC SITES SURVEY



## LARGO, FLORIDA



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1986

**LARGO HISTORIC SITES**

**SURVEY REPORT**

**LARGO, FLORIDA**

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## I. INTRODUCTION

### Origin and Objectives of the Project

The importance of the historic built environment as a part of our cultural patrimony has never been denied, but only in this century have we realized that it is a non-renewable resource that must be managed and protected. The American public has demonstrated a firm commitment to the preservation of our historic sites and structures, as have federal, state, and local governments. But it is impossible to protect something if we do not know its location, condition, quantity, and the nature of the forces that threaten it. This is the purpose of a historic resources survey: to provide the data necessary for a community to make enlightened decisions about how our historic resources will be preserved.

In recent years local governments have been forced by various federal regulations to account for the impact of their actions on the historic built environment. The growth management policies of the State of Florida are also starting to ask local governments to do the same. The planning departments of communities must have reliable data on historic resources in their jurisdiction to comply with the mandates of state and federal agencies. Without survey data as a planning tool, a city can only hope that their plans and projects do not turn into cultural vandalism.

In 1985, the City of Largo learned that matching grants for historic resource surveys were available from the Florida Department of State, Division of Historical Preservation, and an application was made on November 15, 1985, the

Historic Preservation Advisory Council met in Tallahassee to review applications for grant awards. Of the thirty-one survey and planning project applications under consideration for State grant assistance, the Advisory Council recommended funding for the eleven top ranked projects. Largo's request ranked third overall and resulted in a matching grant award.

The City advertised for and received proposals from historic preservation consultants to conduct the project survey during February 1986. Howard Hansen was selected and professional services agreement was signed in April 1986.

### **Methodology of the Largo Survey**

Locating Largo's surviving historic resources was a relatively easy project. Before the 1950's, Largo was a small town with well defined boundaries. The 1920's Land Boom created suburban subdivisions on the north and east edges of town. Building activity almost ceased between 1928 and 1946. The historic rural farming areas, which now comprise about 13 square miles of Largo's 15 square mile incorporation, were sparsely settled and few farm buildings survive.

The written material on Largo's history was adequate for survey work. Primary source material, deed books, tax rolls, maps, newspapers, etc., are complete for the area. These were used to validate claims of secondary sources and local informants. The Largo Library and the archives of the Pinellas County Historical Society (Heritage Park) have good collections of local history material.

Local informants were used extensively in the location of historic resources, especially homestead sites. The Largo Area Historical Society members, especially Sadie Johnson, were a valuable resource.

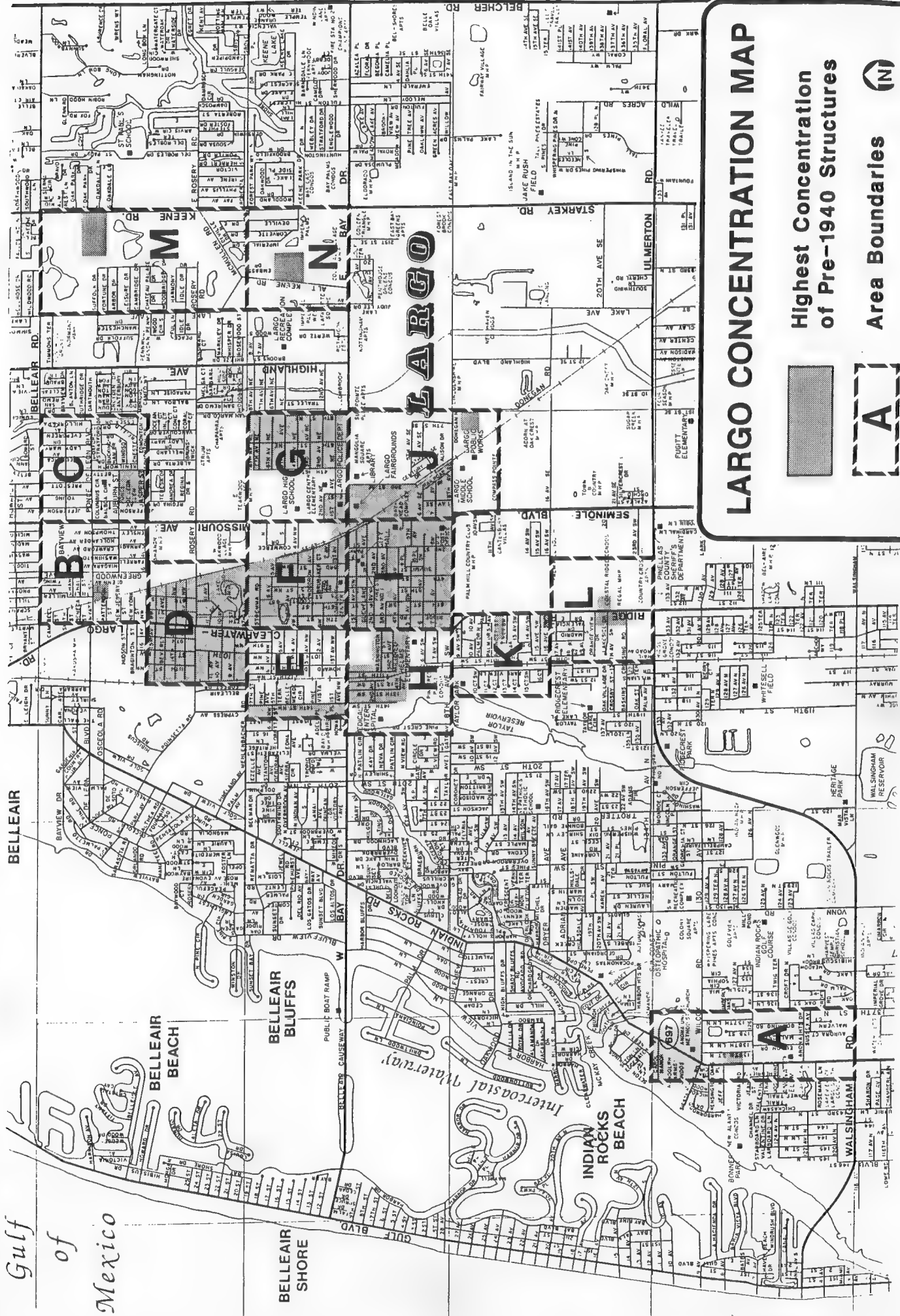
Research and preliminary field reconnaissance located the areas of concentration in Largo. This area, which is basically the historic city limits, was surveyed on foot. The consultant identified all structures, buildings and objects which appeared to predate 1940 and recorded them on worksheets. They were then photographed and located on 1"/200' plat maps. All resources were inventoried even though many were seriously altered. Worksheets were then given to City staff members to verify construction dates and to gather other information from the county tax rolls. Staff also scanned the tax roll construction dates of all properties in this area to check for omissions from the field work. A check of early city directories was made by the consultant to see if structures were occupied by people of local historic significance. Florida Master Site File Forms were then prepared from the worksheets, and at least one 3"x5" black and white photograph of the site was labeled and attached.

The areas of Largo outside the historic intown section were subdivided into four survey sectors. This division is based on the city's street numbering system. Each of the streets in these sectors received a "windshield" reconnaissance by the consultant to locate potential sites. Data from local informants, early USGS maps, and old aerial maps helped guide this part of the survey. The sites, once located, were recorded in the same manner as described for intown sites.

The method used for visually determining pre-1940 structures was based on the following criteria: conformity with typical architectural styles, materials, and construction techniques of the pre-World War II era. When original exterior cladding materials had been removed or covered, the structure's conformity in massing and volume with typical historic structures of the area were assessed along with a check of the foundation system. Any visible vestige of old materials or construction methods qualified a structure for inventory and further research.

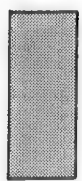


Gulf of Mexico



# LARGO CONCENTRATION MAP

Highest Concentration of Pre-1940 Structures



Area Boundaries



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## II. NARRATIVE HISTORY OF LARGO

### Geography and History of Urbanization

Largo, located in central Pinellas County, had a 1980 population of 59,000 and a land area of 15 square miles with average density of 2,759 per square mile. Population growth has been extreme in the post World War II period, the city increasing 143 percent between 1970 and 1980. The population is 90 percent white, mainly non-native to Florida, and a high percentage are retirees. The current land use of Largo is mainly residential (55 percent) with single family houses and mobile homes predominant. Vacant land (25 percent) occurs mainly east of Seminole Blvd. (US 19 A) in areas once dairy or cattle ranches. The two percent of land under agricultural use are the tiny remnants of citrus groves.

The Amerindian occupation of the Largo area is poorly understood, and no archeological survey has been made. Few significant sites have been reported. This area has no known sites of the early Spanish contact period, and no local traditions of sites associated with Ponce de Leon, Narvaez, de Soto, or Padre Cancer. There is no record of Seminole settlements in this part of the county. The reports of the British and Spanish cartographic expeditions of the 18th century mention no human occupation in the area.

The first recorded settlers in the Largo area were George Alex and Charles McKay who filed homestead applications June 1, 1843. These homesteads were along the shore of Clearwater Harbour from Belleair south to McKay Creek. No trace of any structures remain. In 1858, Captain John T. Lowe of Key West

homesteaded on the bay in an area later known as Anona. The surviving structures of the Lowe homestead have been moved far from their original sites, the 1886 house to St. Petersburg and the barn to Heritage Park. Anona became the port for the Largo area because the Lowes were engaged in coastal shipping between Cedar Key and Key West. Other "conch" families settled along this coast, but many squatted and records of them are scant.

Florida pioneer immigration can be divided into two groups: conchs, a fishing and maritime culture often emigrants of Key West, and crackers, farmers and livestock ranchers who immigrated from the rural south. The crackers were to become the dominant culture in Largo's development while the conchs played only a minor role.

The most famous pioneer cracker family in Pinellas' history was the McMullen clan. During the 1840's and 1850's, seven brothers of this rural Georgia family moved to the Pinellas peninsula. Two of the brothers and their families moved to the Largo area and were to play a major role in local history.

At the outbreak of the War Between the States about fifty families were living on the Pinellas peninsula, the majority were Southern sympathizers. Union boats from the Egmont Key Base looted and burned a number of homesteads along the coast. In 1861, Captain James McMullen formed an infantry company to protect Clearwater Harbour, but no engagements between Confederate and Union troops occurred in the Pinellas area.

The 1870's saw a steady growth in population, the 1880 Federal Census lists 1,111 people (240 families) living on the Pinellas peninsula. In this decade, small communities started to take shape. Clearwater, Ozona, Bayview and Anona had post offices by 1880.

The 1880's saw an even greater influx of homesteaders, in spite of large portions of the peninsula being sold by the State of Florida to Hamilton Disston of Philadelphia. The Largo area was fortunate in not having large tracts of land held by Disston, and homestead land was available until the end of the century. The major Disston holding in this area centered around Big Lake, just east of what is now downtown Largo. Mr. Livingston, one of Disston's surveyors, renamed it Lake Largo in 1883, thinking "Largo" meant "big" in Spanish. (It actually means "long.")

#### **Impact of the Railroad Corridor**

Peter Demens' (Dementieff) Orange Belt Railroad project transformed the Largo area as it did the whole Pinellas peninsula. In 1887 when the railroad right of way was surveyed, the local property owners organized to obtain a post office for the area knowing that this would guarantee a train depot. Several names were submitted to the Post Office Department in Atlanta, and they chose the name Largo for the new community. The first postmaster was Joel McMullen who was appointed September 4, 1888. The Orange Belt Railroad made its first complete run from Sanford to St. Petersburg on June 8, 1888 and made a stop at the Largo depot.

The decade of the 1890's saw the birth of a small community around the Largo train station. The land just west of the depot was subdivided into city blocks, with 40' wide streets, by R.J. Whitehurst in 1891, and its first church, Largo Methodist, was completed in 1895. Meanwhile, the community of Anona, bypassed by the railroad, slowly withered.

### Pattern and Design of Subdivisions and Additions

Citrus groves, especially grapefruit, came to dominate the area's agriculture production by the 1890's. Orange groves were planted on the Pinellas peninsula as early as the 1830's, but diversified subsistence crops had been necessary to the early homesteaders. The arrival of the railroad caused the shift to a single cash crop form of agriculture. The great freeze of the winter of 1894-95 damaged the harvest but did not destroy the trees. Largo's economy became almost totally dependent on citrus until the 1950's. The county's urbanization in the 1950's due to retirement suburbs, and the killer freeze of 1962, doomed the citrus industry. Rapidly the groves turned into subdivisions.

On June 6, 1905, Largo received its town charter and Joel McMullen became the first mayor. The town's limits covered a one square mile area (4th Street N.E. to Clearwater-Largo Road and 4th Avenue N.W. to 8th Avenue S.W.). The civic pride of the new town led Mrs. Fletcher Belcher to organize the Ladies' Improvement Society in 1906. Their beautification efforts were continually thwarted by stray cattle with voracious appetites. Local businessmen organized the Bank of Largo which opened in 1907. Largo's first office building, the three story masonry Taylor Building (demolished) was completed

in 1910. In this year, the town had four citrus packing plants in operation and a population of 291.

The separation of Pinellas County from Hillsborough County on January 1, 1912 marked the beginning of a boom era for the new county that lasted until the outbreak of World War I. Pinellas Groves Inc., started by James Filcher of Chicago, in 1909 purchased nearly 20,000 acres in central Pinellas County. They subdivided this land into ten acre parcels that they advertised and sold nationally as mini citrus groves. About half of the land was swampy and fortunately not too many people were cheated. In 1915, the county floated a bond issue of \$120,000 for the Lake Largo-Cross Bayou Drainage Project. This was Pinellas' first major public works project and it drained about 13,000 acres of mid county swamps, much of it owned by Pinellas Groves. The project also drained Lake Largo; it disappeared about 1916.

In 1913, Largo became the first municipality in Florida to adopt a commission-manager form of local government. A \$35,000 bond issue in 1915 was spent for town waterworks, brick streets pavement, sewerage, and street lighting. Bay Drive was extended several miles to the west to Clearwater Harbour. On Thanksgiving Day, 1915, the first bridge to the barrier islands and gulf beaches in the county was opened. The Indian Rocks Investment Co., owned by the McMullen family, built the bridge. In 1916, the Pinellas County Fair opened for the first time just east of the Taylor Packing Plant. It occupied this site until 1986.

In 1920, Largo had a population of 599 people and was about to enter the most tumultuous decade in Florida's history. Largo was never a tourist



destination, and still isn't, but in the Roaring Twenties the town had dreams of greatness. In 1924, a Chamber of Commerce was organized to "help wake the place up." New subdivisions were platted in the mid 1920's, especially north along the Clearwater-Largo Road, and to the east the Roosevelt Groves subdivision. In 1925, John S. Taylor, owner of the town's largest citrus packing plant, was elected a Florida state senator. On May 25, 1925 Largo became a city under a new charter and extended its boundaries to cover 8 square miles. Large bond issues were floated in the mid 1920's to pay for city infrastructure improvements. It is interesting to note, however, that speculative real estate developments were rare in Largo compared to the rest of Pinellas County.

The year 1928 was a bad one for Largo. The city was over one million dollars in debt and its accounts were frozen in the bankrupt Pinellas County Bank. In 1931, the Taylor Packing Plant burned. It was insured and quickly rebuilt. However, Largo's financial woes were not so easily solved. In 1933, Largo turned in its city charter and became a town again with its old boundaries. This did not relieve the town of its bond indebtedness, however, and the last of these bonds was not retired until 1967. Citrus production remained high through the 1930's and Largo managed to survive the Great Depression. In 1940, Largo's population was 1,031 people.

