

**TOWN OF
BELLEAIR 2018
HISTORIC SURVEY
REPORT**



TOWN OF BELLEAIR 2018 HISTORIC SURVEY REPORT



Submitted to the Town of Belleair

By



Sara McLaughlin, Senior Architectural Historian

&

Caitlin Herrnstadt, Architectural Historian

1600 Market Street, Suite 520

Philadelphia, PA 19103

267-256-0300

July, 2018



TABLE OF CONTENTS

Executive Summary.....	1
Project Description & Methodology	2
Section I: History.....	4
Late 19th-Century	4
Early 20th-Century.....	7
World War II	12
Post-War Era	14
Section II: Survey Results & Architectural Analysis	21
Queen Anne (1880-1910)	23
Frame Vernacular (1880-1940).....	24
Mediterranean Revival (1880-1940)	25
Neoclassical Revival (1895-1955)	26
Bungalow (1905-1930)	27
International (1925-Present).....	28
Minimal Traditional (1935-1950)	29
Ranch (1935-1975).....	30
Mid-Century Modern (1950-1960)	31
Section III: Findings and Recommendations	32
295 Belleview Boulevard	36
325 Belleview Boulevard	37
438 Gardenia Street	38



456 Gardenia Street	39
326 Wildwood Way	40
336 Indian Rocks Road	41
References	42



LIST OF FIGURES

Figure 1. Project Area	3
Figure 2. 1896 Map of the Plant System of Railway, Steamer and Steamship Lines	4
Figure 3. The Belleview under construction, 1896.....	5
Figure 5. The Belleview, c.1890.....	6
Figure 4. The Belleview shortly after completion, early 20th century.....	6
Figure 6. 1850 map of Hillsboro County	7
Figure 7. 1923 Sanborn Map of the Belleview Hotel property	8
Figure 8. Coe Road Casino	9
Figure 9. Original 1924 map of the planned Belleair Estates by John Nolan	10
Figure 10. Images of Roebling’s “Alligator”	12
Figure 11. Japanese Gardens	13
Figure 12. 1942 Aerial View of Belleair	14
Figure 13. 1957 Aerial View of Belleair.....	15
Figure 14. Ad for Belleair Estates, c.1950	16
Figure 15. Map of Belleair showing the original two fingers, 1958	17
Figure 16. The Belleview and waterfront condos constructed after the US Steel purchase of the waterfront property, 2011	18
Figure 17. The repositioned original section of the Belleview Biltmore	20
Figure 18. Eastgate Cottage at 295 Belleview Boulevard.	23
Figure 19. 429 Woodlawn Avenue	24
Figure 20. 322 Roebling Road South	25



Figure 21. 24 Hibiscus Road26

Figure 22. 326 Wildwood Way27

Figure 23. 6 North Pine Circle28

Figure 24. 422 Woodlawn Avenue29

Figure 25. 7 South Pine Circle30

Figure 26. 330 Roebling Road South31

Figure 27. Old Belleair Town Hall32

Figure 28. Properties listed on Belleair’s Local Historic Registry33

Figure 29. Eastgate Cottage, also known as the Groundskeeper’s House36

Figure 30. 325 Belleview Boulevard37

Figure 31. 38 Gardenia Street38

Figure 32. 456 Gardenia Street39

Figure 33. 26 Wildwood Way40

Figure 34. 336 Indian Rocks Road41



EXECUTIVE SUMMARY

Johnson, Mirmiran & Thompson (JMT), completed this project and report for the Town of Belleair during the spring of 2018. The Town of Belleair requested a survey of buildings within the Town constructed before 1967 resulting in a 51 Florida Master Site File forms which include locational and descriptive data along with photographs. Additionally, seven interviews were completed with eight Belleair residents to provide additional documentation about Belleair prior to 1967. These interviews were recorded and transcribed, and provided to the Town and the State of Florida Division of Historical Resources.

This report, an additional deliverable of the project, was created and submitted in accordance with Chapter 1A-46 of the State of Florida Administrative Code. It includes an updated map of the Town that includes a graphic illustration of the historic resources that were previously identified on local, state, or national registers, and those properties identified as part of this survey project. This map was delivered to the Town as a standalone document as well.

JMT also developed an educational brochure that outlines Belleair's history, this project, and the importance and benefits of historic preservation as part of this project.



PROJECT DESCRIPTION & METHODOLOGY

The Town of Belleair secured funding from the Florida Division of Historical Resources in 2017 to complete a historic property survey of buildings constructed before 1967, create a minimum of 50 Florida Master Site File forms including locational and descriptive data, and interview a minimum of five residents.

JMT Architectural Historians began by reviewing relevant past field surveys including the August 1997 Stevenson Architects report *Architectural/Historic Inventory of Belleair* and the Florida Master Site File. Prior to this project, there were 20 Master Site File Forms for Belleair properties. Additional historical information was gathered through review of historic maps as well as archival research.

Once the properties were surveyed, JMT completed 51 Florida Master Site File forms which included survey data, photos and maps. The forms were created in accordance with the Florida Department of State Division of Historical Resources – Bureau of Preservation’s Guide to the Historical Structure Form, dated August 2010.

JMT conducted seven interviews with eight residents selected by the Town. Interviewees included: Hallie Maxon, Deputy Mayor Karla Rettstatt, Kathy Gaston, Lissa Dexter, Petey Henning, Patricia Irwin, Gloria Burton, and Mayor Gary Katica. All the interviews were conducted using a list of pre-written questions to ensure consistency, however there are incidents of conversation resulting in divergence from scripted questions. All interviews were recorded (video and audio) and a release form was signed by each individual allowing JMT and the Town to use the interview materials in this report and other Town materials.

To complete the survey, JMT Architectural Historians traveled each street within the town of Belleair (Figure 1) and documented buildings constructed prior to 1967 that met at least one (1) of the following criteria per the town of Belleair’s Historic Preservation Ordinance:

1. Its character, interest, and value as part of the development, heritage, or cultural characteristics of the town, county, state, or nation
2. Its location as a site of significant local, county, state, or national event
3. Its identification with a person or persons who significantly contributed to the development of the town, county, state, or nation
4. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials
5. Its identification as the work of a master builder, craftsman, designer, architect, landscape architect, or planner whose individual work has influenced the development of the town, county, state, or nation
6. Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant
7. Its embodiment of design elements that make it architecturally or structurally innovative
8. Its unique location or singular physical characteristics that make it an established or visual feature



9. Its suitability for preservation or restoration

All properties were surveyed from the public right-of-way. Unless otherwise noted, all photos were taken by JMT. This report, an additional deliverable of the project, was created and submitted in accordance with Chapter 1A-46 of the State of Florida Administrative Code. It includes an updated map of the Town that includes a graphic illustration of the historic resources that were previously listed in the local and national registers and those properties identified as part of this survey project.

JMT also developed an educational brochure that outlines Belleair’s history, this project, and the importance and benefits of historic preservation as part of this project.

The survey and report adhere to guidelines set forth by the Chapter 1A-46 of the Florida Administrative Code, and the United States Department of the Interior’s Guidelines for Historic Preservation including:

- Secretary of the Interior’s “Standards and Guidelines for Archaeology and Historic Preservation,” including standards for identification, evaluation, and registration
- National Register Bulletin 24, “Guidelines for Local Surveys: A Basis for Preservation Planning”

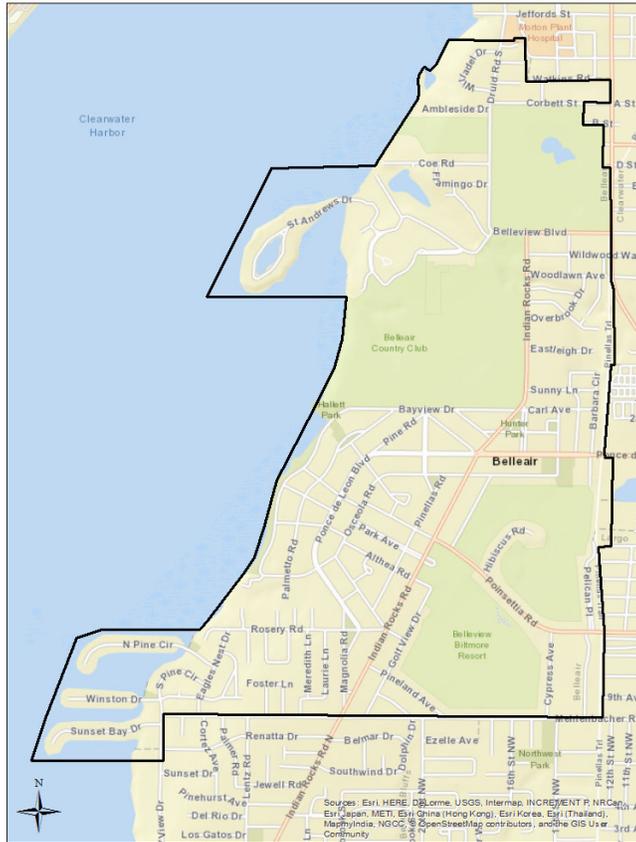


Figure 1. Project Area

SECTION I: HISTORY

Late 19th-Century

The Town of Belleair, Florida can trace its origins to the 1896 when railroad magnate, Henry B. Plant, constructed the Belleview Hotel (later the Belleview Biltmore) on a high bluff located south of Clearwater. Plant was the founder of the Plant System of railroads and steamships which spurred the development of modern Florida. His system enabled the first steam engine to arrive in Tampa in 1884, which lured many industries to the area (Figure 2).

