



District Characteristics

Building materials and architectural styles are just one set of elements that define a district. The setting of the area is also an important design element and character-defining feature of a district. The unique features of the Local Historic District include hexagon block sidewalks, rusticated block walls, narrow streets, alleys, brick streets and Spring Bayou. The pattern of streets and alleys, the alignment and setback of buildings and vehicular access to buildings are integral parts of the district context and should be preserved.

STREETSCAPE/WATERFRONT CONTEXT

This section discusses the design elements and features of the district within the public rights-of-way.

Street/Alley Pattern, Brick Streets and Tree Canopy

Street patterns along the district edge follow the contour of Spring Bayou and the internal streets form a typical grid system. The streets are typically narrow creating a human scale development pattern between buildings. An extensive rear alley system for parking and service vehicles remains generally intact. Many of the residential streets within the district have a mature tree canopy.

Brick was a common material for streets in the 1900 teens and early 1920's. Brick streets are located along various streets within the district.

Hexagon Block Sidewalks and Rusticated Block Walls

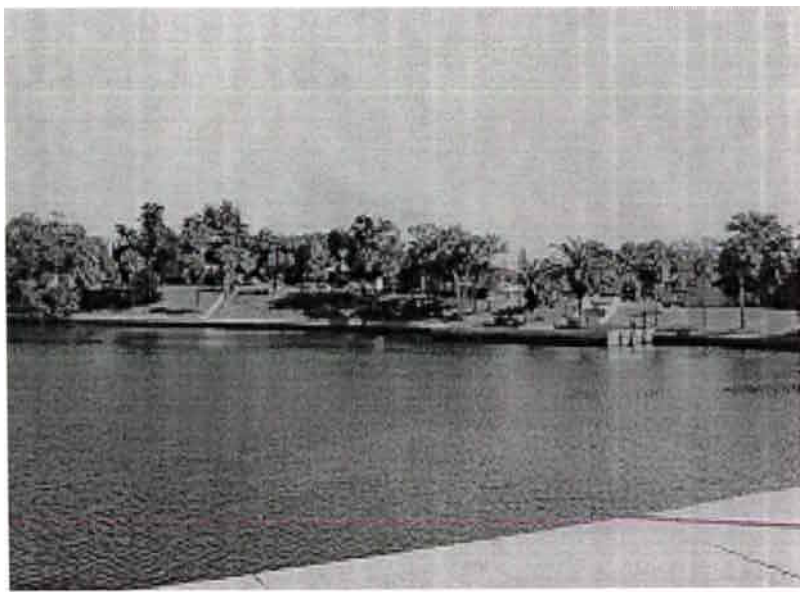
Hexagon blocks are six-sided stones that were used in the early 1900's for sidewalks. Hexagon block sidewalks are located in other Pinellas County communities such as St. Petersburg. Hexagon block sidewalks are scattered throughout the district and should be maintained and preserved as part of the district.

Rusticated block walls are found throughout the district. Rusticated block is a method of forming stonework with recessed joints with a rough texture to the block face. This type of block is commonly used for walls; however, it is also used as building construction material. Rusticated block walls are scattered through-out the district and should be maintained and preserved as part of the district.

Spring Bayou Waterfront

The Spring Bayou area continues to function as a working sponge harvesting and processing area. The attraction of the waterfront create a unique residential area with many stately houses lining Spring Bayou. Preserving this relationship and the historic character of this area is important to the continued prominence of this area as a residential district.

Spring Bayou



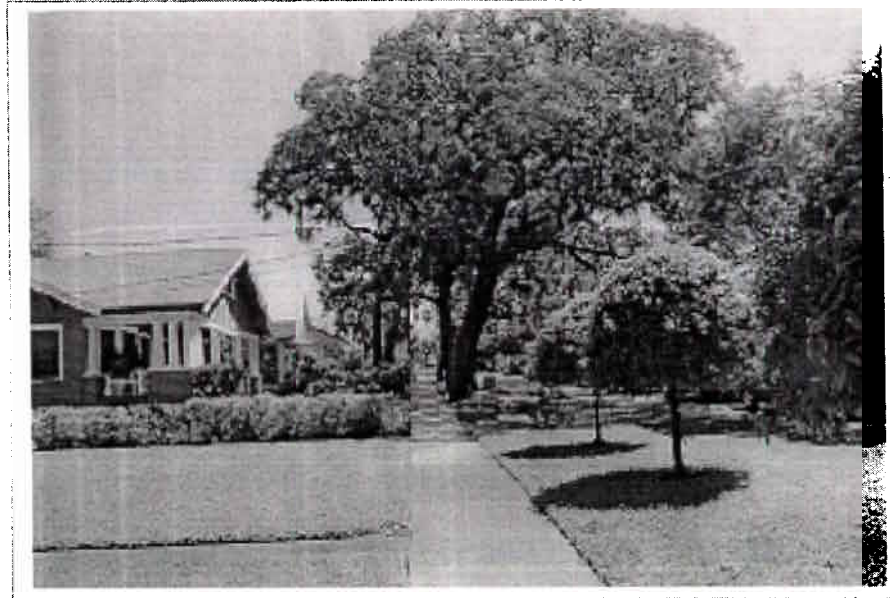
DEVELOPMENT PATTERN

The Local Historic District is a mix of commercial, and single and multi-family development. Commercial buildings in the downtown are located at the property line and form a continuous row of storefronts along the street. Residential structures along Spring Bayou are setback from the street (40'+). Other residential buildings are located close to the street with front yard setbacks generally ranging between 15 to 20 feet. There is a mix of commercial and residential buildings having vehicular access from the street or through alleys. These development patterns should be preserved and reinforced through the design guidelines and the City's Land Development Regulations.

Spring Bayou Residential Pattern



Residential Pattern



Commercial Pattern