## HISTORICAL SUMMARY

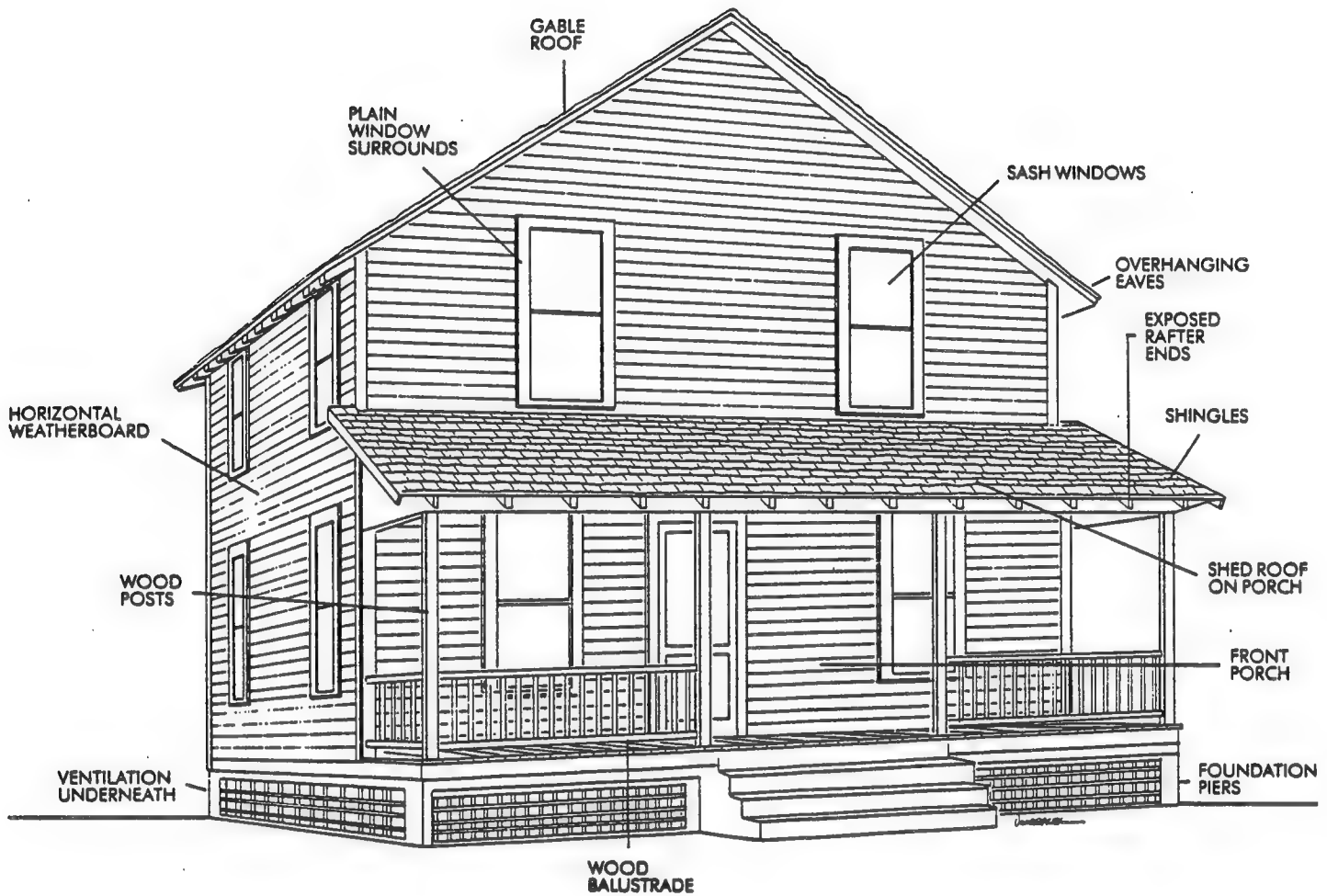
- 1842            Armed Occupation Act opens area to homesteaders.
- 1850's         Third Seminole War limits pioneer immigration.    Lowe and  
McMullen families arrive.
- 1861-65       Civil War limits settlement.    Confederate "irregulars" under  
Sgt. McMullen guard Clearwater Harbour.
- 1870's         Large immigration of homesteaders to Largo area.
- 1880           Federal census lists 1,111 people on Pinellas peninsula.
- 1882           Disston purchases large tracts of land in Pinellas.
- 1887-88       Orange Belt Railroad built through the area.
- 1888           September 4.    M. Joel McMullen named first postmaster of Largo.
- 1891           R. J. Whitehurst Subdivision Plat filed for downtown Largo.
- 1905           June 6.    Largo incorporates as a town.    Area: 1 square mile.
- 1907           Bank of Largo chartered.

- 1910 Census population of Largo: 291. Largo Feed Store, 30 West Bay Drive, opened.
- 1912 Pinellas County separates from Hillsborough County.
- 1915 \$35,000 bond issue for waterworks, sewerage, and brick streets. First bridge to barrier islands completed. Largo-Cross Bayou drainage project started.
- 1920 Largo population is 559 in federal census.
- 1925 May 25. Largo chartered as a City with 8 square mile area.
- 1925-26 Land "Boom" frenzy, city issues \$850,000 general obligation bonds.
- 1928 City of Largo bankrupt, as is Pinellas County government.
- 1931 Taylor Citrus Packing Plant burns and is rebuilt.
- 1933 Largo city charter invalid, returns to town status with 1905 limits.
- 1940 Largo population is 1,031 in federal census.

### III. SURVEY FINDINGS

#### Architectural History and Styles

The architecture of Largo reflects the history of the city's development, practical utilitarian structures that fulfilled the needs of a hard working agricultural community. High style buildings designed to attract and amuse winter tourists, are totally absent here. This makes Largo's built environment very different from its nearby neighbors of Belleair, Clearwater, and St. Petersburg where real estate men sought to attract wealthy northerners' investment with trendy looking development. Largo's pioneers brought with them un-trendy ideas of how a building should look. These pioneers, mainly from the rural Deep South, built their new structures in the frame vernacular style, the common style back home. This trend is typical of most early settlement architecture throughout the state, but in Largo this style remained dominant until World War II. The remarkable tenacity of this traditional building style can even be seen in a number of small frame cottages built as late as the mid 1950's in the Roosevelt Groves subdivision.



## FRAME VERNACULAR

The term "vernacular style" can mean many different types of buildings depending upon context, but in essence it means the lowest common denominator of a given period's style and construction technology. Vernacular architecture by definition is non-high style building; it is those structures not designed by architects; it is not monumental; it is unsophisticated; it is mere building; it is, according to the distinguished art historian Nikolaus Pevsner, not architecture. Those who take a more positive approach on defining it rely on adjectives like ordinary, everyday, and commonplace.

Largo's pioneer period houses have been destroyed or substantially altered and enlarged at a later time. Photographs reveal that log, weatherboards, board and batten, and planking were all used in early construction. The houses were small, one story high, raised on log or brick piers, and gable roofed with projecting shed porches. Sash windows, often 2 over 2 lights, and exterior gable end brick chimneys were typical. A central hall or open breezeway was flanked by two or four rooms. The origins of this type of house go far back to the early 18th century and was a common housing type in the deep South. The Daniel McMullen homestead house of 1868 is the only surviving example from this period, although it was substantially enlarged at the end of the 19th century. This ancient vernacular cottage type was the ancestor of all the later one story frame houses of Largo.

The other important pioneer housing type was the so called "I" house, which originated in the Chesapeake area during the mid 18th century. It is symmetrical, gable roofed with exterior gable end chimneys, two stories high, three or five bays wide with central hall, one room deep, with one or two story shed roof porches. This type of house became the typical middle class farm house of much of the United States during the 19th century. The Dr. Bob McMullen House (1890's altered) and the Lee Ulmer House (1910) are all examples of this plan house.

By the turn of this century, Largo had become a thriving small community with more diverse types of architecture. This was the era of the Queen Anne style and some of its characteristics were grafted onto the vernacular style. Houses with asymmetrical massing, bay windows, and sawn wood ornament called "gingerbread" were typical of this style. The Berry House (205 Cleveland

Avenue), the Lindley House (406 5th Avenue N.E.), the W.A. McMullen, Jr. House (214 1st Avenue S.W.) and the McCord House (1705 Glenn Avenue N.W.) are good examples of this style.

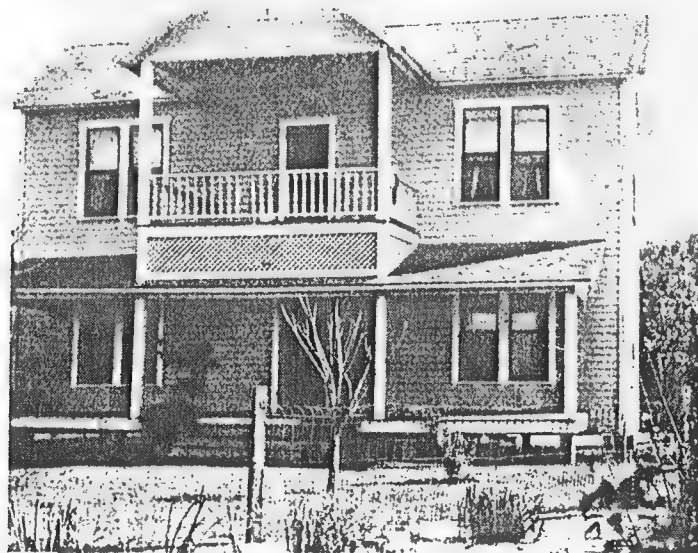
After 1910, Largo's houses started to show the influence of the Craftsman or bungalow style. The gingerbread ornament disappeared and was replaced by the heavy pylons and wide projecting eaves of this new style. This style is discussed in the next section, but it is important to note that many of the houses that appear to be bungalows are essentially vernacular style houses with updated details.

The vernacular style also applies to commercial and public buildings, frame or masonry. The majority of Largo's old commercial structures have been demolished, but photographs show that they were all in this style. The only recognizable surviving building is the Johnson Building-Pinellas Hotel. It shows all the characteristics of this style, simple boxy massing, lack of ornament, and a large two story front porch that sheltered customers from the sun and rain. The Johnson Building is masonry built of rusticated concrete blocks. This was a popular building material in Florida in the early decades of this century, since it could be made cheaply locally and brick was very expensive to import.





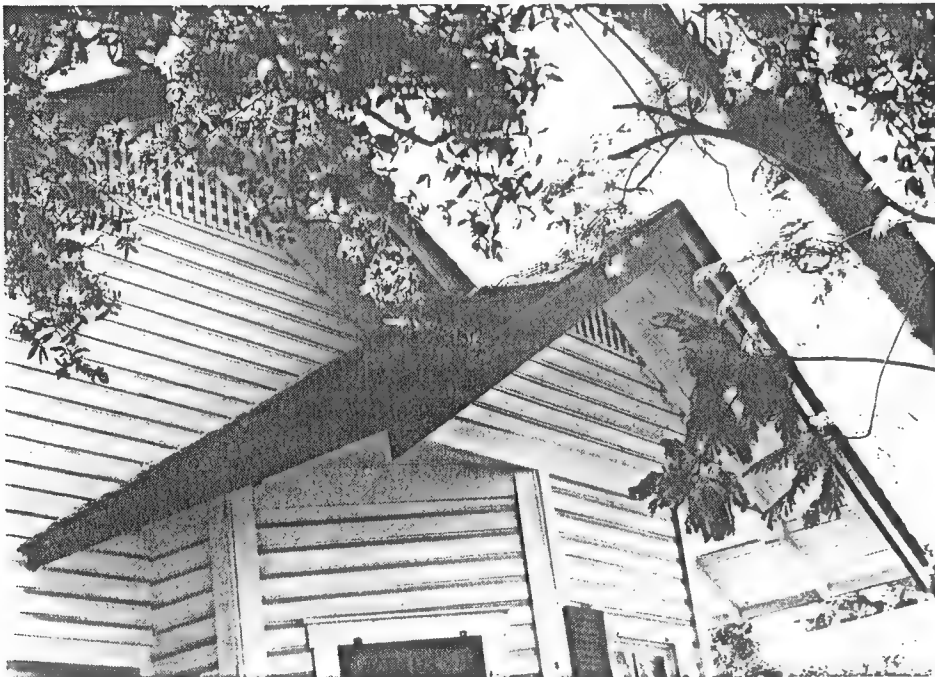
**The Dr. Bob McMullen House (c. 1899). Frame vernacular "I" house.  
1905 Photo.**



**The Ulmer House (c. 1910). Frame vernacular "I" house.  
Photo date unknown.**



**The Berry House (1918), 205 Cleveland Avenue.**



**Frame vernacular  
with Queen Anne  
style detailing.**



**The Lindley House (1905),  
406 5th Avenue N.E. Frame  
vernacular with Queen Anne  
style detailing.**

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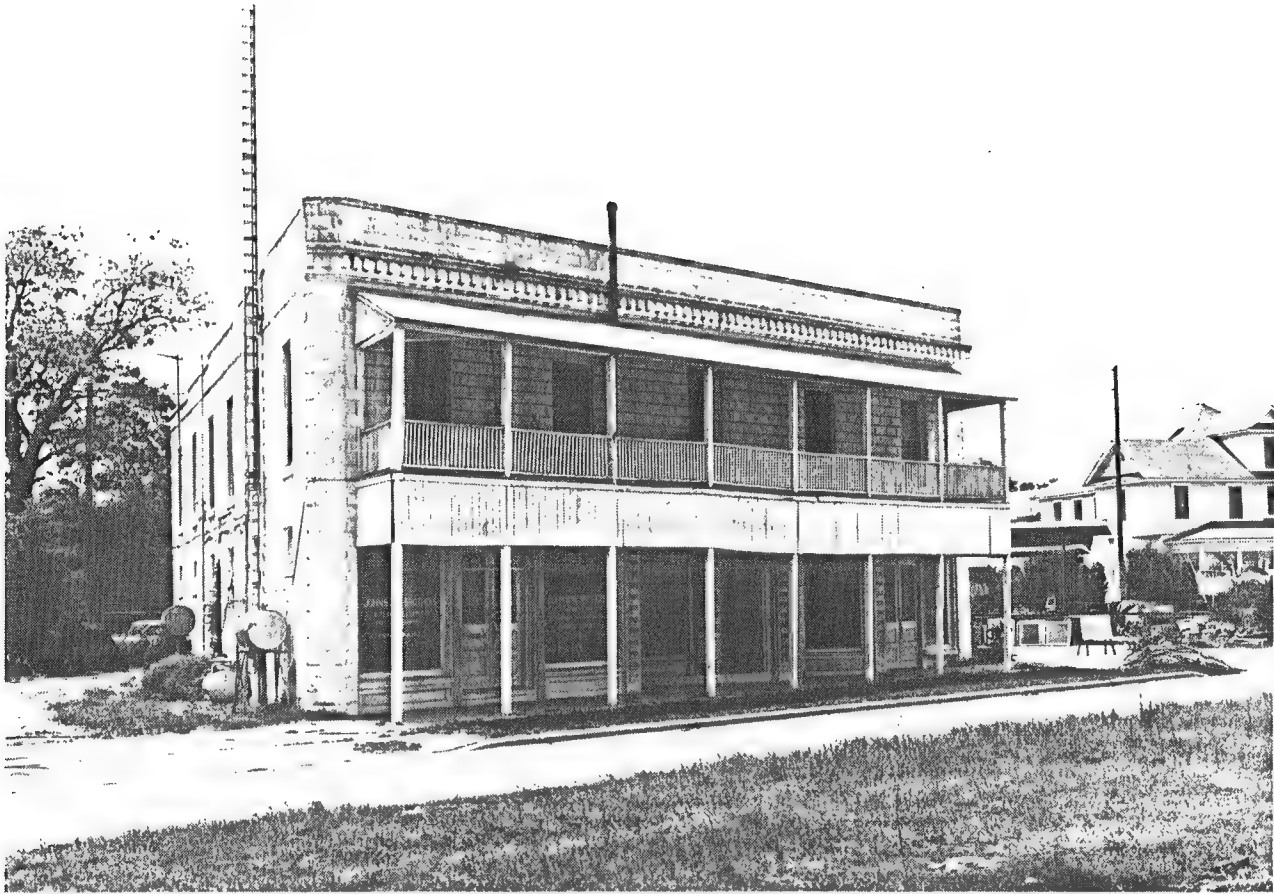
**The W. A. McMullen, Jr., House (1908), 214 1st Avenue S.W.**