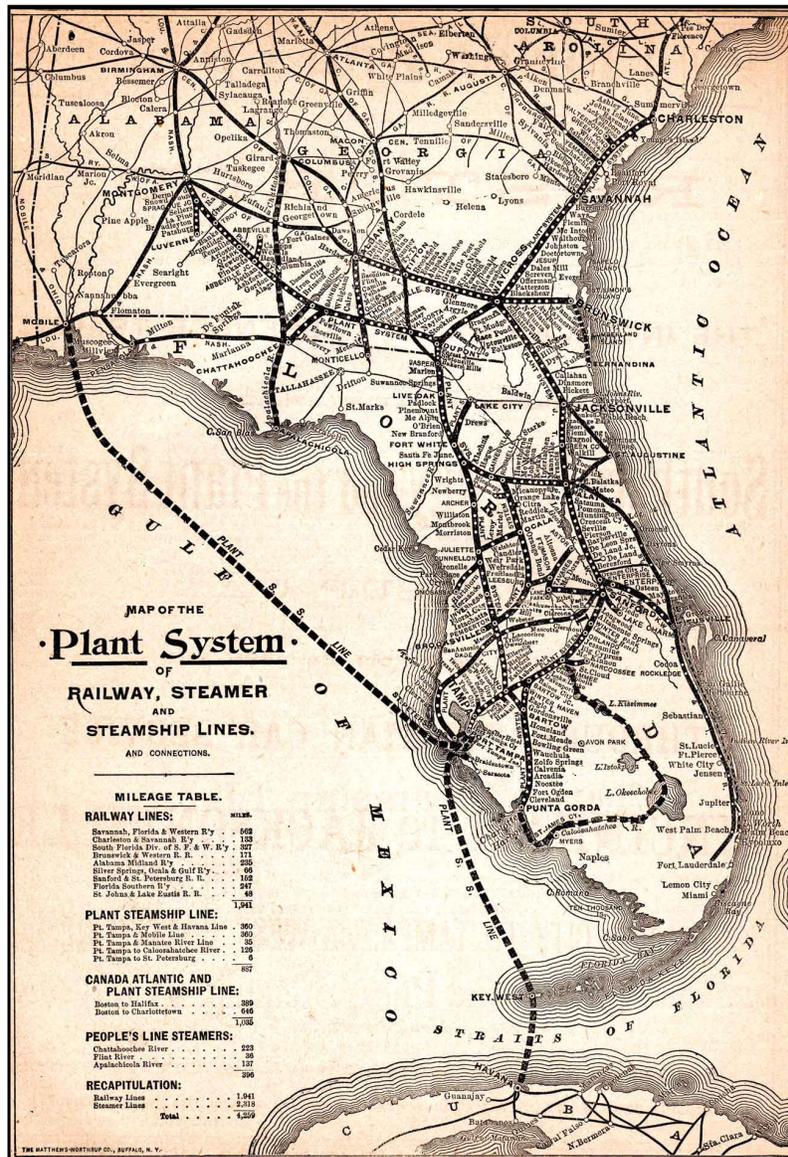


Figure 2. 1896 Map of the Plant System of Railway, Steamer and Steamship Lines. (Source: <https://railga.com/>)

Once industry arrived, tourism followed. “The untamed wilderness became more accessible to travelers seeking the healing properties of the temperate climate, refuge from harsh northern winters, and a romp in the exotic landscape” (Henry B. Plant Museum 2018). As such, Henry Plant, dubbed “The King of Florida” in 1898 by *Success* magazine, solidified his legacy by constructing eight hotels throughout western Florida. The construction of the Belleview and the expansion of The Plant System can be credited with the boom and initial growth of Belleair and of the greater Tampa Bay area (Henry B. Plant Museum 2018; The Pinellas County Planning Department 2008). (Figures 3 - 5)



Figure 3. The Belleview under construction, 1896. (Source: Southend Reclaimed)

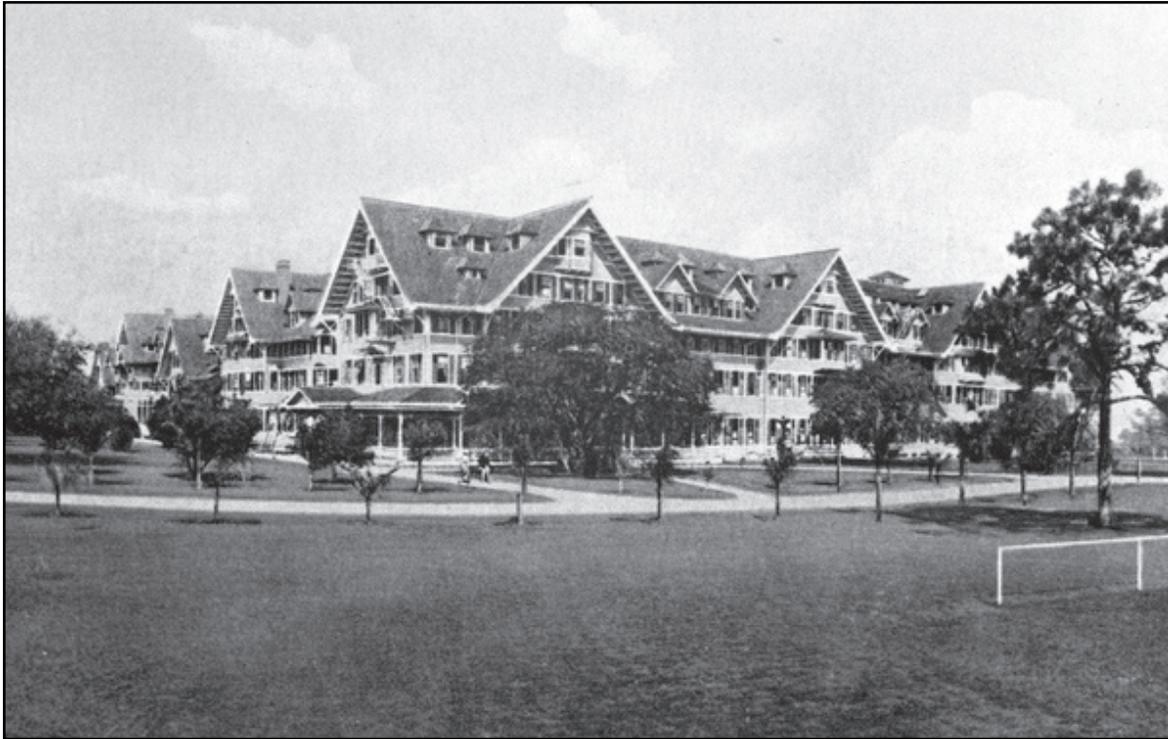


Figure 4. The Belleview shortly after completion, early 20th century. (Source: State Library)



Figure 5. The Belleview, c.1890. (Source: Tampa Bay Times)

Early 20th-Century

Prior to 1912, Belleair sat in a part of Hillsboro County (later spelled Hillsborough) (Figure 6) known as West Hillsboro. Tampa served as the county seat of Hillsboro and was the location of all county business transactions and government activities. However, due to a “lack of worthwhile improvements, the people of the lower end of the Peninsula found it almost impossible to drive to Tampa, either with teams or by automobile” (The Pinellas County Planning Department 5-5: 2008). Additionally, tax dollars collected were spent by Tampa politicians, usually on Tampa schools, roads, and buildings leaving the rest of Hillsboro County without basic public facilities. Dissatisfaction with the conditions of being part of Hillsboro prompted the talk of secession.

In 1912, Pinellas County was formed from the western part of Hillsboro County, with Clearwater being named county seat (The Pinellas County Planning Department 5-5, 5-6: 2008).



Figure 6. 1850 map of Hillsboro County. (Source: Florida Center for Instructional Technology)

A year after the formation of the county, in 1913, George L. Bidwell subdivided his plot of land adjacent to the Belleview Hotel creating Bidwell's Wildwood Park, Belleair's oldest neighborhood. The platted subdivision contained properties along Belleview Boulevard, Wildwood Way, Woodlawn Avenue, and Orange Avenue (Clearwater Abstract Company 1920). During this time, structures were mostly clustered near the hotel, constructed of wood frame, and featured elements from traditional Victorian architecture. Orange Avenue resident Patricia Irwin is currently renovating her property, which dates back to this original subdivision and used to be part of a larger parcel:

... I do know that the property in back of me had been the caretaker's apartment upstairs and the bottom was the carriage house and later I guess a garage for a car. And the property next to that was all part of this... somewhere in the 40s some relatives [of the original owner] got the Town to divvy up the property and sold off those lots (Irwin).

At the same time that George Bidwell was dividing his land, cottages such as the Bayou, Brightwater, and Magnolia were constructed on the grounds of the Belleview (Figure 7).

As the tourism industry continued to boom, the Belleview added additional amenities in a response to increased

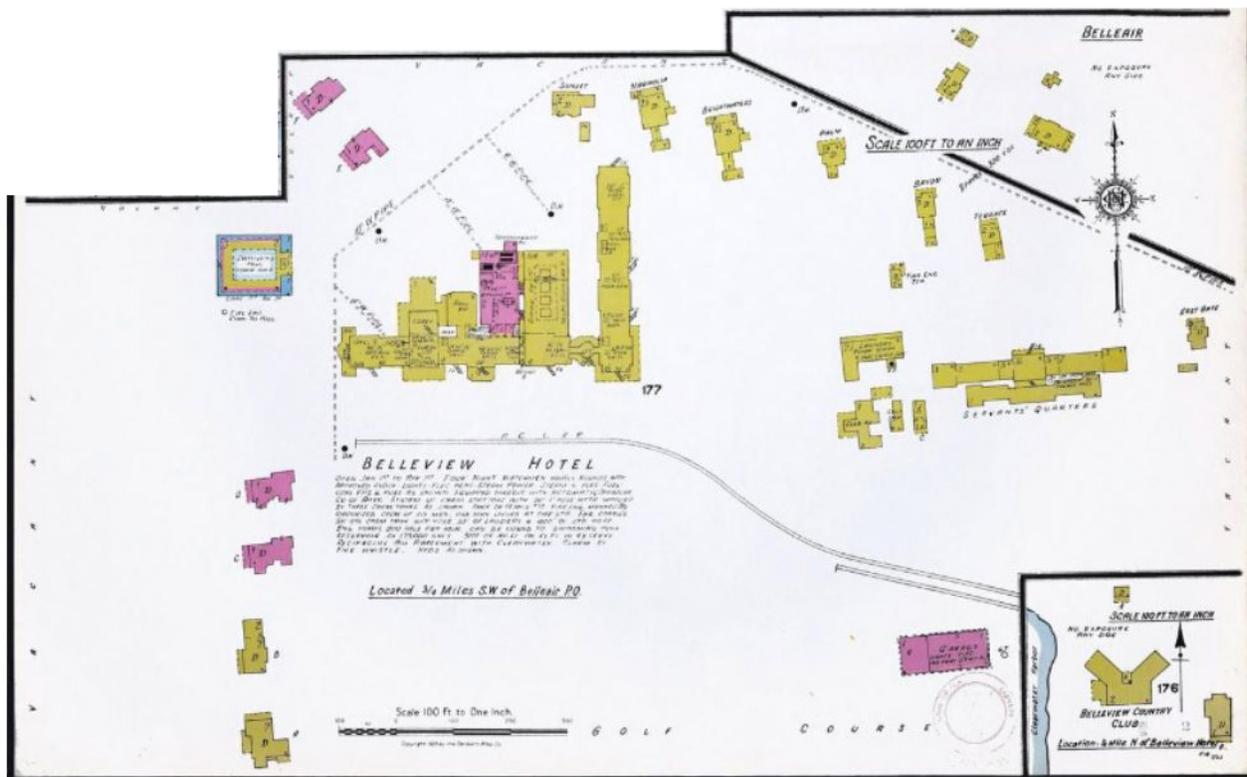


Figure 7. 1923 Sanborn Map of the Belleview Hotel property. (Source: Sanborn Fire Insurance Maps of Florida)



visitors. These additions included a swimming pool in 1917 and 2 18-hole golf-courses in 1919, designed by famed golf course architect Donald Ross. A 1918 brochure by Pinellas County Board of Trade describes Belleair as “a pretty resort, made up chiefly of elegant winter homes and the beautiful Belleview Hotel and grounds.” The resort was known for “two of the most famous 18-hole golf courses in the country” (Ayers 2009:1).

In 1920, ownership of the Belleview Hotel was transferred to John Bowman, owner of the Biltmore chain of hotels. Under Bowman’s ownership, the name of the hotel was changed to The Belleview Biltmore and the Coe Road Casino was constructed just north of the hotel which was in operation until World War II. (Stevenson Architects, Inc. 1998: III-3; Turkel 2009: 13) (Figure 8).

In 1924, John Nolan, a prominent landscape architect, was hired to create a plan for the first exclusive residential subdivision in the Town of Belleair, Belleair Estates (Figure 9). “[T]he infrastructure of paved streets, curbs, storm sewers, and public utilities was provided integrally in the design. The lots [were] arranged along a grid of streets that radiate out towards the bay. The plan included a golf course to the south” (Stevenson Architects, Inc. 1998: IV-3).



Figure 8. Coe Road Casino (Source: Town of Belleair)

According to the 1997 Architectural/Historical Inventory for the Town of Belleair:

The use of protective covenants and deed restrictions were typical of these communities by the 1920s and promoted uniformity and quality of the built environment. Design guidelines were developed for the early community. Setbacks were established, and accessory buildings were allowed. An “Art Jury” was designated to review the designs for the proposed houses. Important boulevards included the Mall that led to the proposed Country Club. Ponce de Leon Boulevard was a curving main street that ran the full length of the planned community. Bayview Drive was conceived as having houses on one side facing the bay. (IV-3).

During Belleair’s early days, many residents were only part-time; spending their winters in Florida and returning north during the summer months. Longtime resident Lissa Dexter remembers what life was like when her grandparents first came to the area in 1929 and she began visiting them. According to Dexter:

The ladies would dress up in long gowns the men would wear tuxedos, this is what my mother said. They would go down and have dinner together, they played canasta, they played golf. They went to Carlouel, and Carlouel was the county club and it’s still there, at that time that was the social place to go. There’s a lot of cocktails in this generation, I call them the cocktail generation.

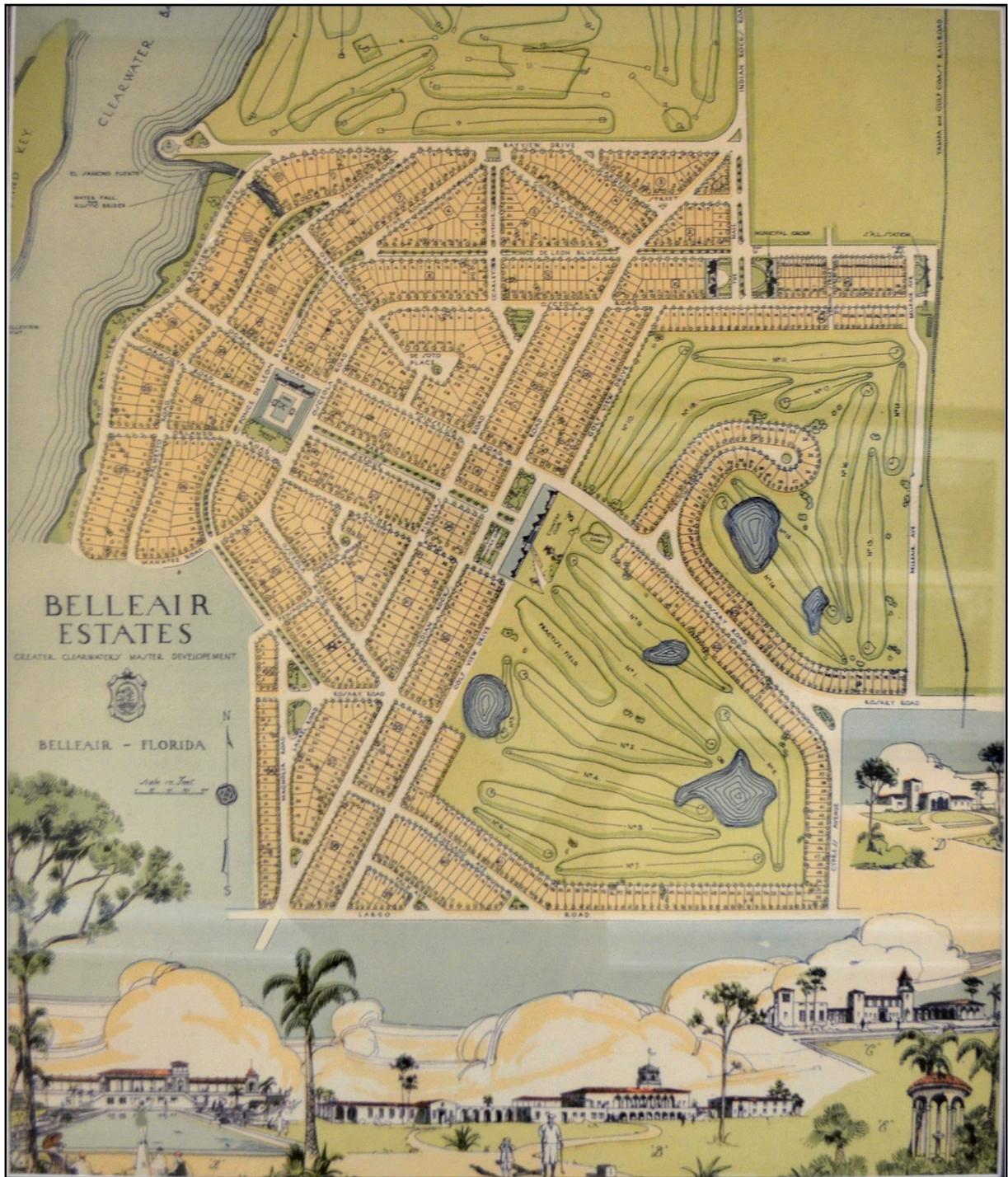


Figure 9. Original 1924 map of the planned Belleair Estates by John Nolan. (Source: Town of Belleair)



However, I think they had a good life and then everybody left in the summer (Dexter).

The Town of Belleair was officially incorporated in 1925. This established its political independence and prevented the Town's likely inclusion into the City of Clearwater. Additionally, the incorporation eliminated outside municipal jurisdiction over the Belleview-Biltmore Casino (Phillips). By 1930 the population was 212 (US Census Bureau). Unfortunately, the stock market crash of 1929 put a stop to the Florida land boom and "the grandiose plans" of Belleair residents. By the early 1930s, the Town had defaulted on over \$1 million of improvement bonds and many lots were reclaimed by nature (History of Belleair).

World War II

As World War II approached, population held steady in Belleair in the coming years, only increasing to 218 in 1940 (US Census Bureau). It was not until the onset of World War II that Belleair saw an influx of activity. The Belleview now served as lodging for servicemen who were stationed at nearby Macdill Air Force Base. According to Town Archivist, Kathy Gaston:

The hotel was used to house army personnel. Everything was torn out of [the hotel], it was filled with bunk beds, barracks. They would march on the grounds. The people along what was the golf course or close to the hotel had to all use black out curtains.

In the fall of 1938, President of the Marine Corps Equipment Board, Brigadier General Emile P. Moses, and Secretary, Major Ernest E. Linsert, were sent to Clearwater to “investigate the military potential of the Roebling Alligator” (Opening Moves). Originally developed between 1933-1935, the Alligator amphibian Tractor was invented by Clearwater resident Donald Roebling as a vehicle “that would bridge the gap between where a boat is grounded and a car is flooded out” after a hurricane” (Opening Moves) (Figure 10).

During their visit, Moses convinced Roebling to redesign the Alligator incorporating a number of improvements for military use (Opening Moves). Throughout the development, Roebling regularly tested the Alligator in the waters off the bluffs of Belleair. According to Deputy Mayor Karla Rettstatt:

As he [Roebling] was developing this tractor/alligator he would take the cub scouts, the boy scouts, people on rides all over town, in the swamps. He actually used his swimming pool to practice in the water.