**Frame vernacular  
with Queen Anne  
style detailing.**



**The McCord House (c. 1915), 1705 Glenn Avenue N.W.  
Frame vernacular with Queen Anne style detailing.**



**Johnson Building – Pinellas Hotel (1911), 161 1st Street S.W.  
Masonry vernacular style commercial building.**

# TYPICAL LARGO FRAME VERNACULAR HOMES



Site No. 78



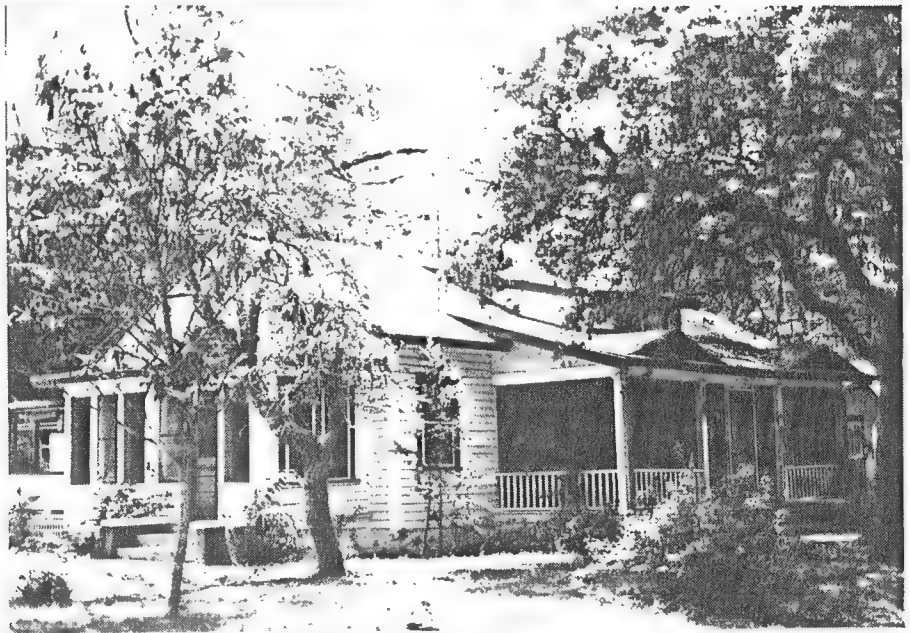
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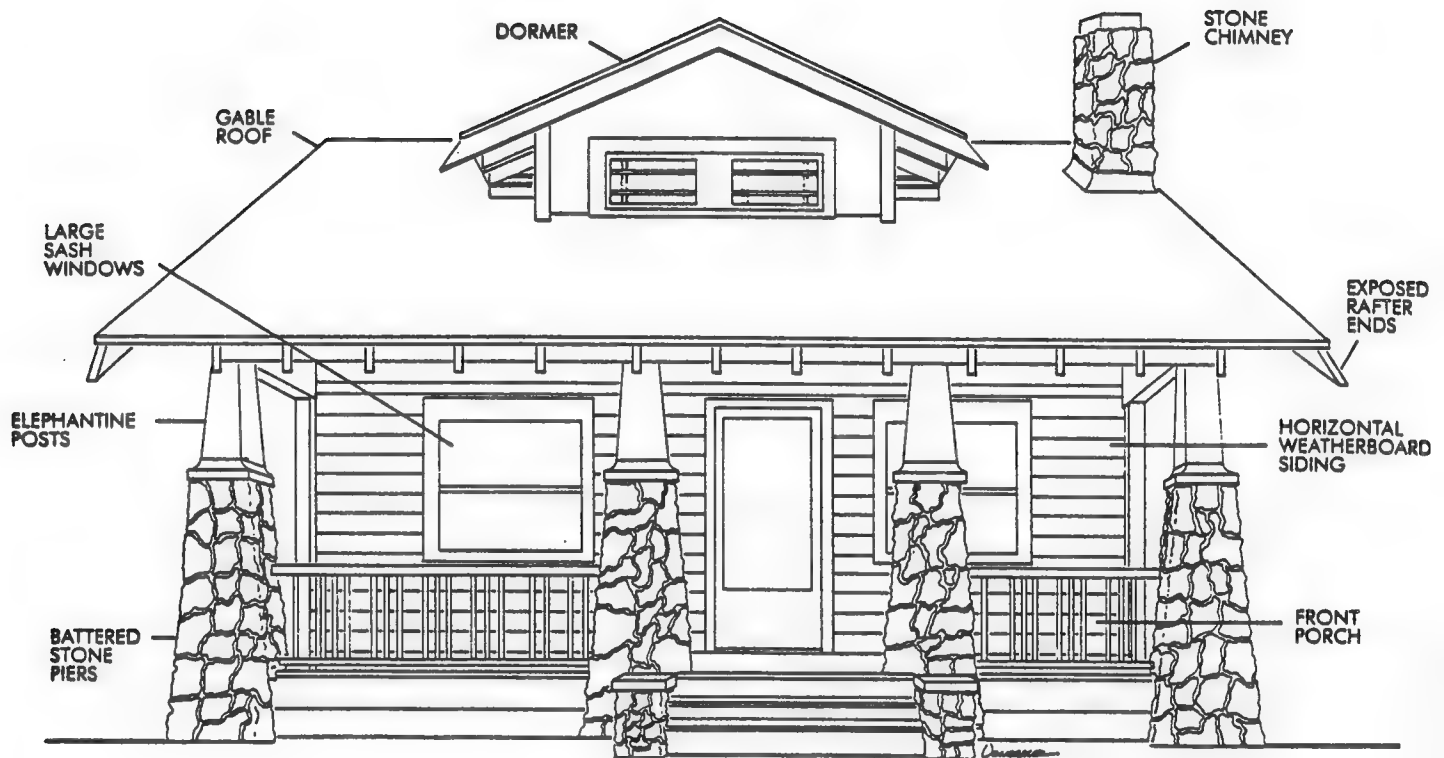


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Site No. 108 →



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## BUNGALOW

The common Florida bungalow has a complex philosophical and art historical provenance that belies its practical looking domestic appearance. In the early 20th century, the bunaglow rapidly became the epitome of new, functional, middle class housing in the United States. It is, however, the direct descendant of the radical mid-19th century English social reformers and aesthetes William Morris, Ruskin, and Rosetti. These men were appalled by the

effects of the industrial revolution on art, architecture, and society. They advocated a return to the craftsmanship and social values of a pre-industrial society. In architecture, the Arts and Crafts Movement opposed the ornate historicism of the academic styles with self-consciously rustic buildings inspired by the vernacular tradition. By the turn of the century in Europe, the gospel of the Arts and Crafts Movement had spawned a second generation of anti-academic architects: Hoffman, Mackintosh, Loos, Gaudi, Behrens, men who perfected the Art Nouveau style and then moved on to create modern architecture.

In the United States, by the turn of the century, mid-western architects like Sullivan and Wright, had absorbed and adapted the Arts and Crafts style to an American context: the so called Prairie style. Wright's buildings had a profound impact on young American architects, but it was Gustav Stickley who brought the Arts and Crafts dogma to America's contractors and housewives.

Between 1901 and 1916, Stickley published The Craftsman, a monthly magazine of domestic architecture and interior design. The houses illustrated showed a variety of types and styles, but they shared a common aesthetic of strong horizontal lines, lack of ornament, and an honest expression of inexpensive building materials. On the outside, these houses evoked the charm of rustic cottages, but inside they were models of modern efficiency. Bungalows were the first houses designed to take advantage of electrical illumination, indoor plumbing, central heating, the new technologies that revolutionized housekeeping. Stickley, because of his strong socialist beliefs, sought to create homes that were functional enough to be run without servants and maintained by working women.

The Craftsman style is usually associated with the one story bungalow, but large two and three story houses were also built in this style. The Methodist Parsonage, 1913, (410 1st Avenue S.W.) is a good example of this type of house, as is the Perkins House, 1926, (61 5th Street N.W.). The majority of the Craftsman style houses in Largo are one or one and one-half story bungalows. They typically have steeply pitched gable roofs with wide overhangs often decoratively supported by simple wood braces. Dormers are a common feature and are often finished in a decorative manner. The predominant exterior sheathing is weatherboarding, but stucco over lath, wood shingles, and brick are used on a few bungalows in Largo. Brick chimneys are located on the exterior walls of the houses' gable ends, just like the vernacular style houses. Wooden double hung sash windows are the most common type, although casement windows do occur. A common sash treatment on Craftsman style houses is dividing the upper sash vertically into three, four, or five lights while leaving the lower sash a single light. The most characteristic decorative feature of this style is the use of large, squat, tapering, square pillars that rest on brick piers. A charming and practical feature unique to bungalows is the "aeroplane room" or sleeping loft. This is a small second story room that projects above the roof, surrounded by windows on all sides, designed to catch the light and breezes on hot summer nights.



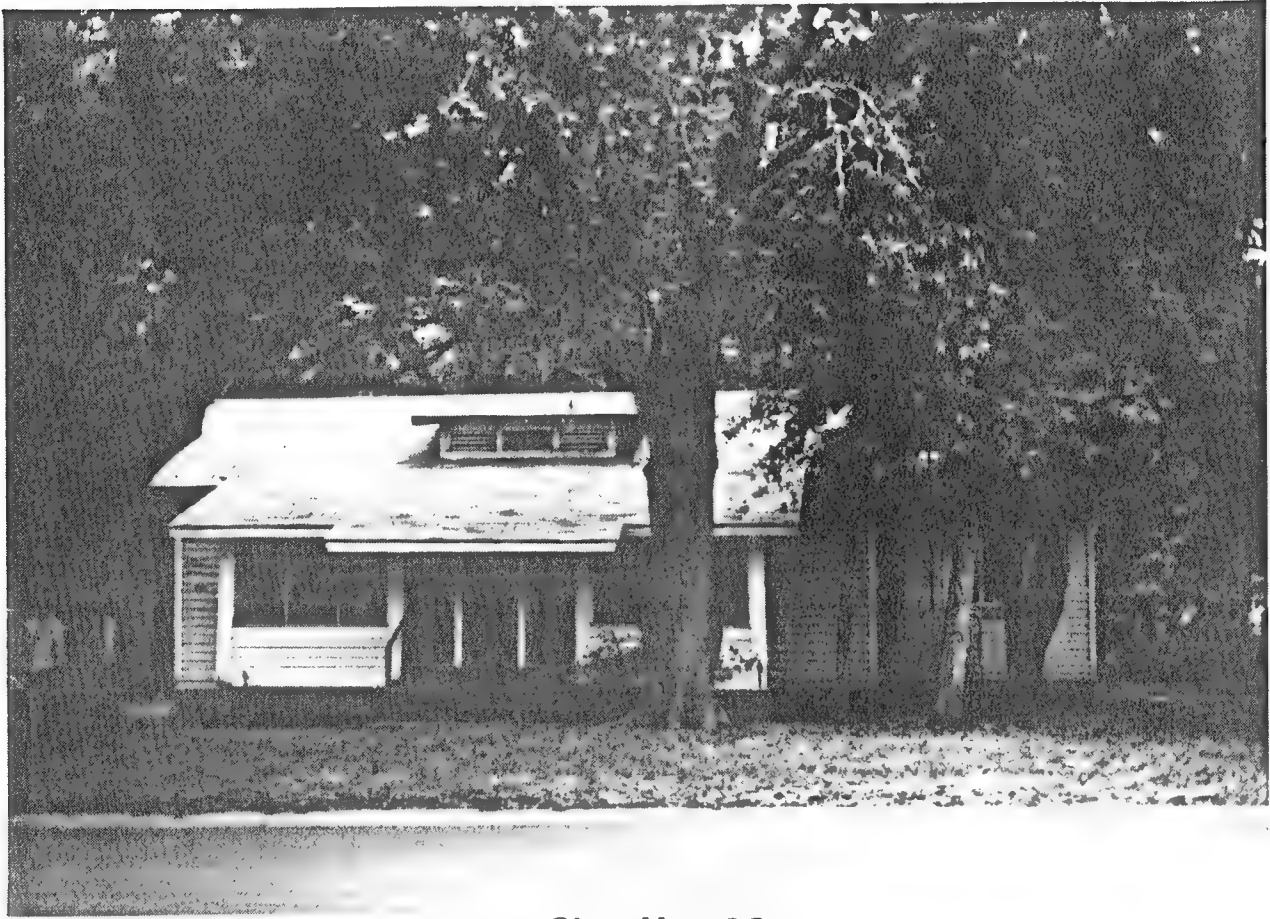
**The Methodist Parsonage (1913), 410 1st Avenue S.W.  
Craftsman style bungalow.**



**The Perkins House (1926), 61 5th Street N.W.  
Craftsman style bungalow.**



# TYPICAL LARGO BUNGALOW HOMES



Site No. 88



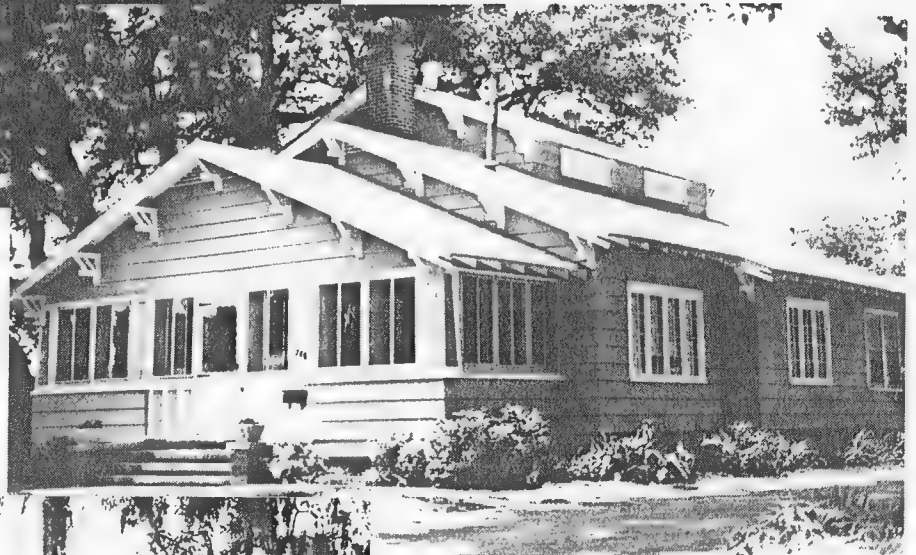
← Site No. 149

Site No. 97 →



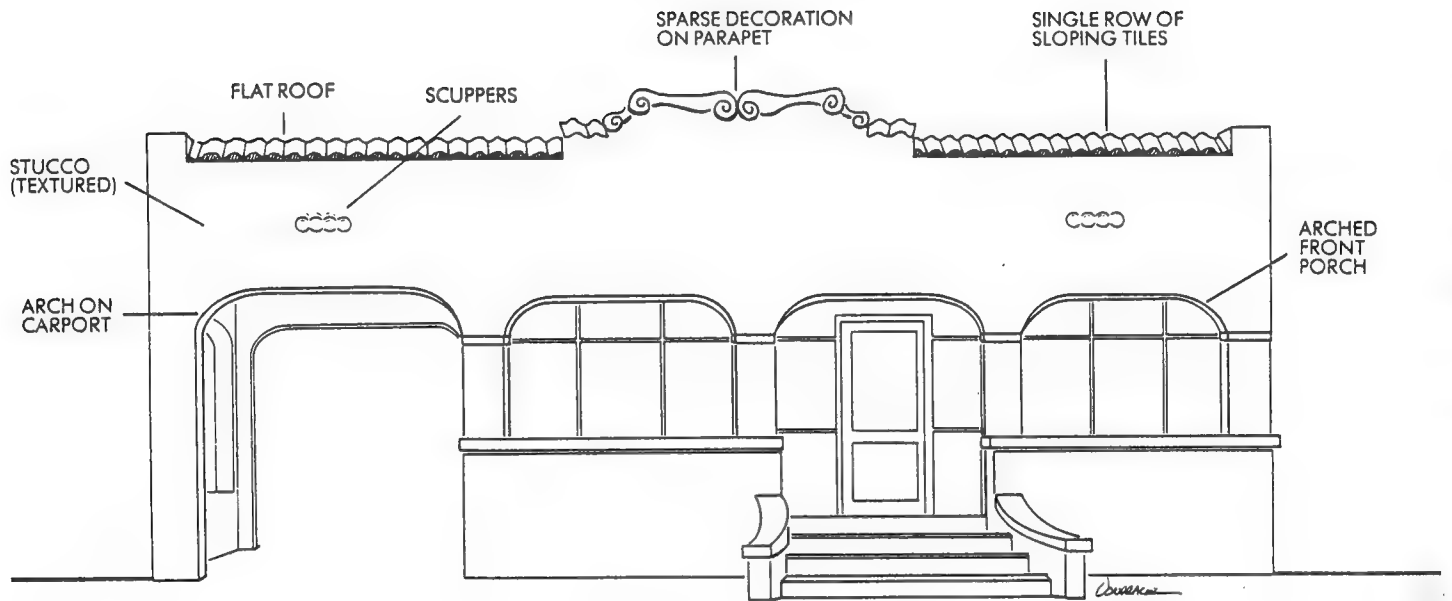
← Site No. 45

Site No. 109 →



← Site No. 94





## MEDITERRANEAN REVIVAL

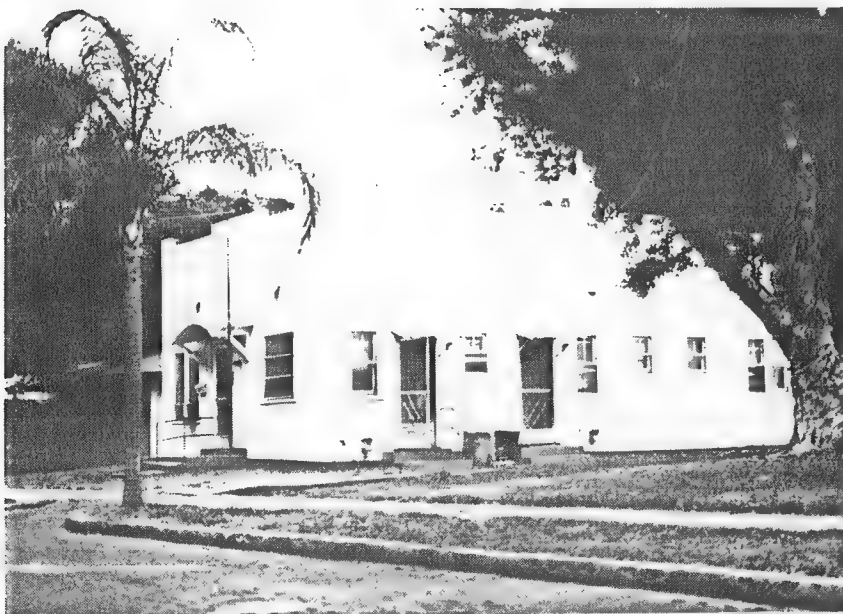
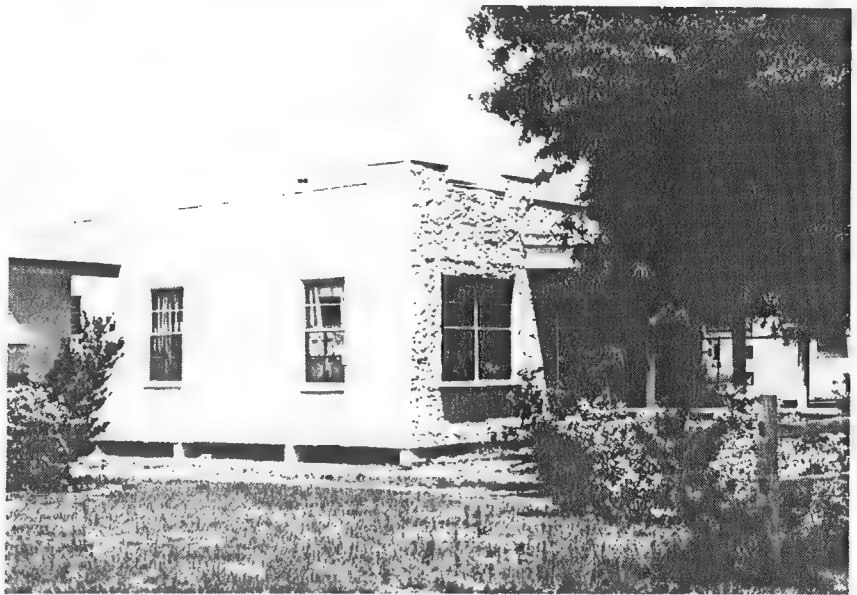
This style, which is intimately related to the 1920's real estate boom throughout Florida, is almost absent in Largo. Five houses and the Wadford Apartments are the only surviving examples here. A study of old photographs reveals that the scarcity is not due to demolition. Largo was not a winter tourist resort town and speculative subdivision development for sale to tourists did not exist here. This alone does not completely answer the unpopularity of the style in Largo. The majority of Largo's surviving old houses date from the 1920's, the era of this style's greatest popularity. Evidently the people of Largo were astute enough to realize that this style is



**TYPICAL LARGO  
MEDITERRANEAN  
REVIVAL HOMES**

↑  
**Site No. 155**

**Site No. 101** →



← **Site No. 166**

not well suited to the Florida climate. The Largo examples of Mediterranean Revival style are small boxy houses of stucco over lath construction, with flat roofs and parapets, and have small entrance porticoes. These features work well in an arid climate, but here are impractical.

#### Number of Resources

The Largo Historic Sites Survey resulted in 171 sites being listed in the Florida Master Site File, which is a data bank of the state's historic and archeological sites, kept by the Division of Historical Preservation, Florida Department of State. All of the sites, structures and objects encountered in the survey area that predate 1940 were listed in the state site files. Several factors account for the relatively small number of historic resources remaining in the City of Largo. The most obvious factor was the low population density of the area in the past, 1,031 residents in 1940. During the sweeping tax foreclosure sale of the late 1940's, many of the city's houses were bought and moved to the beaches or unincorporated areas of the county. The reason for this exodus of houses according to Sadie Johnson, who worked in City Hall during this period, was the fear of property owners that they would be heavily taxed by Largo to bring the town out of default. Many of the buildings that survived the years of economic hardship have since become victims of economic prosperity. During the period of this survey fieldwork alone, six houses were demolished.

#### Location of Resources

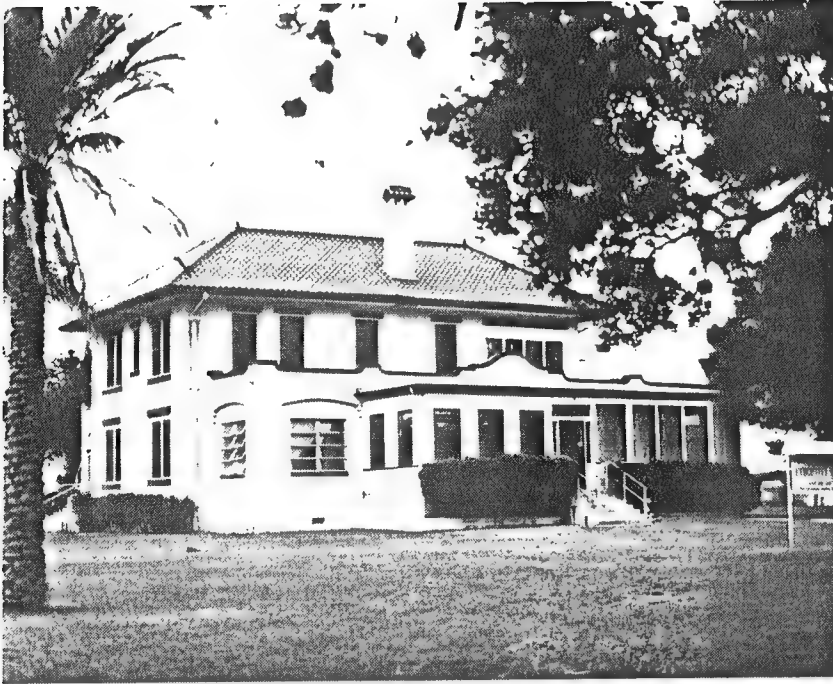
The surviving historic structures are generally located in areas of

that mirror the historic city limits of Largo. The main area of concentration is downtown Largo which is roughly bounded by Seminole/Missouri Blvd., Clearwater-Largo Road, Eighth Avenue S.W., and Fourth Avenue N.W. Secondary areas of concentration occur along Clearwater-Largo Road north to the city limits, in the Roosevelt Groves subdivision, and around the Anona Methodist Church. None of these areas, however, contain more than a fifty percent concentration of pre-1940 structures. This and other factors make them ineligible for historic district status.

### Types of Resources

The majority of the resources surveyed fall into the category of buildings or structures. Only two sites were recorded: the Largo Cemetery, and the Anona Cemetery. One interesting landscape feature was recorded: the pecan trees along Alternate Keene (McMullen) Road. This, however, is really a feature of the grounds of the Dr. Bob McMullen House and is not a separate resource. The bulk of the resources are residential buildings (155). The balance are commercial or industrial buildings (13) and public buildings (2). Most of the commercial and industrial structures occur along West Bay/East Bay Drive and First Avenue S.W., the historic business district of Largo.

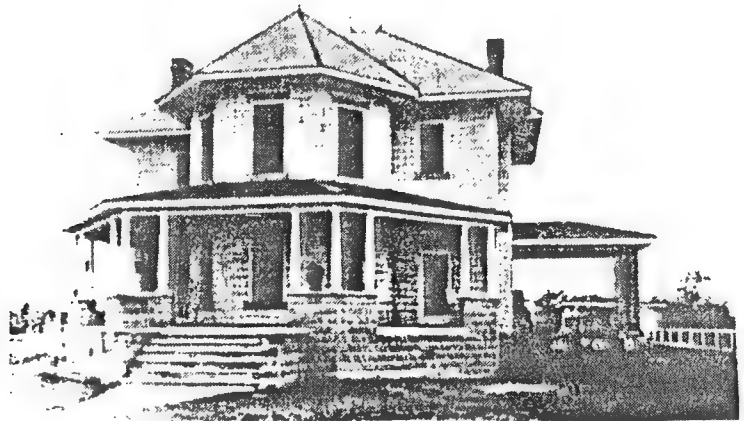
All the residential buildings surveyed are detached single family houses with the exception of the Mediterranean Revival style Wadford Apartments, and five other apartment buildings. Largo's pre-1940 houses are 99% wood balloon frame construction, in spite of various types of exterior sheathing. The two houses that have masonry load bearing walls are the J.S. Taylor, Sr. House (405 7th Avenue S.W.) and the J.S. Taylor, Jr. House (1690 Keene Road). This

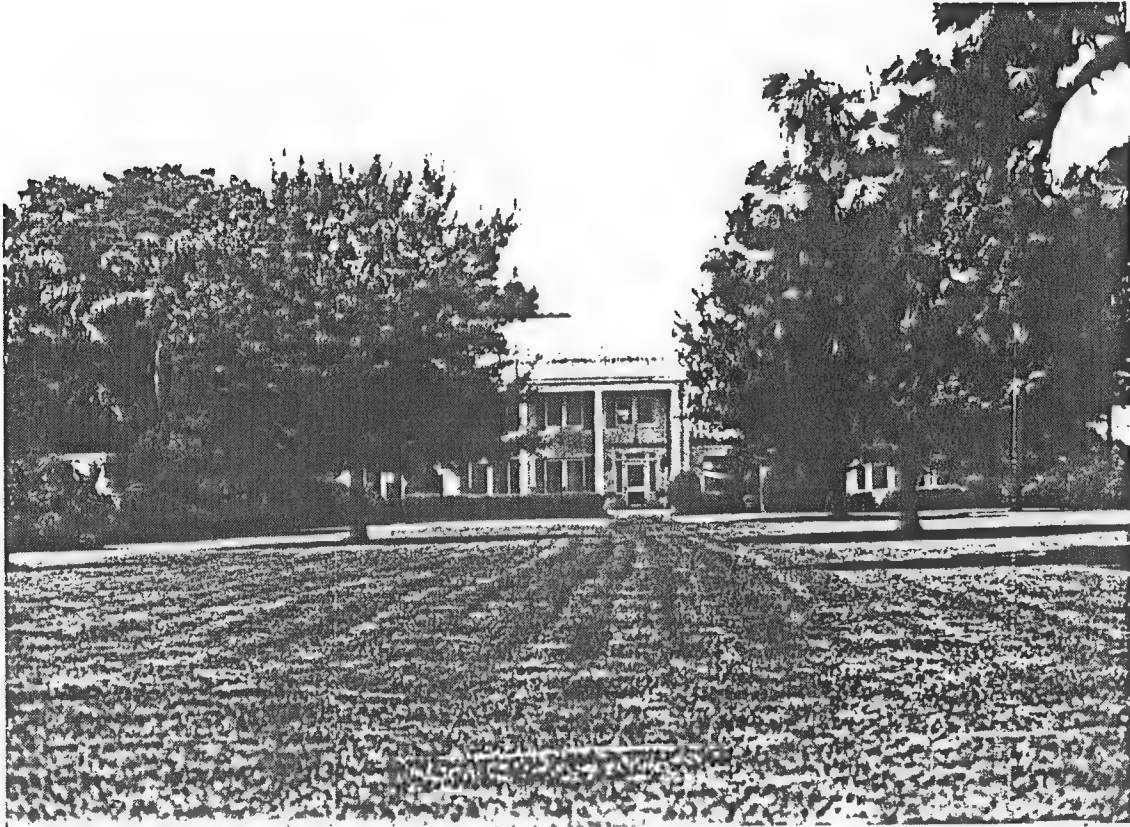


**The John S. Taylor, Sr.  
House (1913), 405 7th  
Avenue S.W.  
(Recent photo)**

**A masonry building altered in 1940, changing it from  
a Queen Anne style to Mediterranean Revival.**

**Before 1940. ➡**





**The John S. Taylor, Jr. House (1929), 1690 Keene Road.  
A masonry building built in the Colonial Revival Style,  
one of only a few in Largo.**

difference of material and their large size (by Largo standards) reflects the high social status of the owners. Largo's frame houses are generally one story high, raised slightly on masonry piers, and of modest dimensions, regardless of their age or style.