Construction on this new Alligator was completed in May 1940 and it went on to be used on the beaches of Europe and the Pacific Islands.

ROEBLING'S "ALLIGATOR" FOR FLORIDA RESCUES

Shocked by the great Florida hurricane of September 1935, John A. Roebling of New Jersey's bridge-building family told his 28-year-old son, Donald, that some sort of amphibian vehicle might have saved many lives by transporting victims through swamps, over drowned roads, across debris-filled hayous. Donald agreed, went to work, after many expensive months produced the "Alligator," shown in operation on his Florida estate.



On Roebling estate at Clearwater, Fla., Donald planned, built his amphibian.



Inventor Donald Roebling is seen here examining his swamp tank's fin-treads.



The 6,700-lb. Alligator leaves the Roebling's grounds by truck for a trial run. It is built of duralumin, three times as resilient as steel, one-third its weight.

Figure 10. Images of Roebling's "Alligator" (Source: Life Magazine)



As the War continued, the American reaction to the bombing of Pearl Harbor was felt in Belleair at one of its foremost tourist attractions at the time— the Eagles Nest Japanese Gardens (Figure 11). According to Town Archivist, Kathy Gaston:

[The Gardens] had tea gardens, pagodas, bridges, it really was wonderful but World War II sort of put a kink in things, and it never really developed after that.

The Gardens, which had been open since 1938, closed its doors to the public for the first three years of the war, reopening in 1945. By that time, “the appeal of Japanese attractions decreased considerable, and public interest in the gardens decreased simultaneously”. Owners managed to keep the attraction open after the war by bringing in an array of marine animals and renaming it “Marine Gardens.” In 1952, it was announced it would be demolished and replaced with the Eagles Nest subdivision (Rettstatt 2010:3).



Figure 11. Japanese Gardens. (Source: Electro's Spark)



Post-War Era

The end of the war brought more growth and development to Belleair (Figures 12 and 13). This boom reflected a larger trend of GIs returning to Florida where they had trained during the war (Mormino). The once abandoned Belleair Estates saw a rebirth in 1945, when a development company bought the property for \$210,000. When auctioning the empty lots was unsuccessful, the developers built uniquely styled homes reminiscent of Miami's Coral Gable neighborhood. Lots on Bayview Drive, with views of Clearwater Harbor, were priced at \$15,000. On Palmetto Road, one block away from the water, lots started at \$7,500. The further buyers lived from the water, the lower the price. Longtime Belleair resident, Hallie Maxon purchased a vacant lot at 306 Osceola Road in the late 1960s for \$11,000. At the time, the entire block was practically vacant with only two houses constructed. Once purchased, Maxon and her husband built a house which remain there today (Maxon).



Figure 12. 1942 Aerial View of Belleair. (Source:Aerial Photography: Florida)



Figure 13. 1957 Aerial View of Belleair. (Source: Aerial Photography: Florida)



In one campaign to market the properties to northerners, Ed Parker, one of the developers of Belleair Estates, ran advertisements in *Wall Street Journal* and *Baron's Weekly* (Byrne 1995) (Figure 14). One ad stated:

BELLEAIR - Belleair Estates contains the most beautiful home sites in all Florida. Wonderful, semi-tropical scenery, choicest location, a most agreeable year-round climate - all augmented by the wondrous beauty of bay and gulf - make this not only the ideal place for building your home, but an assurance of sound investment.

**BEAUTIFUL
BELLEAIR ESTATES**

Where Nature Joined Hands With Man to Create Florida's Most Charming Homesites

Belleair Estates contains the most beautiful home sites in all Florida. Wonderful semi-tropical scenery, choicest location, a most agreeable year-round climate—all augmented by the wondrous beauty of Bay and Gulf—makes this not only the ideal place for building your home, but an assurance of sound investment.

Ten minutes from downtown Clearwater, Belleair Estates is located on beautiful Clearwater Bay in the center of a distinctive residential community, Belleair, famous as the location of the Belvedere-Hillmore Hotel, the West Coast's most popular hostelry.

Thousands of dollars have been invested in paved streets, sidewalks, curbs and gutters, parkways planted with tropical shrubbery and trees, water and gas mains and electrical and telephone connections. The water in Belleair Estates is second to none. It is sulphur-free and the supply is more than adequate.

Belleair Estates has the highest elevation on the West Coast. Heavily wooded bluffs rise abruptly from the water's edge to a height of over 40 feet, giving an unsurpassed view of the Bay and the magnificent sunsets as viewed over the Gulf of Mexico. Palms and pines and waterfront combine to provide a perfect natural setting for architectural and landscape achievement.

Belleair Estates includes a sporty eighteen hole golf course designed by the noted Donald Ross, and a newly completed club house, now operating as the Pelican Golf and Country Club.

Belleair Estates contains several beautiful parks and plazas. Bayview Park extends along the entire waterfront between Bayview Drive and the bluff. Thus the wonderful view over the water has been preserved in perpetuity to the home owners of Belleair Estates. In a very real sense, every estate in the property has a water view.

Write or Call Today for Further Information

PHONE 76-323 **E. A. PARKER, Agent** PHONE 75-852
1200 Indian Rocks Road, Belleair, Clearwater, Florida

Aerial View of Belleair Estates Looking Toward the Gulf

Aerial View of Belleair Estates Looking from the Gulf

Figure 14. Ad for Belleair Estates, c.1950. (Source: Town of Belleair)



While little is documented about the “fingers” extending west into Clearwater Harbor, it is important to note they were constructed post-war; likely as a response to the population growth. The two northernmost fingers, North Pine Circle and Winston Drive were constructed c. 1955 (Figure 15), while Sunset Bay wasn’t constructed until c.1964.

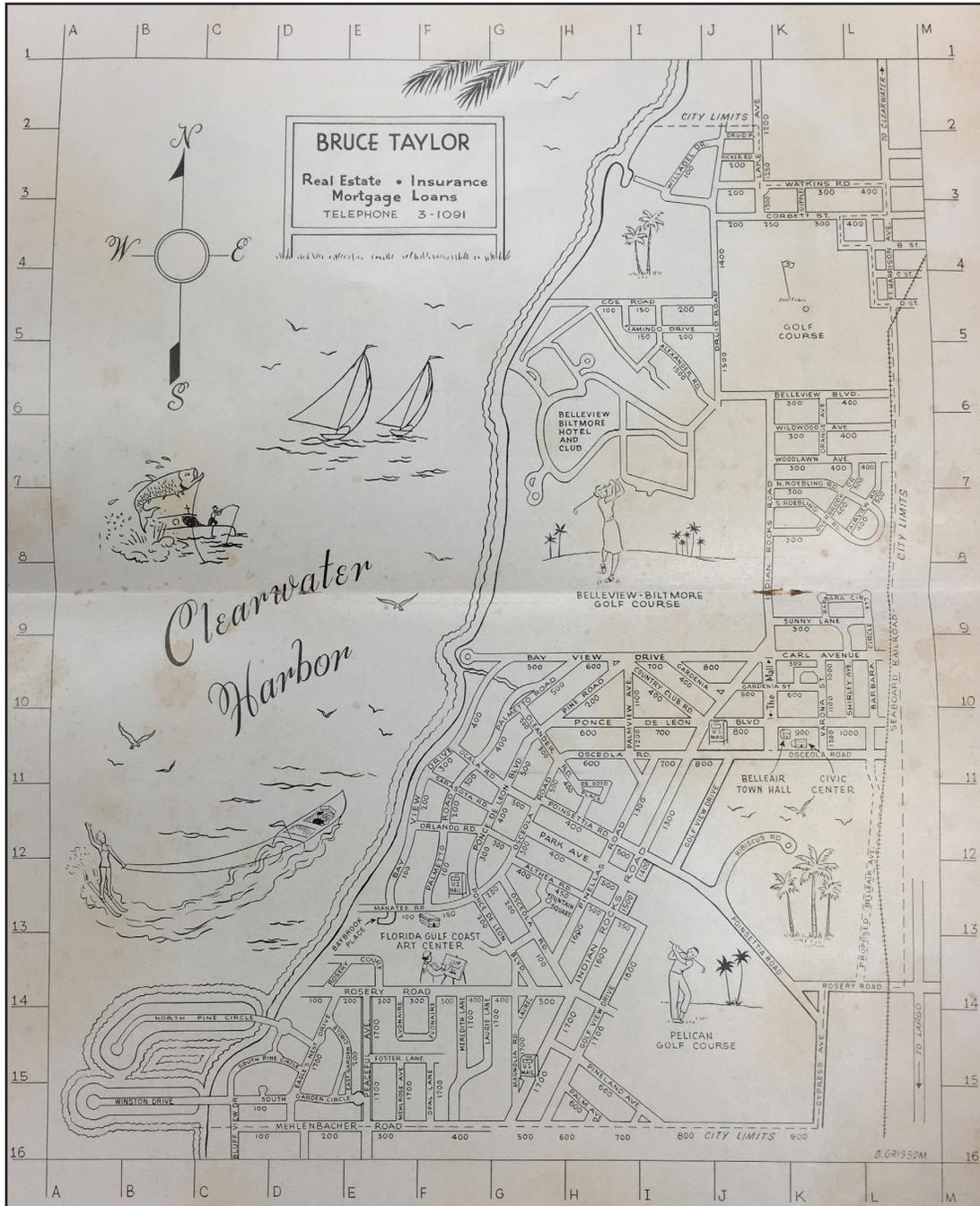


Figure 15. Map of Belleair showing the original two fingers, 1958. (Source: Belleair Town Directory)



During the early 20th-century, an art scene developed in the area with the founding of the Clearwater Museum Association. Formally incorporated in 1936, the organization “had its first exhibition space in the Clearwater Chamber of Commerce building” (Johnson 1995:29). Belleair resident Mrs. Georgine Shillard-Smith served as the board president and had a larger vision for the association, “an institution that would incorporate art with education” (Johnson 1995:29). As such, in 1948, Mrs. Shillard-Smith, donated seven acres of land to create the Florida Gulf Coast Art Center (FGCAC). The center provided work and exhibit space for artists as well as offered classes, workshops, and lectures to residents up and down the coast (Semler 1989: 51). According to Belleair resident Petey Henning:

It was the Florida Gulf Coast, it wasn't limited just to people who lived in Belleair. So many people from all of Pinellas County and Hillsborough would come to our events and to our exhibits. And we always had classes for children and my daughter was an early student at those classes, which would include watercolors or acrylic. It was just a great time for the children to be immersed in it and then other people could see the town of Belleair as they traveled to and from.

In 1999, the art center was relocated to the middle of Pinellas County and incorporated into the new botanical gardens (History of Belleair).

By 1950, the population in Belleair had reached 961, a 340% increase from 218 in 1940. This number continued to rise to 2,456 in 1960. While professionals were residing in Belleair, the postwar years brought a new generation of tourists to Florida. Prior to the war, guests at the Belleview Biltmore brought their families and stayed for the season; now families would stay for a week or two. “They traveled by car and preferred the drive-up convenience of motels, viewing larger, older hotels as old fashioned” (Ayers 2015:1).

In 1969, Ed C. Wright, owner of 290 acres in Belleair (including the hotel's golf courses and adjacent waterfront property) died, leaving his estate to his heirs. They, in turn, sold the golf courses and waterfront property for \$10 million to U.S. Steel who had outbid hotel owner, Bernie Powell (Ayers 2015:1; Burnside 2007:83). The U.S. Steel deal resulted in a large development of condominiums (Figure 16) and in the loss of the hotel's coveted water frontage.

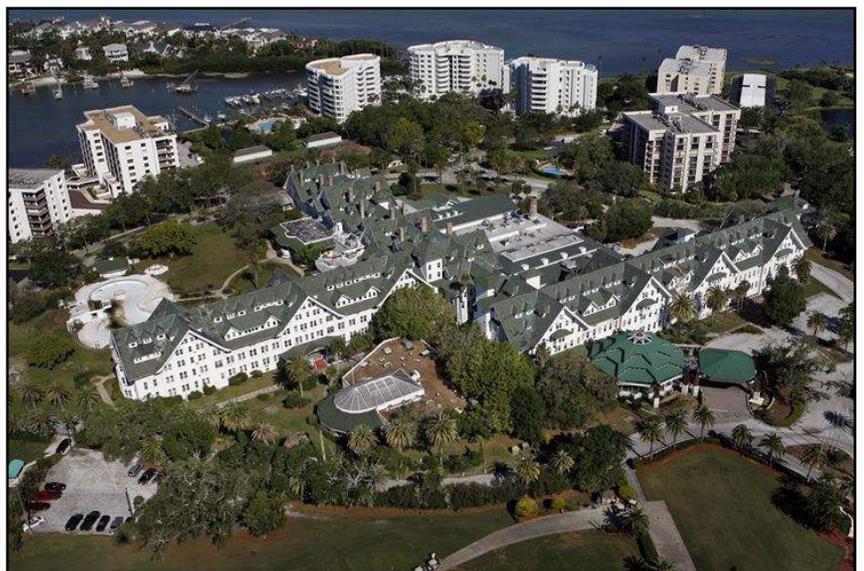


Figure 16. The Belleview and waterfront condos constructed after the US Steel purchase of the waterfront property, 2011. (Source: The Tampa Bay Times)



According to Belleair resident, Gloria Burton:

An effort was made on our part to get the Town to change that plan and they would not. That's when the concerned citizens sued the Town of Belleair and U.S. Steel, claiming the Town was going to be changed completely and went to court..."

In the end, the court ruled in favor of the Town, despite an appeal by a group of concerned citizens. This fight ultimately resulted in U.S. Steel and the Town working with the Planning and Zoning Board to develop the Residential Plan Development.

That document...contained basically what could be built and what could not be built with this major stipulation - the green spaces, the golf courses, would remain green forever and that's how the Town got those golf courses. It was written into, it still is written into the Residential Plan development. That was a major, major development for the Town and it preserved those golf courses for that green space forever, limited their residential condos (Burton).

In 1976, the Belleview Biltmore was placed on the National Register of Historic Places and in the mid-1980s it began operating year-round, giving the hotel a boost in popularity and prestige for a time. However, a series of ownership changes hastened the hotel's decline. In 1987, hotel guests lost access to both golf courses adjacent to the hotel, when U.S. Steel sold them to the private Belleair Country Club (Ayers 2015:1). The waterfront property now houses a large development of condominiums (Figure 13). In 2005, it was named on the National Trust for Historic Preservation's "11 Most Endangered Historic Places," and in 2009 the hotel closed for extensive renovations "that never happened". Over the next six years, the hotel sat empty while potential developers and owners tried to raise funds for the building's rehabilitation. According to Belleair Mayor Gary Katica, "people wanted to preserve every bit of it." Friends of the Belleview Biltmore worked with the Florida Trust for Historic Preservation and Friends of the National Trust to save the hotel, but ultimately a demolition permit was issued in December of 2014 (Flynn 2016).

Shortly thereafter, local developer JMC Communities made a commitment to redevelop the property with a condo complex styled after the hotel. As part of their redevelopment, JMC committed to "honor the legacy of the Belleview Biltmore Hotel by preserving and renovating the original lobby and 35 guest rooms of the four-and-a-half-story 'White Queen of the Gulf'" (The Rebirth of a Legend). In 2016, the historic lobby was moved 500 feet, turned 90 degrees, and prepped for the extensive renovation which is scheduled to be completed later this year (Katica; The Rebirth of a Legend) (Figure 17). In 2017, the Belleview Biltmore Hotel was removed from the National Register of Historic Places. Mayor Katica believes the Town is very fortunate to be working with JMC Communities and that the redevelopment of the remaining historic structure will "enhance the value of all the condos in the RPD [Residential Planned Development]" (Katica).



Figure 17. The repositioned original section of the Belleview Biltmore. (Source: JMT)



SECTION II: SURVEY RESULTS & ARCHITECTURAL ANALYSIS

JMT Architectural Historians surveyed 51 properties for this project during the spring of 2018 (map of surveyed parcels included as Appendix A). A table of the properties surveyed, and their Master Site Files are included in Appendix A. Each resource surveyed met at least one (1) of the following criteria per the Town of Belleair's Historic Preservation Ordinance:

- Its character, interest, and value as part of the development, heritage, or cultural characteristics of the town, county, state, or nation.
- Its location as a site of significant local, county, state, or national event.
- Its identification with a person or persons who significantly contributed to the development of the town, county, state, or nation.
- Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials.
- Its identification as the work of a master builder, craftsman, designer, architect, landscape architect, or planner whose individual work has influenced the development of the town, county, state, or nation.
- Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.
- Its embodiment of design elements that make it architecturally or structurally innovative.
- Its unique location or singular physical characteristics that make it an established or visual feature.
- Its suitability for preservation or restoration.

Similar to the survey completed in 1997, the architectural styles found within the Town are representative of local development patterns and wider trends throughout Florida. This begins with the Frame Vernacular style popular at the end of the 19th century, to the Mediterranean Revivals of the 1920s, to the Mid-Century Modern style of the mid-20th century. Buildings that fall into the "Other" category are defined in the Florida Department of State Division of Historical Resources - Bureau of Historic Preservation's *Guide to the Historical Structure Form* as buildings that contain a mixture of styles with no single style dominant or those of an unknown style. The styles of the 51 resources surveyed were categorized into the table on the following page.



Style	Construction Period	Quantity
Queen Anne	1880-1910	1
Frame Vernacular	1880-1940	2
Mediterranean Revival	1880-1940	5
Neo-Classical Revival	1895-1955	1
Bungalow	1905-1930	5
International	1925-present	3
Minimal Traditional	1935-1950	2
Ranch	1935-1975	17
Mid-Century Modern	1950-1960	4
Mixed	N/A	1
Other	N/A	10



Queen Anne (1880-1910)

Popular at the turn of the century, Queen Anne dwellings are characterized by steeply-pitched irregularly-shaped roofs, typically with a front-facing gable and irregular wall shapes. The asymmetrical shape is a result of an open, flowing floor plan. Many Queen Anne style dwellings also feature full-height towers and full-width or wraparound porches supported by turned wood posts decorated with brackets or spindlework friezes. Additional decorative elements include patterned wood shingles, cutaway bay windows, elaborate brick chimneys, and sawn or spindlework ornamentation (McAlester 2013: 345-346).

The Eastgate Cottage, also known as the Groundskeeper's House, at 295 Belleview Boulevard, is the best example of a Queen Anne dwelling in Belleair. Constructed c. 1900, it retains many characteristics of the style including the wraparound porch with elaborate spindle work, a cylindrical tower with conical roof, and gable detailing.



Figure 18. Eastgate Cottage at 295 Belleview Boulevard.



Frame Vernacular (1880-1940)

According to the Vernacular Architecture Forum, “[s]cholars and field professionals apply the term ‘vernacular architecture’ to a range of structures including traditional domestic and agricultural buildings, industrial and commercial structures, 20th-century suburban houses, settlement patterns and cultural landscapes” (About the VAF). This style of architecture is often identified by a combination of local materials, a lack of ornamentation, and simple design often dictated by the surrounding environment, climate, needs and local tradition.

Constructed in 1935, the dwelling at 429 Woodlawn Avenue is an example of this style. The building’s simple form, rectangular plan, lack of ornamentation, and full-width covered porch all speak to the structure’s classification as a Frame Vernacular dwelling.