### Physical Condition of Resources

The majority of Largo's historic buildings have suffered extensive alterations. The two most common exterior changes are: 1) window replacement, and 2) aluminum, vinyl or asbestos siding. The removal or remodeling of porches and major additions are the other common alterations. Survey data shows that only about 20% of Largo's buildings have escaped the attention of siding salesmen. Although siding is usually a reversible alteration, it causes serious physical and aesthetic problems. Covering a frame building with a vinyl, aluminum, or asbestos material promotes termites and rot, the two worst enemies of wood. Siding makes it impossible to see termite and rot damage until it is too far advanced. Siding also changes the appearance of a structure to the extent that the National Park Service considers them ineligible for National Register of Historic Places listing.

The positive aspect of these heavily altered historic buildings is that most of Largo's resources are in stable condition and overt neglect and deterioration do not threaten them. These older houses, often owner occupied, have maintained their historic residential use and are not seriously threatened with commercial development.

## Significance of Resources

The surveyed resources, after analysis, all fall into the category of local significance. This means that the city's historic structures are important to the extent that they show the historic development of the area within the context of broader patterns of state and national history. This does not mean that the resources are not important merely because they do not document events or people that changed the course of national or world history; few sites or structures anywhere have that distinction. The value of buildings that impart an understanding to people of their own local history, should never be underestimated.

It is unfortunate that the structures with the greatest significance to Largo's history have been the most mutilated. The Anona Methodist Church, the oldest church building in Pinellas County, has been altered beyond recognition. The J.S. Taylor, Sr. house suffered the same fate in 1941. The First Baptist Church, the Dr. Bob McMullen house, the Kilgore house, and many others cannot be readily identified today from old photographs. These buildings have lost their value as artifacts in the study of architectural history, but they still retain some significance as sites of local historic importance.

Two significant buildings, the Taylor Packing Plant and the Johnson Building/Pinellas Hotel have remained relatively unaltered and are probably eligible for National Register of Historic Places listing. These properties have been given the highest rank in the survey analysis: Category No. 1. Nomination proposals for these two buildings have been made as part of this

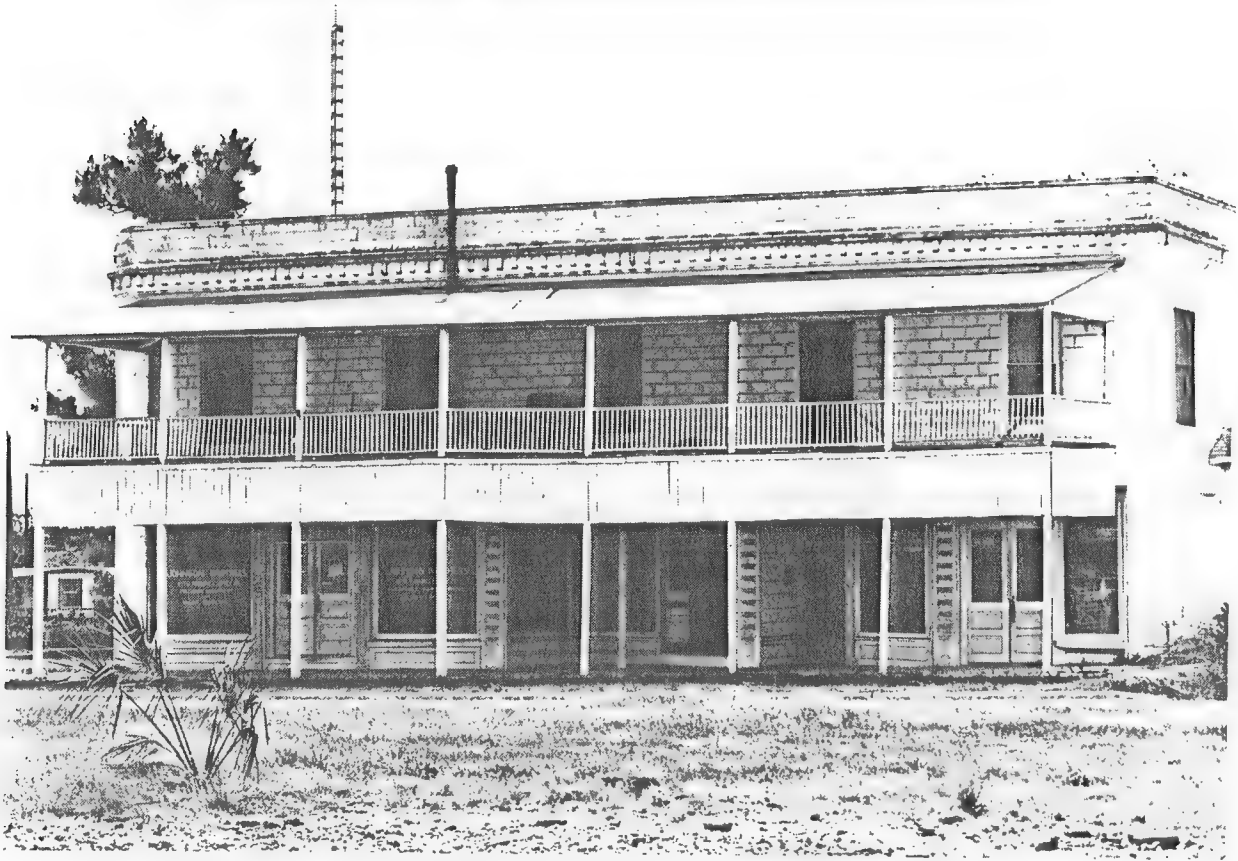


survey grant. Other equally important buildings, the Daniel McMullen house and the Belcher house are probably National Register eligible, but they lie outside the city limits of Largo. Many of the buildings discussed in the previous paragraph have been ranked as Category No. 2. This means they are as historically significant as those in Category No. 1, but they are ineligible for National Register listing due to the extensive alterations.

Largo does not possess any buildings of enough significant architectural merit to be National Register eligible for this reason alone. The quality of design, materials, workmanship and engineering of Largo's pre-1940 structures is not very good. While this makes these buildings uninteresting aesthetically, it does make them valid proof of the economic and social conditions of the community in the past. Buildings that have remained unaltered enough to serve as evidence of typical architecture of various styles and periods have been ranked as Category No. 3.

Structures that have no known historic importance and are extensively altered, have been placed in Category No. 4. These resources are important only in showing the historic land use, development, and population distribution and density of the area.

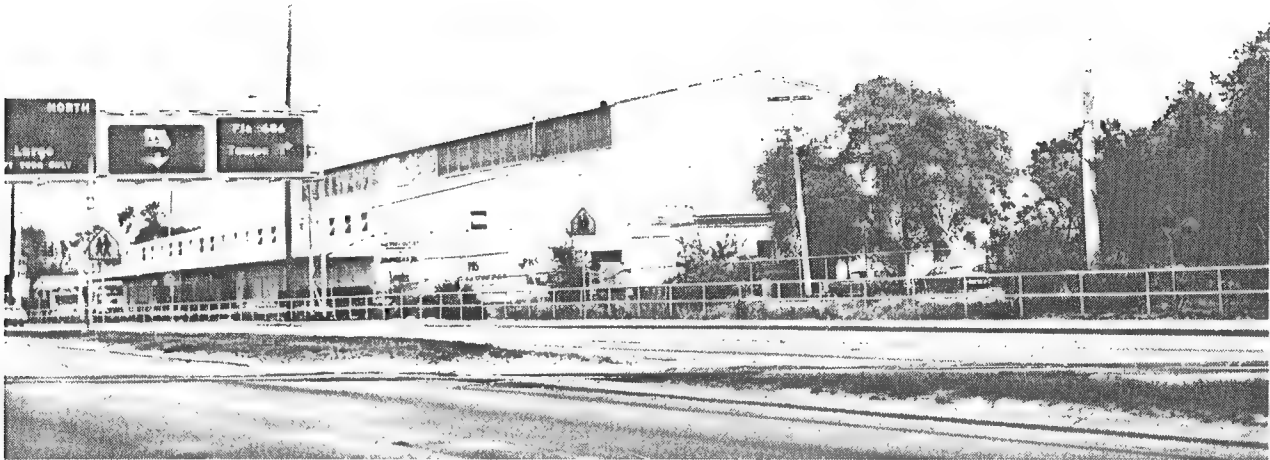
# NATIONAL REGISTER NOMINATION



**The Johnson Building – Pinellas Hotel**



# NATIONAL REGISTER NOMINATION



**The John S. Taylor Packing Plant**

If Largo were to adopt a historic preservation law, this ordinance could take many different forms. The simplest but least comprehensive type of ordinance would protect National Register listed properties from demolition or exterior alteration, without approval from the City Commission. An ordinance of this type was adopted by St. Petersburg in 1982 (#567-F). The advantage of this ordinance is that an existing commission and staff could enforce it. The disadvantage is the inability to protect landmarks that are not National Register eligible. A more complex and comprehensive type of local ordinance is one that allows for the designation of sites by a preservative commission. This body would function like a planning commission and could be advisory or regulatory. The only disadvantage of this type of ordinance is the cost of creating and administering a new commission.

#### **City Compliance with Federal Preservation Laws**

The National Historic Preservation Act of 1966 (NHPA), as amended by the National Historic Preservation Act of 1980, established the National Register of Historic Places, which is a list of historic and cultural resources of national, state, and local significance. Listing in the National Register triggers federal procedural review requirements. Buildings, sites, or districts can be nominated by state or local governments and individual citizens. However, since 1980, owners of properties can stop a listing by objection.

Whenever a federal action (such as a permit or funding) threatens a listed building or area, procedural protections are initiated. Section 106 of the NHPA requires that federal agencies give the Advisory Council on Historic

#### IV. RECOMMENDATIONS

##### Future Survey and National Register Work

The Largo Historic Sites Survey provides a complete enough picture of the City's resources for the purpose of planning future resource management and protection. The only survey work that should be considered would be a county resources survey to identify sites outside the city limits, but within the Largo planning area. The historic housing stock of Largo has generally been heavily altered, and concentrations are not high enough for district designation. It is not recommended that any houses be National Register listed based on available data. Largo has two historic commercial structures that probably qualify for National Register listing, these are being submitted for state review as a part of this survey.

##### Resource Management

Resource management strategies vary dramatically in different communities depending on the nature, extent, and economics of the area. The protection of historic resources by a city ordinance that controls demolition or exterior alterations, is the strongest and best type of protection possible. This, of course, places enforcement and decision making about resource management in the hands of the city. Federal historic preservation laws, contrary to popular belief, offer protection only in certain instances (see next section) and local ordinances are the only effective means of protecting historic or archaeological sites.

Preservation an opportunity to comment. The Section 106 process often results in the project proponent undertaking mitigative action or altering plans to avoid adverse impact. It should be noted that there is no substantive requirement that the federal agency involved on the project heed the Advisory Council's advice.

The National Environmental Policy Act (NEPA) directs federal agencies to draft an environmental impact statement whenever a federally licensed or funded project has a significant effect on the environment. This law has been interpreted to apply to the built environment as well as the natural. Compliance with the National Historic Preservation Act does not excuse compliance with the NEPA, and vice versa. The NEPA process is mainly procedural and does not guarantee protection of historic resources.

The National Department of Transportation Act Section 4(f) prohibits the use of any historic site by a federal or federally assisted highway, unless there is "no prudent and feasible alternative."

The Coastal Zone Management Act of 1972, establishes historic preservation as a mandatory element of state coastal zone management plans.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

V. APPENDICES





HISTORIC SURVEY  
SITE LIST

Site No.	Address	Use	Date	Architectural Style	Rank
1	22 1st Ave. N.E.	Apartments	1900	Frame Vernacular	2
2	140 1st Ave. N.E.	Residential	1923	Bungalow	3
3	214 1st Ave. S.W.	Commercial	1908	Frame Vernacular	2
4	410 1st Ave. S.W.	Residential	1913	Bungalow	2
5	506 1st Ave. S.W.	Commercial	1906	Frame Vernacular	2
6	521 1st Ave. S.W.	Public	1912	Masonry Vernacular	2
7	608 1st Ave. S.W.	Residential	1915	Frame Vernacular	4
8	622 1st Ave. S.W.	Residential	1930	Frame Vernacular	4
9	707 1/2 1st Ave. S.W.	Residential	1920	Frame Vernacular	3
10	69 1st St. S.W.	Hotel	1905	Frame Vernacular	2
11	161 1st St. S.W.	Commercial	1911	Masonry Vernacular	1
12	622 2nd Ave. N.W.	Residential	1925	Bungalow	3
13	209 2nd Ave. S.W.	Residential	1920	Frame Vernacular	4
14	215 2nd Ave. S.W.	Residential	1904	Bungalow	4
15	216 2nd Ave. S.W.	Residential	1918	Bungalow	3
16	221 2nd Ave. S.W.	Residential	1915	Frame Vernacular	4
17	224 2nd Ave. S.W.	Residential	1925	Frame Vernacular	4
18	228 2nd Ave. S.W.	Residential	1926	Bungalow	4
19	307 2nd Ave. S.W.	Residential	1930	Bungalow	4
20	313 2nd Ave. S.W.	Residential	1920	Frame Vernacular	4
21	317 2nd Ave. S.W.	Residential	1924	Bungalow	4
22	267 2nd St. S.W.	Residential	1925	Frame Vernacular	4
23	351 2nd St. S.W.	Residential	1910	Frame Vernacular	4

Site No.	Address	Use	Date	Architectural Style	Rank
24	607 3rd Ave. N.E.	Residential	1925	Frame Vernacular	4
25	217 3rd Ave. S.W.	Residential	1910	Frame Vernacular	4
26	221 3rd Ave. S.W.	Residential	1918	Frame Vernacular	4
27	223 3rd Ave. S.W.	Residential	1925	Frame Vernacular	4
28	317 3rd Ave. S.W.	Residential	1902	Frame Vernacular	4
29	318 3rd Ave. S.W.	Residential	1920	Frame Vernacular	4
30	152 3rd St. N.W.	Residential	1901	Frame Vernacular	2
31	163 3rd St. N.W.	Residential	1920	Frame Vernacular	4
32	256 3rd St. N.W.	Residential	1923	Bungalow	4
33	257 3rd St. N.W.	Residential	1915	Frame Vernacular	4
34	258 3rd St. N.W.	Residential	1925	Frame Vernacular	4
35	259 3rd St. N.W.	Residential	1928	Frame Vernacular	4
36	260 3rd St. N.W.	Residential	1925	Frame Vernacular	4
37	502 4th Ave. N.W.	Residential	1938	Frame Vernacular	4
38	510 4th Ave. N.W.	Residential	1932	Frame Vernacular	4
39	514 4th Ave. N.W.	Residential	1920	Frame Vernacular	4
40	515 4th Ave. N.W.	Residential	1927	Bungalow	3
41	520 4th Ave. N.W.	Residential	1920	Frame Vernacular	4
42	522 4th Ave. N.W.	Residential	1930	Frame Vernacular	4
43	606 4th Ave. N.W.	Residential	1925	Frame Vernacular	4
44	704 4th Ave. N.W.	Residential	1925	Bungalow	3
45	409 4th Ave. S.W.	Residential	1923	Bungalow	3
46	503 4th Ave. S.W.	Residential	1913	Frame Vernacular	4
47	60 1/2 4th St. N.W.	Residential	1932	Frame Vernacular	4
48	152 4th St. N.W.	Residential	1920	Frame Vernacular	4
49	159 4th St. N.W.	Residential	1925	Bungalow	3
50	168 4th St. N.W.	Residential	1925	Bungalow	4

Site No.	Address	Use	Date	Architectural Style	Rank
51	169 4th St. N.W.	Residential	1931	Frame Vernacular	3
52	266 4th St. N.W.	Residential	1925	Frame Vernacular	4
53	269 4th St. N.W.	Residential	1940	Frame Vernacular	4
54	363 4th St. N.W.	Residential	1924	Frame Vernacular	3
55	365 4th St. N.W.	Residential	1925	Frame Vernacular	4
56	375 4th St. N.W.	Residential	1925	Bungalow	4
57	518 4th St. N.W.	Residential	1925	Frame Vernacular	4
58	527 4th St. N.W.	Residential	1923	Bungalow	3
59	452 4th St. S.W.	Residential	1936	Bungalow	4
60	457 4th St. S.W.	Residential	1925	Frame Vernacular	3
61	465 4th St. S.W.	Residential	1925	Frame Vernacular	4
62	567 4th St. S.W.	Residential	1900	Frame Vernacular	2
63	656 4th St. S.W.	Residential	1905	Frame Vernacular	3
64	406 5th Ave. N.E.	Residential	1905	Frame Vernacular	2
65	304 5th Ave. S.W.	Residential	1920	Frame Vernacular	4
66	315 5th Ave. S.W.	Residential	1918	Frame Vernacular	4
67	502 5th Ave. S.W.	Residential	1910	Frame Vernacular	4
68	503 5th Ave. S.W.	Residential	1925	Frame Vernacular	4
69	505 5th Ave. S.W.	Residential	1929	Frame Vernacular	4
70	530 5th Ave. S.W.	Residential	1925	Frame Vernacular	4
71	61 5th St. N.W.	Commercial	1926	Bungalow	2
72	67 5th St. N.W.	Residential	1925	Frame Vernacular	4
73	159 5th St. N.W.	Residential	1925	Frame Vernacular	4
74	369 5th St. N.W.	Residential	1925	Bungalow	4
75	439 5th St. N.W.	Residential	1924	Bungalow	4
76	1145 5th St. N.W.	Apartments	1928	Tudor Revival	3
77	418 1/2 5th St. S.W.	Residential	1929	Frame Vernacular	4

Site No.	Address	Use	Date	Architectural Style	Rank
78	509 6th Ave. S.W.	Residential	1928	Frame Vernacular	3
79	512 6th Ave. S.W.	Residential	1920	Frame Vernacular	4
80	518 6th Ave. S.W.	Residential	1920	Frame Vernacular	3
81	520 6th Ave. S.W.	Residential	1920	Frame Vernacular	3
82	149 6th St. N.W.	Residential	1925	Bungalow	4
83	164 6th St. N.W.	Residential	1925	Frame Vernacular	4
84	170 6th St. N.W.	Residential	1925	Bungalow	4
85	250 6th St. N.W.	Residential	1925	Bungalow	4
86	254 6th St. N.W.	Residential	1924	Bungalow	4
87	256 6th St. N.W.	Residential	1925	Frame Vernacular	3
88	509 7th Ave. N.E.	Residential	1925	Bungalow	3
89	34 7th Ave. S.E.	Residential	1925	Bungalow	3
90	106 7th Ave. S.E.	Residential	1925	Bungalow	3
91	107 7th Ave. S.E.	Residential	1926	Frame Vernacular	3
92	405 7th Ave. S.W.	Nursing Home	1913	Mediterranean Revival	2
93	503 7th Ave. S.W.	Residential	1925	Bungalow	3
94	507 7th Ave. S.W.	Residential	1925	Masonry Bungalow	3
95	106 8th Ave. S.E.	Residential	1925	Frame Vernacular	4
96	720 8th Ave. S.W.	Residential	1937	Frame Vernacular	4
97	1353 10th St. N.W.	Residential	1925	Bungalow	3
98	164 11th St. S.W.	Residential	1925	Frame Vernacular	4
99	170 11th St. S.W.	Residential	1935	Frame Vernacular	3
100	328 13th St. S.W.	Residential	1900	Frame Vernacular	3
101	814 14th Ave. N.W.	Residential	1920	Mediterranean Revival	3
102	1010 14th Ave. N.W.	Residential	1925	Bungalow	3
103	1013 14th Ave. N.W.	Residential	1925	Frame Vernacular	3
104	301 14th St. N.W.	Residential	1935	Frame Vernacular	3

Site No.	Address	Use	Date	Architectural Style	Rank
105	305 14th St. N.W.	Residential	1926	Bungalow	3
106	619 14th St. N.W.	Residential	1938	Frame Vernacular	3
107	725 14th St. N.W.	Residential	1925	Bungalow	3
108	703 15th Ave. N.W.	Residential	1920	Frame Vernacular	3
109	706 15th Ave. N.W.	Residential	1927	Bungalow	3
110	1002 15th Ave. N.W.	Residential	1925	Frame Vernacular	4
111	12010 137th St. N.	Residential	1910	Frame Vernacular	3
112	710 Baskin Road S.W.	Residential	1930	Bungalow	4
113	1 East Bay Drive	Commercial	1931	Commercial	1
114	206 West Bay Dr.	Commercial	1926	Masonry Vernacular	4
115	210-212 West Bay Dr.	Commercial	1940	Masonry Vernacular	4
116	214 West Bay Dr.	Commercial	1936	Masonry Vernacular	2
117	280 West Bay Dr.	Commercial	1926	Masonry Vernacular	3
118	409 West Bay Dr.	Commercial	1925	Bungalow	2
119	1600 Betty Lane N.E.	Cemetery	1897		2
120	613 Beverly Ave. N.W.	Residential	1930	Frame Vernacular	3
121	924 Beverly Ave. N.W.	Residential	1938	Frame Vernacular	3
122	472 Clearwater-Largo Rd.	Commercial	1939	Frame Vernacular	4
123	570 Clearwater-Largo Rd.	Apartments	1918	Bungalow	3
124	554 Clearwater-Largo Rd.	Residential	1924	Bungalow	3
125	117 Cleveland Ave. S.W.	Residential	1905	Frame Vernacular	3
126	123 Cleveland Ave. S.W.	Apartments	1910	Frame Vernacular	3
127	205 Cleveland Ave. S.W.	Residential	1918	Frame Vernacular	2
128	215 Cleveland Ave. S.W.	Apartments	1918	Frame Vernacular	3
129	405 Cleveland Ave. S.W.	Residential	1905	Frame Vernacular	3
130	412 Cleveland Ave. S.W.	Apartments	1925	Frame Vernacular	4
131	419 Cleveland Ave. S.W.	Residential	1910	Bungalow	3

Site No.	Address	Use	Date	Architectural Style	Rank
132	501 Cleveland Ave. S.W.	Residential	1925	Bungalow	4
133	504 Cleveland Ave. S.W.	Residential	1925	Bungalow	4
134	605 Cleveland Ave. S.W.	Residential	1925	Bungalow	3
135	610 Cleveland Ave. S.W.	Residential	1925	Frame Vernacular	4
136	615 Cleveland Ave. S.W.	Residential	1921	Bungalow	4
137	362 Court St. N.W.	Residential	1938	Frame Vernacular	3
138	990 Donegan Rd. S.E.	Residential	1924	Frame Vernacular	2
139	1705 Glenn Ave. N.W.	Residential	1915	Frame Vernacular	2
140	12755 Indian Rocks Rd.	Residential	1937	Frame Vernacular	4
141	13042 Indian Rocks Rd.	Commercial	1937	Bungalow	3
142	13086 Indian Rocks Rd.	Commercial	1940	Frame Vernacular	4
143	13233 Indian Rocks Rd.	Church	1882	Frame Vernacular	2
144	1690 Keene Rd.	Residential	1929	Colonial Revival	2
145	Alt. Keen Rd.	Residential	1899	Frame Vernacular	2
146	159 Ridge Rd. N.W.	Residential	1937	Bungalow	4
147	453 Ridge Rd. S.W.	Residential	1925	Bungalow	4
148	463 Ridge Rd. S.W.	Residential	1924	Bungalow	3
149	506 Ridge Rd. S.W.	Residential	1925	Bungalow	3
150	661 Ridge Rd. S.W.	Residential	1925	Bungalow	4
151	1095 Ridge Rd. S.W.	Residential	1915	Masonry Vernacular	3
152	1599 Ridge Rd. S.W.	Residential	1925	Frame Vernacular	3
153	1995 Ridge Rd. S.W.	Residential	1911	Frame Vernacular	2
154	2128 Ridge Rd. S.W.	Residential	1923	Bungalow	4
155	603 Rosery Rd.	Residential	1924	Mediterranean Revival	3
156	1006 Washington Ave.	Residential	1922	Bungalow	3
157	1011 Washington Ave.	Residential	1925	Bungalow	4
158	1016 Washington Ave.	Residential	1925	Frame Vernacular	4

Site No.	Address	Use	Date	Architectural Style	Rank
159	1020 Washington Ave.	Residential	1925	Frame Vernacular	4
160	1021 Washington Ave.	Residential	1925	Frame Vernacular	4
161	1025 Washington Ave.	Residential	1924	Bungalow	4
162	1027 Washington Ave.	Residential	1938	Frame Vernacular	4
163	1033 Washington Ave.	Residential	1930	Frame Vernacular	3
164	1103 Washington Ave.	Residential	1925	Frame Vernacular	3
165	302 Woodrow Ave. N.W.	Residential	1925	Bungalow	4
166	305 Woodrow Ave. N.W.	Apartments	1925	Mediterranean Revival	3
167	306 Woodrow Ave. N.W.	Residential	1925	Frame Vernacular	4
168	310 Woodrow Ave. N.W.	Residential	1925	Frame Vernacular	4
169	404 Woodrow Ave. N.W.	Residential	1925	Frame Vernacular	4
170	406 Woodrow Ave. N.W.	Residential	1932	Frame Vernacular	4
171	510 Woodrow Ave. N.W.	Residential	1938	Frame Vernacular	4