Figure 19. 429 Woodlawn Avenue

Mediterranean Revival (1880-1940)

Mediterranean Revival is an architectural style influenced by the countries along the Mediterranean coast: Italy, Spain, France, and North Africa. “The roots of Mediterranean-influenced architecture in Florida can be traced to the Spanish, Spanish Colonial, and Moorish Revival hotels in St. Augustine developed by Henry Flagler and others during the 1880s” (City of Saint Augustine 2011:81). Identifying features of the Mediterranean Revival style of architecture include: stucco clad exterior walls, clay tile roofs, arched windows, wrought iron grilles and balcony railings, arcades, and ceramic tile decoration. Arches are also common on windows, doors, and porch colonnades. Patios, courtyards, balconies, and loggias often replace an applied front porch.

Although the form of 322 Roebling Road South is unusual for a Mediterranean Revival, it exhibits many of the other characteristics of the style. Constructed in 1925, the stucco-clad dwelling has a red clay tile roof, wrought iron Juliet balconies, and features arches multiple places on the façade.



Figure 20. 322 Roebling Road South



Neoclassical Revival (1895-1955)

Neoclassical Revival style came in two waves and was popular in American domestic architecture during the first half of the 20th century. The first wave (1900-1920) had hipped roofs with elaborate columns. The second phase (1925-1950) made use of side-gabled roofs and smaller, simple columns. The façade of a Neoclassical Revival style building is often symmetrical and is typically dominated by full-height porches (both entry and full-width) supported by classical columns (McAlester 2013).

The c.1955 dwelling at 24 Hibiscus Road was constructed with Neoclassical Revival detailing such as the full-height entry porch with a semi-circular flat roof supported by fluted columns, a symmetrically balanced façade, and a broken pediment topping the front entry.



Figure 21. 24 Hibiscus Road

Bungalow (1905-1930)

Bungalows were one of the most popular residential styles in the early 20th-century. The style was popularized by publications such as *Bungalow Magazine* and *The Craftsman* and were most often sold through catalogs. “[They] came in various shapes and forms, but small size, simplicity and economy generally characterized the style” (Jacksonville Planning and Development Department 1992: 19). Often considered a form of the Craftsman style, Bungalows are identifiable by “broadly pitched gable roofs and wide, overhanging eaves, deep porches, large sash windows, and dormer windows or louvered attic vents. Horizontal weatherboards and wood shingles are the most common exterior surfacing materials. Porch supports are often tapered masonry piers topped by wood posts” (City of Miami Planning Department 2016: 2.1-8)

Although it has some modern material alterations, the 1926 dwelling at 326 Wildwood Way exhibits many characteristics of a typical Bungalow. The building is clad in weatherboard and is topped with a low-pitch, cross-gable roof with wide overhanging eaves. It retains its historic wood windows and evidence of the original attic vent beneath the gable peak.



Figure 22. 326 Wildwood Way

International (1925-Present)

While high-style International style buildings are rare, many core elements are often adapted into more common, vernacular residential examples. Three common principles of International style buildings are “architecture as volume, regularity, and avoiding the application of ornament” (McAlester 2013: 617). While it is easy to identify an International building by these principles, the biggest difference between International and earlier styles was the construction method. While earlier styles relied on masonry construction, International style buildings utilized new technological advances to create metal structural skeletons, “freeing exterior walls from structural demands allowed façade treatments not feasible earlier” (McAlester 2013: 617). Design features frequently include an asymmetrical façade, flat roof, windows flush with walls, and the absence of decorative detailing.

Constructed in 1955, the dwelling at 6 North Pine Circle is a vernacular example of an International style residence exhibiting a typical flat roof, asymmetrical façade, and lack of ornamentation.



Figure 23. 6 North Pine Circle

Minimal Traditional (1935-1950)

Minimal Traditional architecture emerged in the 1930s and produced small, affordable cottage-like dwellings that incorporated understated influences from the Colonial and Revival styles while avoiding heavy ornamentation. During the Depression, Minimal Traditional dwellings were considered “the little houses[s] that could,” as they could be financed with FHA-insured loans. The style was spread by manufacturers and modern community builders who promoted and financed the construction of efficient, mass-produced, and affordable houses for soldiers returning from the war. Minimal Traditional structures are often single-story dwellings with side or cross-gables with little to no roof overhang. They have relatively flat wall surfaces and often feature attached or detached one and two car garages.

The dwelling at 422 Woodlawn Avenue, constructed in 1948, is an example of a Minimal Traditional home that exhibits some modern alterations. The dwelling displays the typical form and massing of the style along with a low-pitch, cross-gable roof with shallow eave overhangs. The applied portico adds a detail that is more ornamental than is typical for a Minimal Traditional home.



Figure 24. 422 Woodlawn Avenue



Ranch (1935-1975)

The Ranch style of architecture originated in California in the 1930s. Like the Minimal Traditional home, Ranch style dwellings also met FHA financing guidelines. After World War II, when mandates that previously governed FHA financing were eased, the style grew in popularity. As such, these dwellings are often located in post-war subdivisions and in cities that experienced a boom in population after the war. Ranch homes are most often single story with low-pitch cross or side-gable roofs, orthogonal lines, and asymmetrical façades. Additional characteristics can include wide eaves that often extend to cover the dwelling's main entrance, clerestory windows or sliding windows that replaced double-hung, and attached garages.

Constructed in 1962, 7 South Pine Circle is a representative single-story, cross-gable ranch with an attached garage. Attention is drawn to the low, horizontal form of the dwelling by the low pitch roof, band of four windows, and the horizontal panels on the garage door. Additionally, the dwelling features a recessed, covered front entrance, simple orthogonal ornamentation, wide overhanging eaves, multiple types of cladding, and window types other than double-hung.



Figure 25. 7 South Pine Circle

Mid-Century Modern (1950-1960)

Similar to the International style, Mid-Century Modern style buildings often used construction as a design element. These dwellings are identifiable by wide eave overhangs, flat, shed, or butterfly roofs, and asymmetrical façades. Historical construction methods dictated the placement of windows throughout a structure, however, new methods allowed for clerestory windows and larger expanses of glass. The style was often designed to merge exterior and interior spaces through large glass areas, “new construction methods (steel) allowed extended cantilevers which took the form of covered exterior space near the home” (City of Hollywood 2005: 73).

330 Roebling Road South is a c.1965 example of a Mid-Century Modern dwelling in Belleair. Its simplistic rectangular form displays the characteristic flat roof, modern location, size and shape of windows, and asymmetrical façade. Additionally, the concept of merging the interior with the exterior has been interpreted by their use of the metal columns and beams at the front of the house that create a take on an open-air, enclosed space.



Figure 26. 330 Roebling Road South (Source: Town of Belleair)

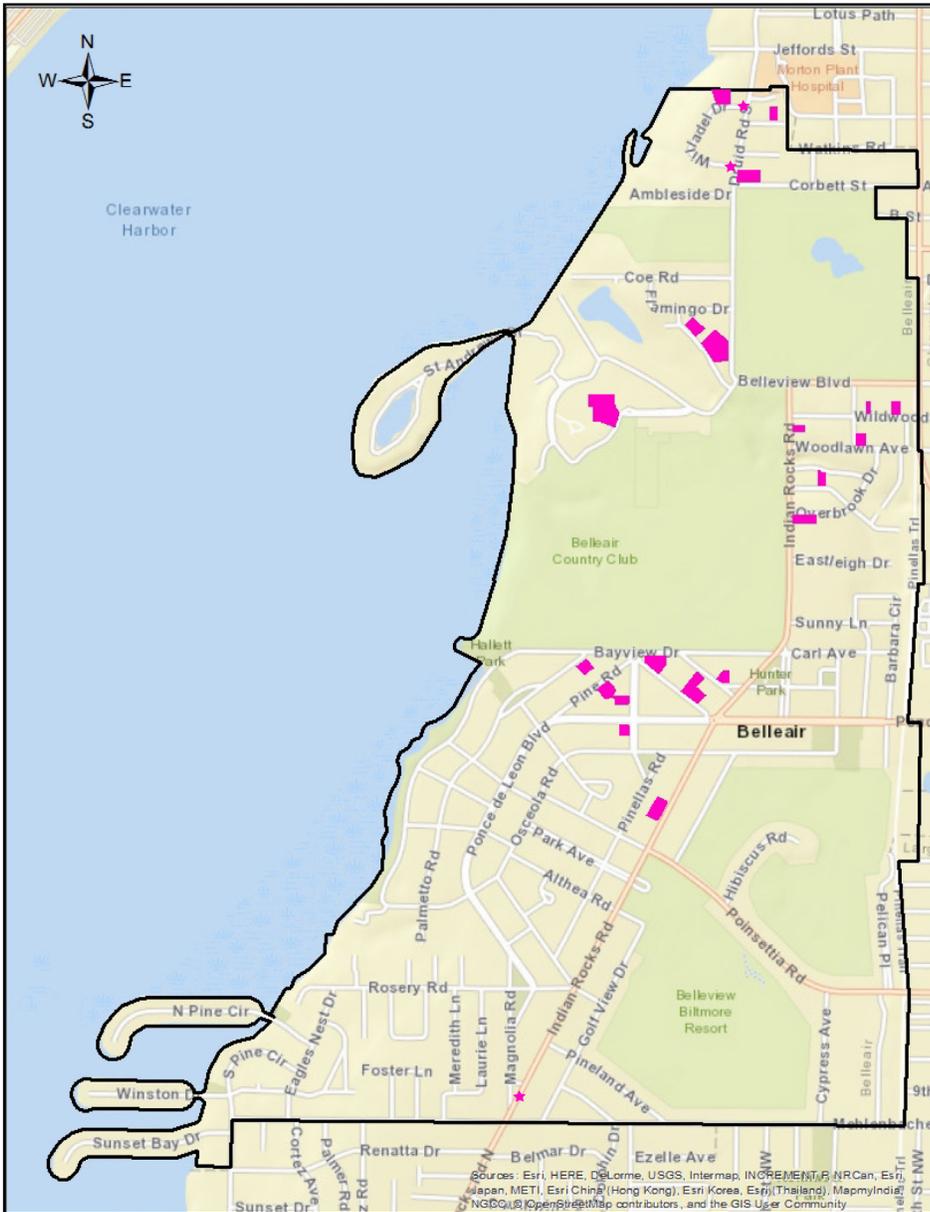
SECTION III: FINDINGS AND RECOMMENDATIONS

Currently, Belleair has one property listed in the National Register of Historic Places, the Old Belleair Town Hall (94000421) (Figure 27) and 23 buildings listed on the local Register (Figure 28). Additionally, there are three structures listed on the local Registry: the Belleair South Entrance Gates, the Willadel Subdivision North Gates, and the Willadel Subdivision South Gates.

After a complete survey of the Town, JMT created 48 new Florida Master Site Survey Forms and updated three existing forms. Of those 51 resources, six have been determined eligible for listing in the National Register of Historic Places under Criterion C, a structure that embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Those six properties are 295 Belleview Boulevard, 325 Belleview Boulevard, 438 Gardenia Street, 456 Gardenia Street, 326 Wildwood Way and 1336 Indian Rocks Road. These properties were evaluated based on the established National Register Criteria and their aspects of integrity.



Figure 27. Old Belleair Town Hall



- 25 Belleview Boulevard
- 160 Willadel Drive
- 208 Ricker Road
- 251 Pine Road
- 305 Overbrook Drive
- 322 Roebling Road South
- 416 Wildwood Way
- 426 Wildwood Way
- 437 Gardenia Street
- 440 Country Club Road
- 456 Gardenia Street
- 561 Palmetto Road
- 647 Ponce de Leon Boulevard
- 701 Bayview Drive
- 705 Indian Rocks Road
- 903 Ponce de Leon Boulevard
- 1106 Palm View Avenue
- 1311 Druid Drive
- 1330 Indian Rocks Road
- 1336 Indian Rocks Road
- 1466 Orange Avenue
- 1570 Alexander Road
- 1574 Druid Road

Figure 28. Buildings listed on Belleair's Local Historic Registry



According to National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, there are four criteria for evaluation:

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

National Register criteria are considered along with the resource's integrity of location, design, setting, materials, workmanship, feeling, and association. These aspects of integrity are explained below as defined in the National Register Bulletin Number 34, *Guidelines for Evaluating and Documenting Historic Aids to Navigation to the National Register of Historic Places*.

Location is the place where the historic property was constructed or the place where the historic event took place. Integrity of location refers to whether the property has been moved or relocated since its construction. A property is considered to have integrity of location if it was moved before or during its period of significance. Relocation of an aid during its active career if the move enhanced or continued its function is not a significant loss of integrity. For example, in 1877, the 1855-built Point Bonita Light was relocated from a high bluff to a rocky promontory to improve its visibility to mariners. Aids to navigation relocated to serve new purposes after being decommissioned suffer a serious loss of integrity of location, but are not automatically precluded from listing.

Design is the composition of elements that constitute the form, plan, space, structure, and style of a property. But properties change through time. Lighthouses may be raised or shortened; buildings may be added or removed from a light station; sound signal equipment and optics may change to reflect advancing technology. Changes made to continue the function of the aid during its career may acquire significance in their own right. These changes do not necessarily constitute a loss of integrity of design. However, the removal of equipment that served as the actual aid to navigation--a fog signal, lens and lamp, or the distinctive daymarkings on a tower--has a considerable impact on the property. Removal of an optic from a lighthouse, a fog horn or bell from its building, or painting over a historic lighthouse's pattern has a serious adverse effect on its design integrity. The design integrity of light stations is reflected by the survival of ancillary buildings and structures. The decision to nominate a station should include an assessment of the design integrity of the property as a complex. The loss or substantial alteration of ancillary resources, such as keeper's quarters, oil houses, cisterns, and tramways, for example, may constitute a significant loss of design integrity.

Setting is the physical environment of a historic property that illustrates the character of the place. Integrity of setting remains when the surroundings of an aid to navigation have not been subjected to radical change. Integrity of setting of an isolated lighthouse would be compromised, for example, if it were now completely surrounded by modern development.

Materials are the physical elements combined in a particular pattern or configuration to form the aid during a



period in the past. Integrity of materials determines whether or not an authentic historic resource still exists.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period of history. Workmanship is important because it can furnish evidence of the technology of the craft, illustrate the aesthetic principles of a historic period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period of time. Although it is itself intangible, feeling is dependent upon the aid's significant physical characteristics that convey its historic qualities. Integrity of feeling is enhanced by the continued use of an historic optic or sound signal at a light station. The characteristic flashing signal of a light adds to its integrity. While sounds themselves, such as the "Bee-oooohhhh" of a diaphone, cannot be nominated to the National Register, they enhance the integrity of feeling. The mournful call of fog horns on San Francisco Bay is an integral part of experiencing life there.

Association is the direct link between a property and the event or person for which the property is significant. A period appearance or setting for a historic aid to navigation is desirable; integrity of setting, location, design, workmanship, materials, and feeling combine to convey integrity of association.



295 Belleview Boulevard

Form Number PI12871

This two-and-a-half-story Queen Anne style dwelling is eligible for listing on the NRHP under Criterion C due to its high level of integrity of setting, workmanship, design, materials, feeling, association, and location (Figure 29). This c.1900 dwelling used to serve as the groundkeepers dwelling for the Belleview Biltmore. It is a good example of the Queen Anne style and is one of the only remaining examples in the Town of Belleair. The dwelling features wood siding and wood windows including one-over-one and nine-over-one hung sash window, fixed half circle windows, 8-light circle windows. The house also features a three-story cone tower and a wraparound porch with spindle work detail. These elements are all characteristic of the Queen Anne style of architecture. Additional research relating to its association with the Belleview Biltmore is necessary to determine eligibility under criteria A, B, or D,



Figure 29. Eastgate Cottage, also known as the Groundskeeper's House

325 Belleview Boulevard

Form Number PI12886

This two-story Spanish Colonial style dwelling is eligible for listing on the NRHP under Criterion C due to its high level of integrity of setting, workmanship, design, materials, feeling, association, and location (Figure 30). It is a good example of the Spanish Colonial style and is one if not the only remaining example in the Town of Belleair. The dwelling features an exterior chimney with an elaborated chimney top, a two-story square tower, wooden casement and fixed windows topped by elaborate surrounds, and stuccoed walls capped by a gable clay tile roof with widely overhanging open eaves, all of which are characteristic of the Spanish Colonial style. The dwelling does not appear to have undergone any major material alterations or additions and retains its original massing and fenestration pattern. Additional research is necessary to determine eligibility under criteria A, B, or D.



Figure 30. 325 Belleview Boulevard

438 Gardenia Street

Form Number PI12892

This two-story Mediterranean Revival style dwelling is eligible for listing on the NRHP under Criterion C due to its high level of integrity of setting, workmanship, design, materials, feeling, association, and location (Figure 31). It is a good example of the Mediterranean Revival style and is one of only a few remaining in the Town of Belleair. The dwelling features a chimney with an elaborated chimney top, arched main entrances and windows, wooden casement windows, and stuccoed walls capped by a low-pitched hipped roof covered in clay tile, all of which are characteristic of the Mediterranean Revival style. The dwelling does not appear to have undergone any major material alterations or additions and retains its original massing and fenestration pattern. Additional research is necessary to determine eligibility under criteria A, B, or D.



Figure 31. 38 Gardenia Street



456 Gardenia Street

Form Number PI11684

This two-story Mediterranean Revival style dwelling is eligible for listing on the NRHP under Criterion C due to its high level of integrity of setting, workmanship, design, materials, feeling, association, and location (Figure 32). It is a good example of the Mediterranean Revival style (specifically the Italian Renaissance style) and is one of only a few remaining in the Town of Belleair. The dwelling features wooden casement windows, an entry porch supported by classical pilasters, and stuccoed walls. The dwelling is capped by a low-pitched, hipped roof with widely overhanging eaves supported by decorative brackets. The roof is covered in clay/ceramic tile. All of these elements are characteristic of the Mediterranean Revival style. The dwelling does not appear to have undergone any major material alterations or additions and retains its original massing and fenestration pattern. Additional research is necessary to determine eligibility under criteria A, B, or D.



Figure 32. 456 Gardenia Street

326 Wildwood Way

Form Number PI12855

This one-and-a-half-story Craftsman/Bungalow style dwelling is eligible for listing on the NRHP under Criterion C due to its high level of integrity of setting, workmanship, design, materials, feeling, association, and location (Figure 33). This c. 1925 house is a good example of the Craftsman/Bungalow style and is one of only a few remaining in the Town of Belleair. The dwelling features an exterior end chimney, six-over-one, three-over-one, and four-over-one double hung wood sash windows, is clad in wood siding, and is capped by a low-pitched, cross-gable roof with widely overhanging eaves with exposed rafter ends, all of which are characteristic of the Craftsman/Bungalow style. Additional research is necessary to determine eligibility under criteria A, B, or D.



Figure 33. 26 Wildwood Way

336 Indian Rocks Road

Form Number PI11680

This two-story Mediterranean Revival style dwelling is eligible for listing on the NRHP under Criterion C due to its high level of integrity of setting, workmanship, design, materials, feeling, association, and location (Figure 34). It is a good example of the Mediterranean Revival style (specifically Spanish Revival) and is one of only a few remaining in the Town of Belleair. The dwelling features an arched main entrance, wooden casement windows, and stuccoed walls capped by a low-pitched gable roof covered in red clay tile, all of which are characteristic of the Mediterranean Revival style. The dwelling does not appear to have undergone any major material alterations or additions and retains its original massing and fenestration pattern. Additional research is necessary to determine eligibility under criteria A, B, or D.