11/18/86  
4/87



## **AREA MAPS LEGEND**

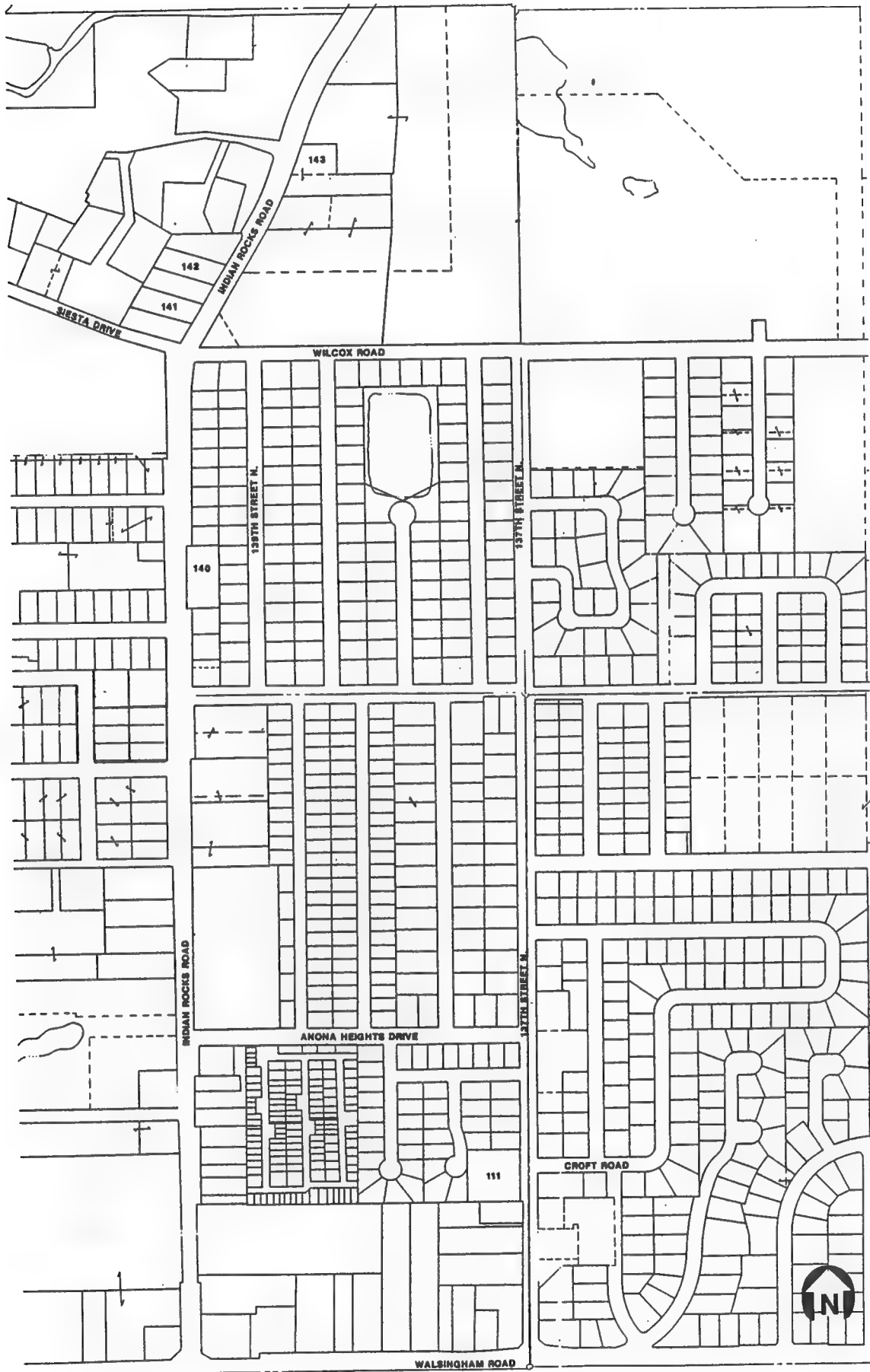


**National Register  
Nomination**

**1 - 171 Site Numbers**

**All Maps Are Not To Scale**

# AREA MAP "A"



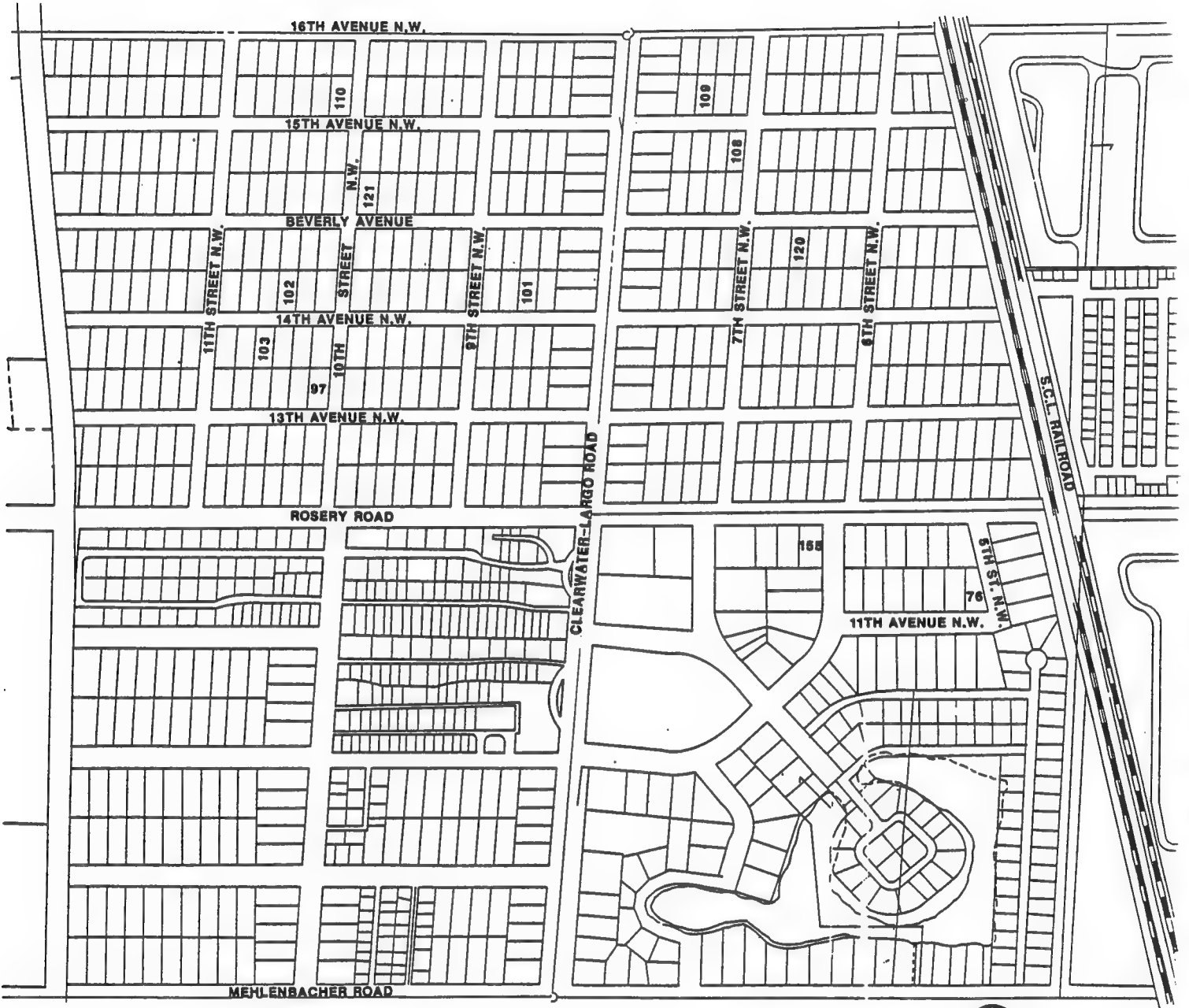
# AREA MAP "B"



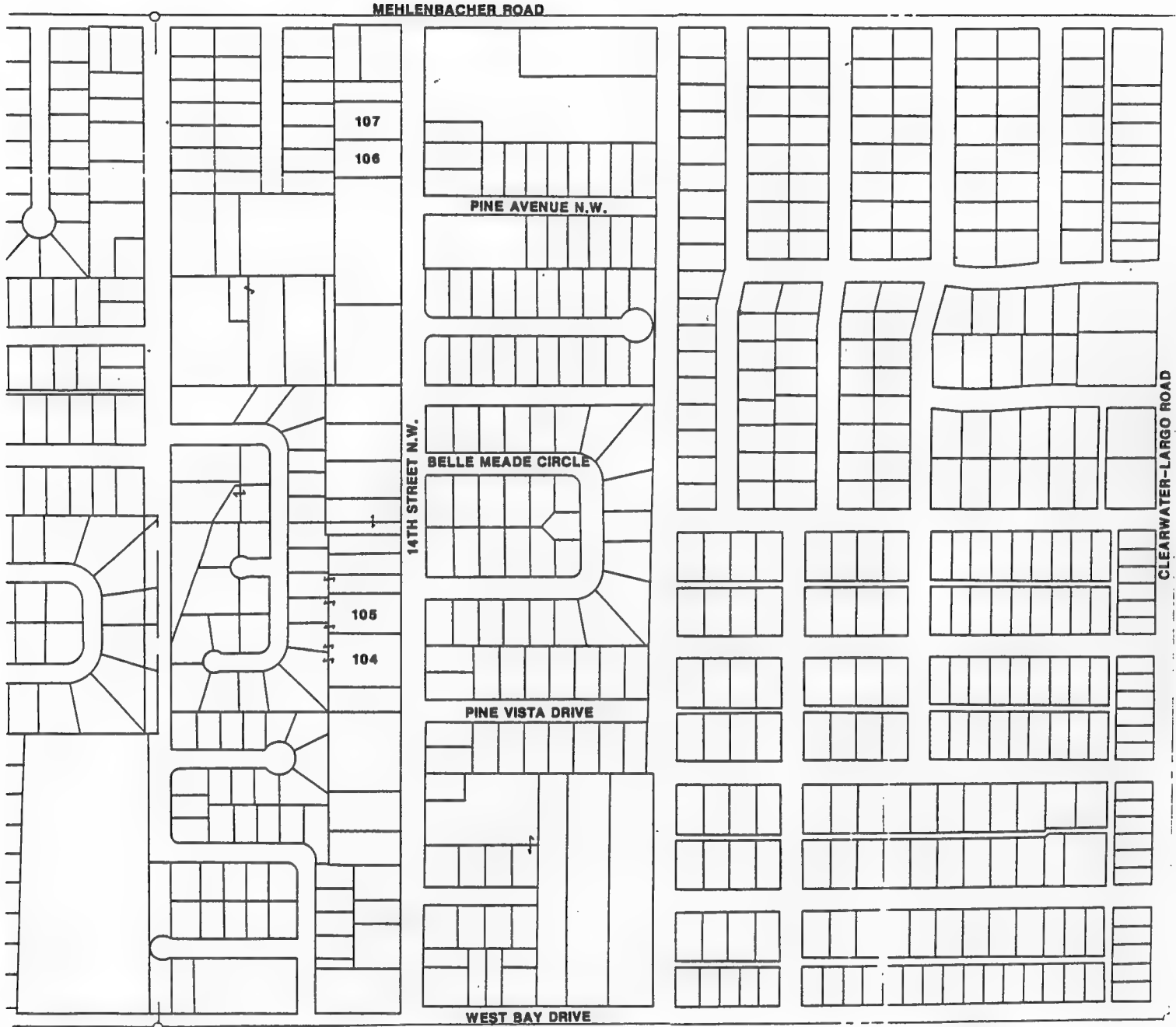
# AREA MAP "C"



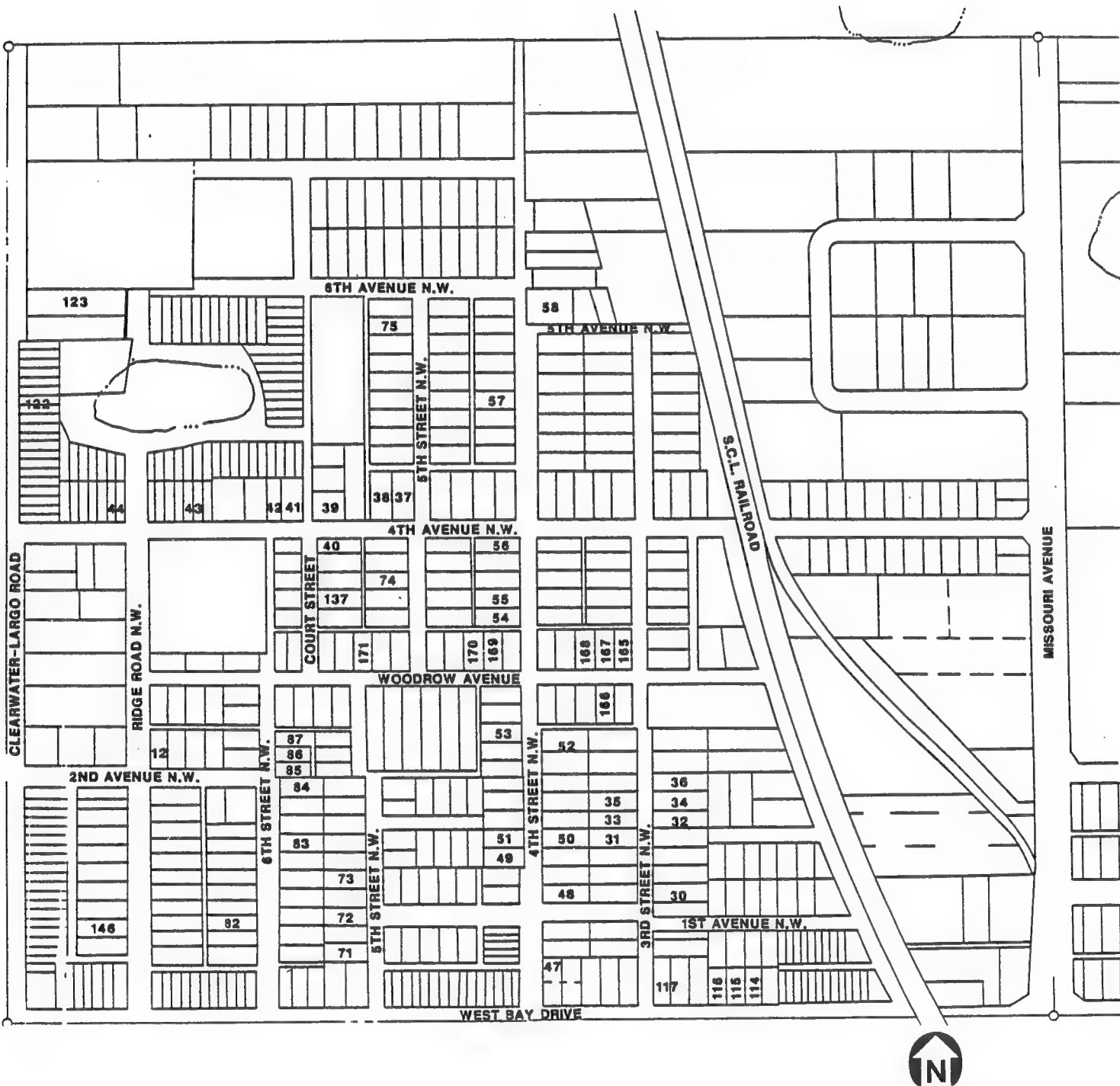
# AREA MAP "D"



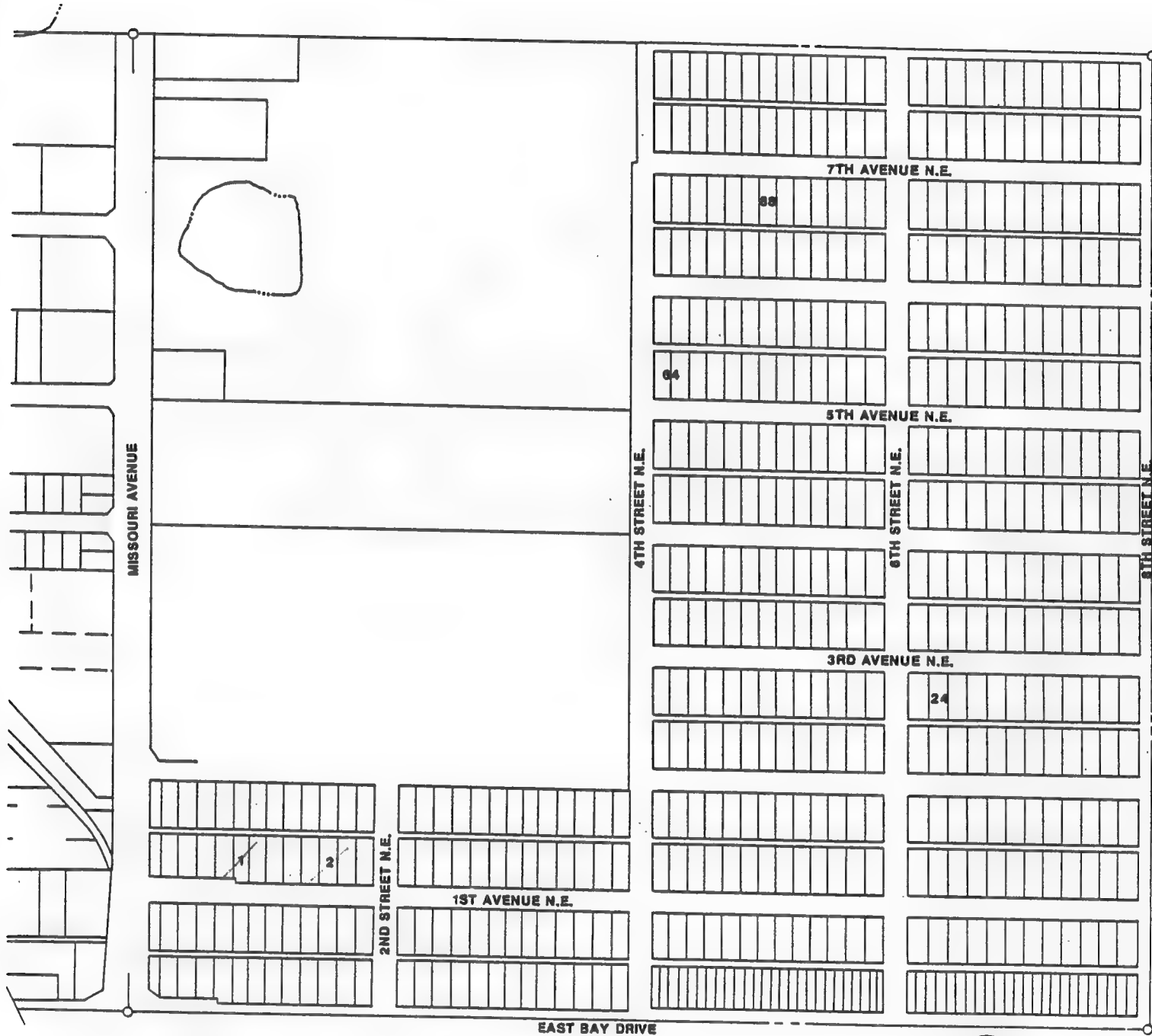
# AREA MAP "E"



# AREA MAP "F"



# AREA MAP "G"





# AREA MAP "H"

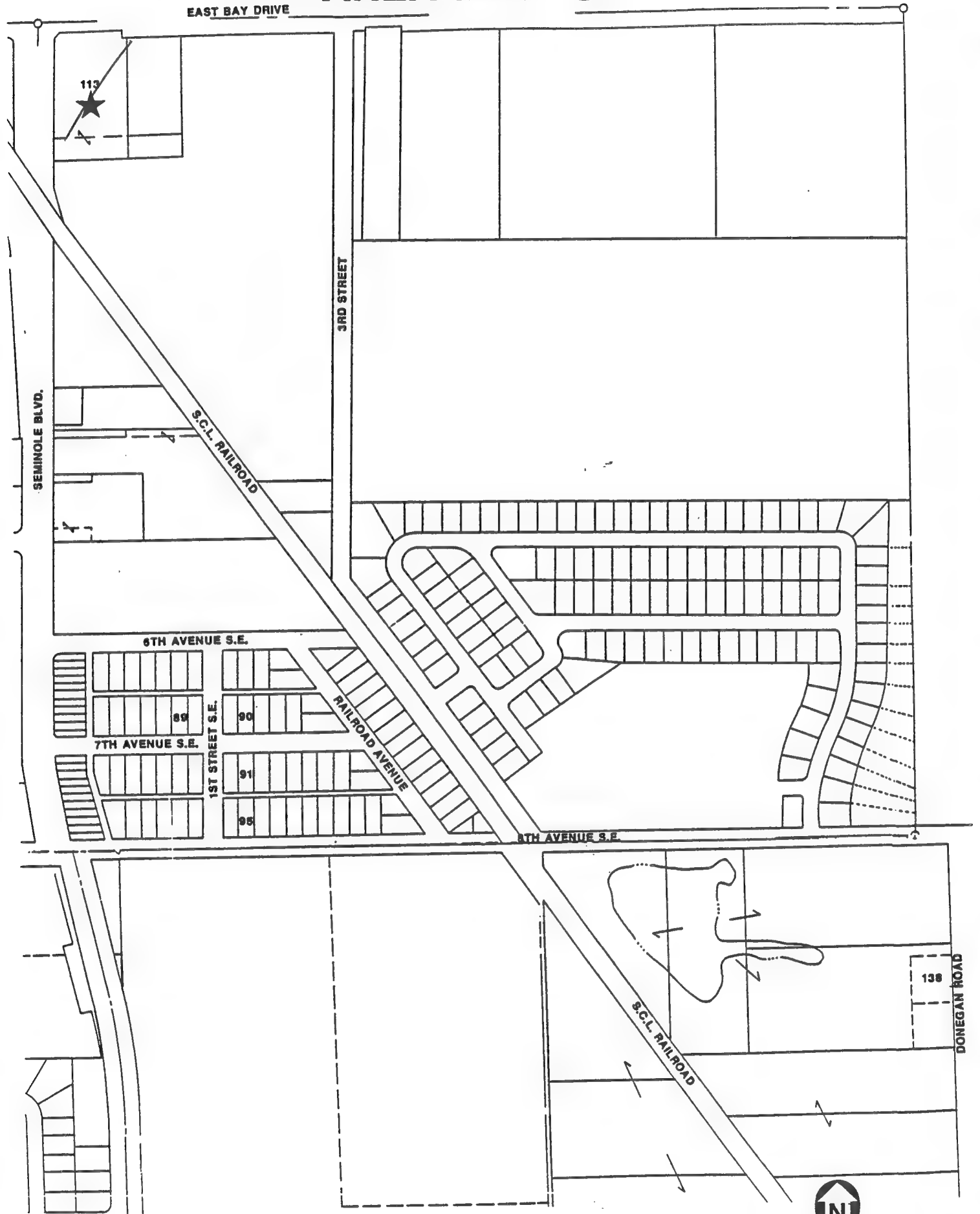


# AREA MAP "I"



# AREA MAP "J"

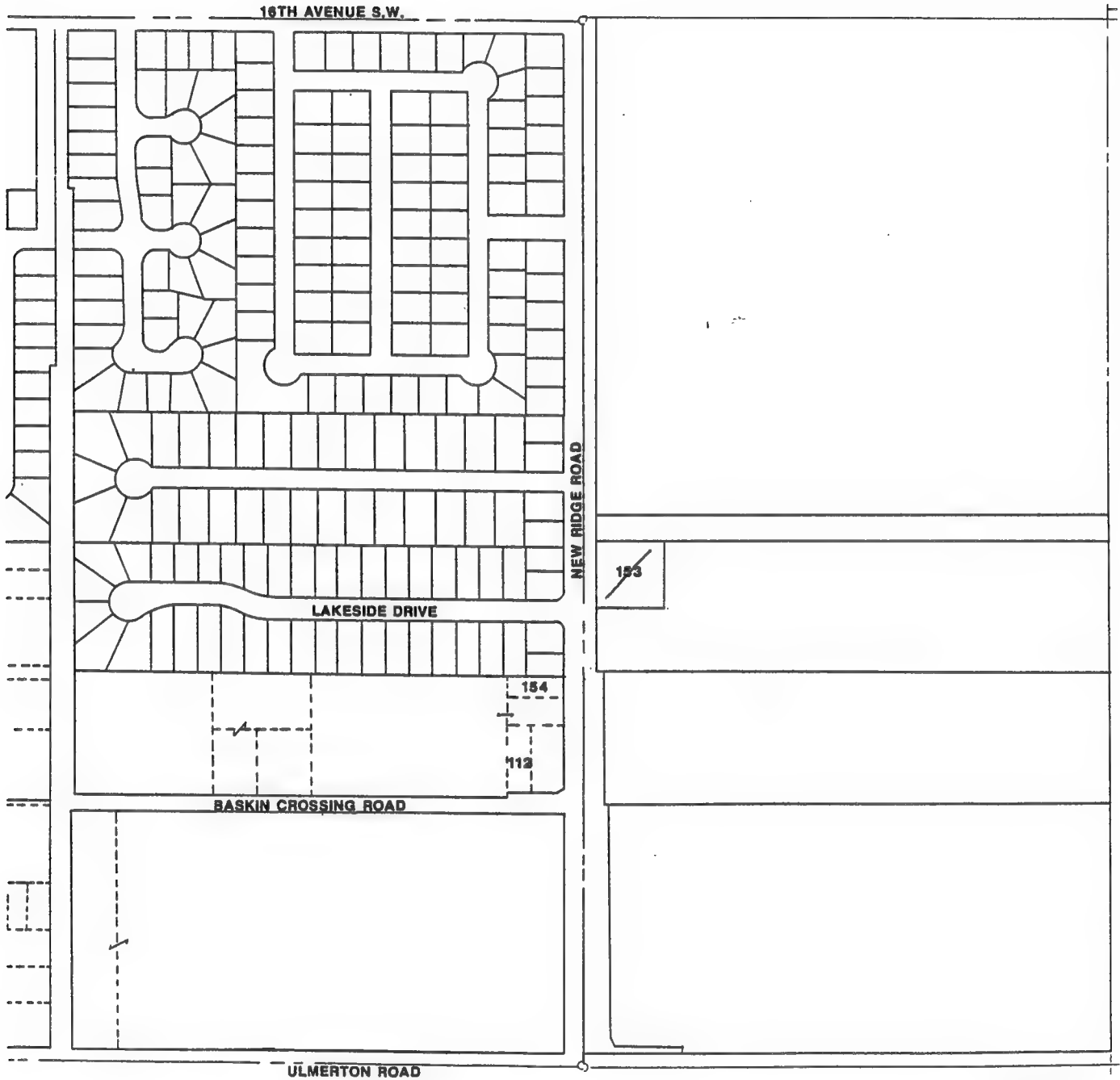
EAST BAY DRIVE



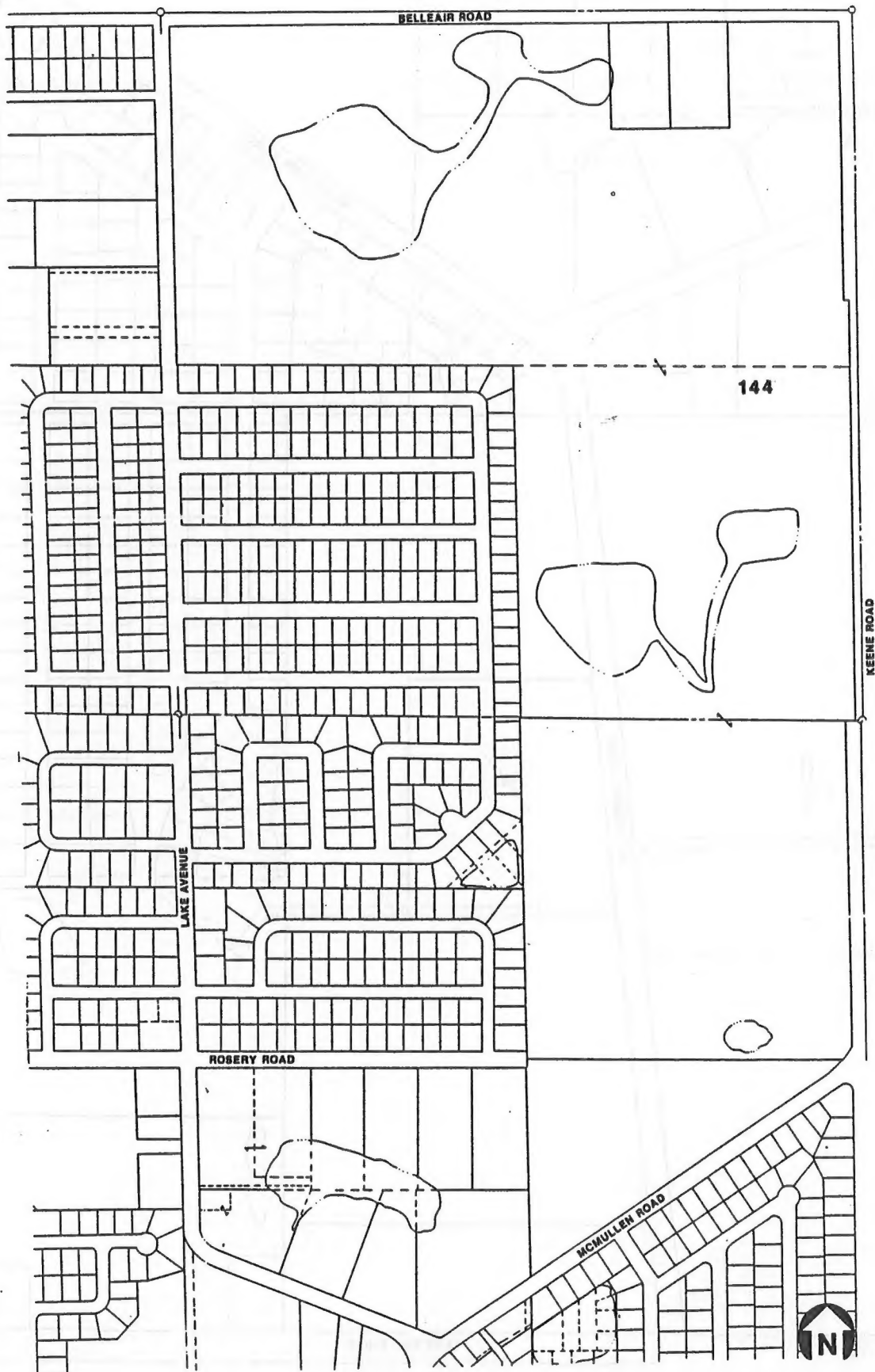
# AREA MAP "K"



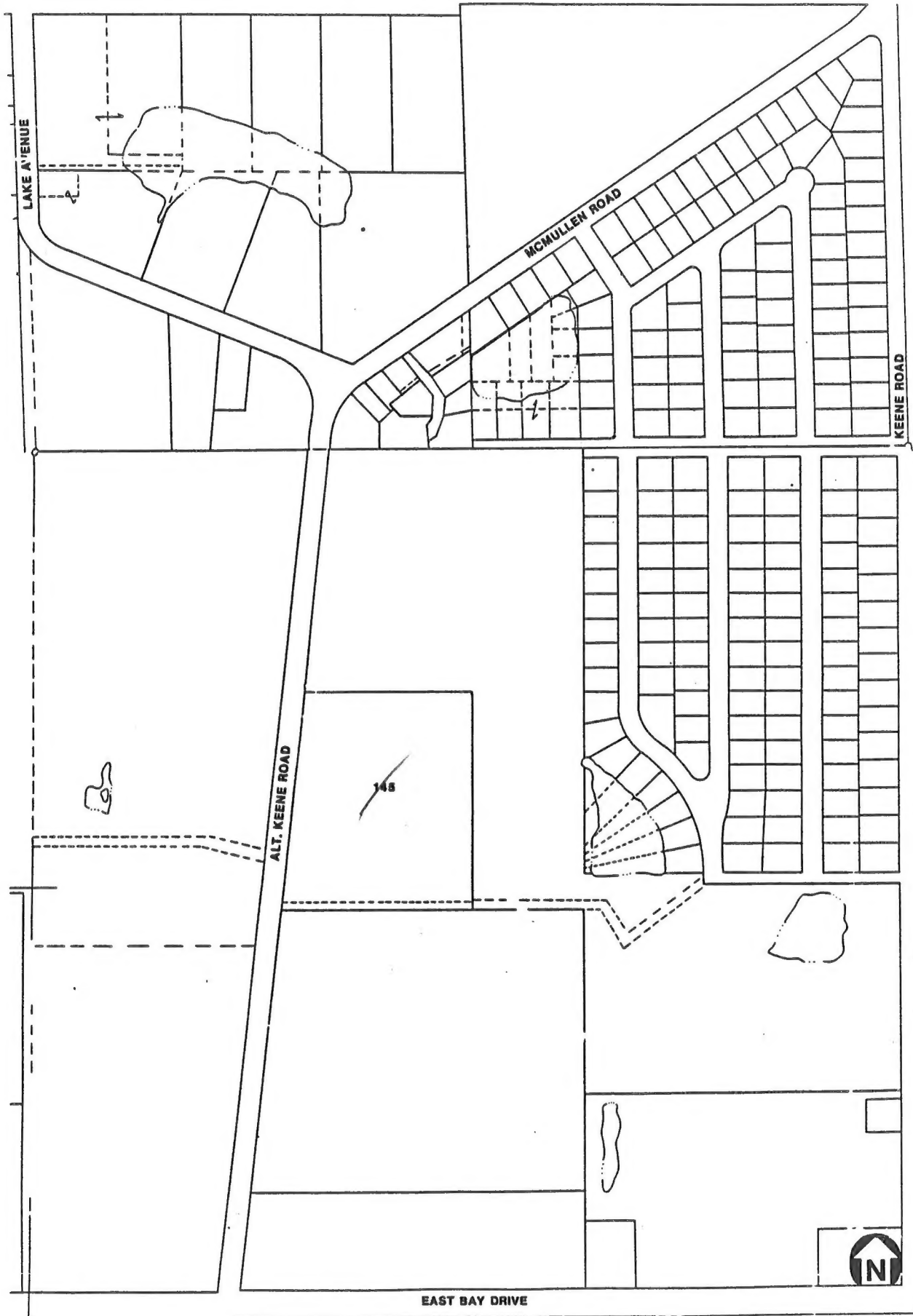
# AREA MAP "L"



# AREA MAP "M"



# AREA MAP "N"



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