Figure 34. 336 Indian Rocks Road



REFERENCES

- "About the VAF." Vernacular Architecture Forum - About, www.vernaculararchitectureforum.org/about.
- "Aerial Photography: Florida." UFDC Home - All Collection Groups, University of Florida, ufdc.ufl.edu/aerials/map.
- Ayers, Wayne. "Citrus Groves Once "Juiced" Local Economy." Belleair Area Neighborhood Newsletter (Feb. 2009): 1. Print.
- Ayers, Wayne. "Belleair- Henry Plant's Vision." Belleair Area Neighborhood Newsletter (August 2009): 1. Print.
- Ayers, Wayne. "'White Queen of the Gulf's' Long Reign Over." Belleair Area Neighborhood Newsletter (June 2015): 1. Print.
- "Bellevue Biltmore Renovation Plans Are Dead." Tampa Bay Times, Tampa Bay Times, 15 Nov. 2013, www.tampabay.com/news/localgovernment/bellevue-biltmore-renovation-plans-are-dead/2152644.
- The Belleair Civic Association. "You are Belleair - Directory and Street Map." Town of Belleair, Florida, 1958.
- Burnside, Margaret Word. "Ask Margaret." Tampa Bay Magazine, Jan.-Feb.007, pp. 82-84.
- Burton, Gloria. Personal Interview. 21 May 2018.
- City of Hollywood. "Design Guidelines for Historic Properties and Districts." May 2005.
- City of Miami Planning Department. "Preservation Office Historic Design Guidelines." 7 June 2016.
- City of Saint Augustine Planning and Building Division. "Architectural Guidelines for Historic Preservation." October 2011.
- Clearwater Abstract Company. Abstract of Title to Lot 31 of George L. Bidwell's "Wildwood Park" Subdivision according to Plat Book 3 on Pages 49 and 50 of Public Records of Pinellas County, Florida. 1920
- "Demolition of Historic Bellevue Biltmore Hotel Begins." TBO.com, Tampa Bay Times, 14 May 2015, www.tbo.com/pinellas-county/demolition-of-historic-bellevue-biltmore-hotel-begins-20150513/.
- Dexter, Lissa. Personal Interview. 12 March 2018.
- "Electro's Spark." Eagle's Nest Gardens - Bellair, Florida Pt. 2, electrospark.blogspot.com/2009/10/.....eagles-nest-japanese-gardens-bellair.html.
- Florida Center for Instructional Technology. "Hillsborough County, 1850." Exploring Florida Maps, Florida Center for Instructional Technology, fcit.usf.edu/florida/maps/pages/10000/f10006/f10006.htm. From 1859 map of



Florida originally published by Thomas, Cowperthwait & Co. Philadelphia, PA 1850

Flynn, Kathrine. "Transitions: Lost-Belleview Biltmore Hotel." National Trust for Historic Preservation, ... savingplaces.org/stories/transitions-lost-belleview-biltmore-hotel#.WvYLh6Qvyr1.

Gaston, Kathy. Personal Interview. 12 March 2018.

Henning, Petey and Patricia Irwin. Personal Interview. 13 March 2018.

"Henry B. Plant Biography." Henry B. Plant Museum, Henry B. Plant Museum, hbp.sunstyledesign.com/?page_id=169.

"History of Belleair." Belleair, FL - Official Website. N.p., n.d. Web. 10 May 2018.

The Jacksonville Planning and Development Department. "Historic Preservation Guidelines for the Riverside and Avondale Historic Districts." January 1992.

Johnson, Karen. "Heritage on the Horizon- Florida Gulf Coast Art Center." Tampa Bay Magazine, Jan-Feb. 1995, pp. 29–30.

Katica, Gary. Personal Interview. 22 May 2018.

Maxon, Hallie. Personal Interview. 14 March 2018.

McAlester, Virginia, et al. A Field Guide to American Houses. Alfred A. Knopf, 2013.

Mormino, Gary Ross. Land of Sunshine, State of Dreams: a Social History of Modern Florida. University Press of Florida, 2008.

"Opening Moves: Marines Gear Up For War (The Eve of War)." National Parks Service, U.S. Department of the Interior, www.nps.gov/parkhistory/online_books/npswapa/extcontent/usmc/pcn-190-003115-00/sec1a.htm.

Phillips, Roland. American Guide- St. Petersburg, Florida. Federal Writers Project, March 2, 1936).

"Plant System." RailGA.com- Georgia's Railroad History and Heritage, railga.com/plant95map.html.

"Roebbling's 'Alligator' for Florida Rescues." Life, 4 Oct. 1937, pp. 94–95.

The Pinellas County Planning Department. Pinellas County Historical Background. Pinellas County Board of County Commissioners, 2008.

Town of Belleair. "Beautiful Belleair Estates."



Town of Belleair. "Belleair Estates- Greater Clearwater Water Development." 1924.

Rettstatt, Karla. "Japanese Gardens Eagles Nest Drive." Belleair Area Neighborhood Newsletter (Oct. 2010): 1. Print.

Rettstatt, Karla. Personal Interview. 14 March 2018.

"Sanborn Fire Insurance Maps of Florida." UFDC Home - All Collection Groups, University of Florida, ufdc.ufl.edu/sanborn.

Semler, DeAnn G., and Brandi Lee Bates. "The Matchless Muses of Art." Tampa Bay Magazine, 1989, pp. 49–52.

State Library. "Interior of the Casino at the Belleview Biltmore Hotel in Belleair, Florida." Florida Memory, www.floridamemory.com/items/show/271951.

State Library. "The Belleview Biltmore Hotel in Belleair, Florida." Florida Memory, State Library & Archives of Florida, www.floridamemory.com/items/show/254828.

Stevenson Architects, Inc., Architectural/Historic Inventory of Belleair. Town of Belleair, 1998.

"The Rebirth Of A Legend." Belleview Biltmore Hotel Clearwater FL - Belleview Place, belleviewplace.com/the-inn.

Turkel, Stanley. Great American Hoteliers: Pioneers of the Hotel Industry. AuthorHouse, 2009.

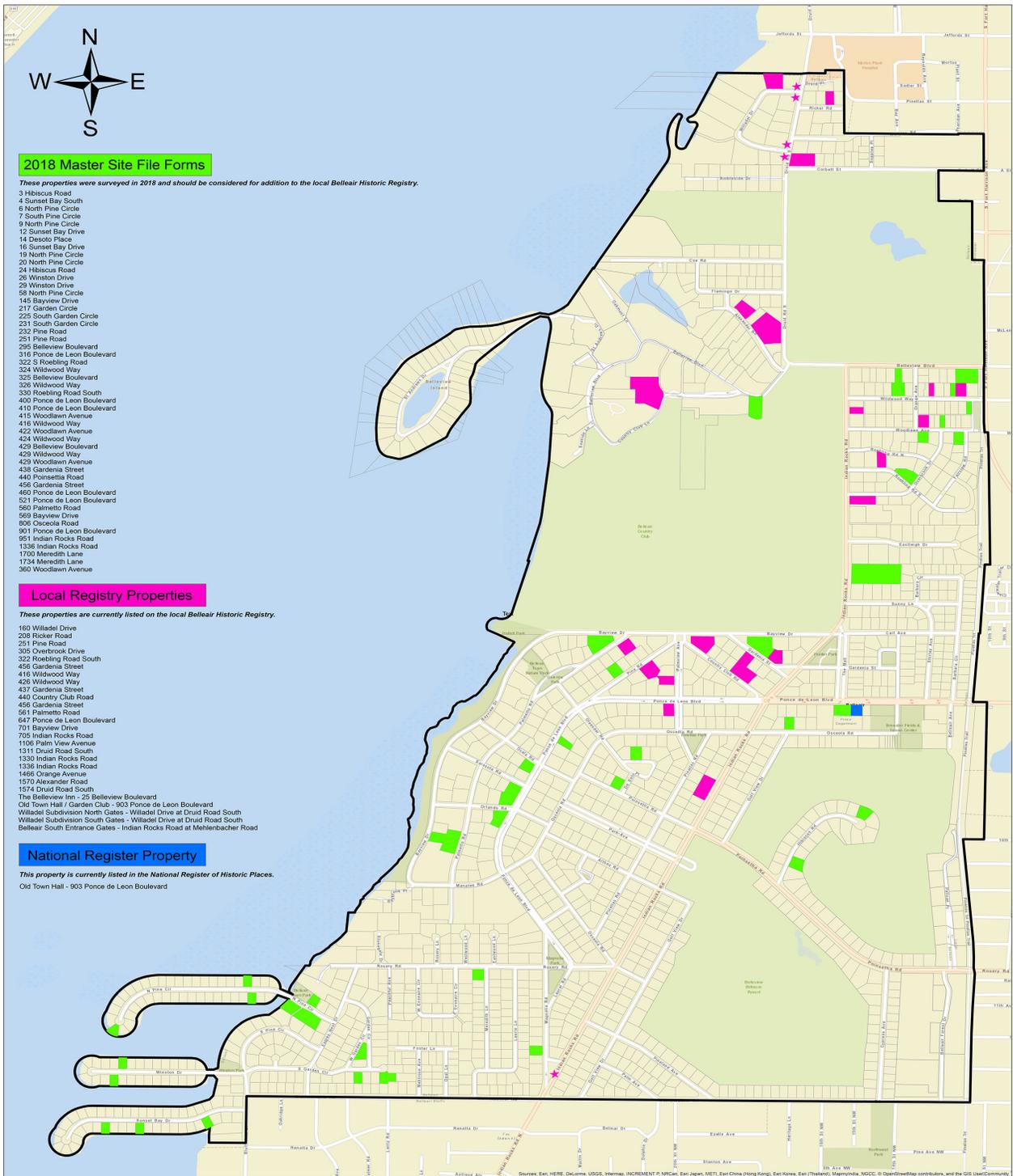
United States Census Bureau. 1920 Census of Housing and Population.

--1930 Census of Housing and Population.

--1940 Census of Housing and Population.



APPENDIX A - MAP OF SURVEYED PROPERTIES



Legend

- National Register Properties
- Local Registry Properties
- 2018 Master Site Survey Forms
- Belleair Boundary



APPENDIX B - MASTER SITE FILE FORMS



APPENDIX C - INTERVIEW TRANSCRIPTS