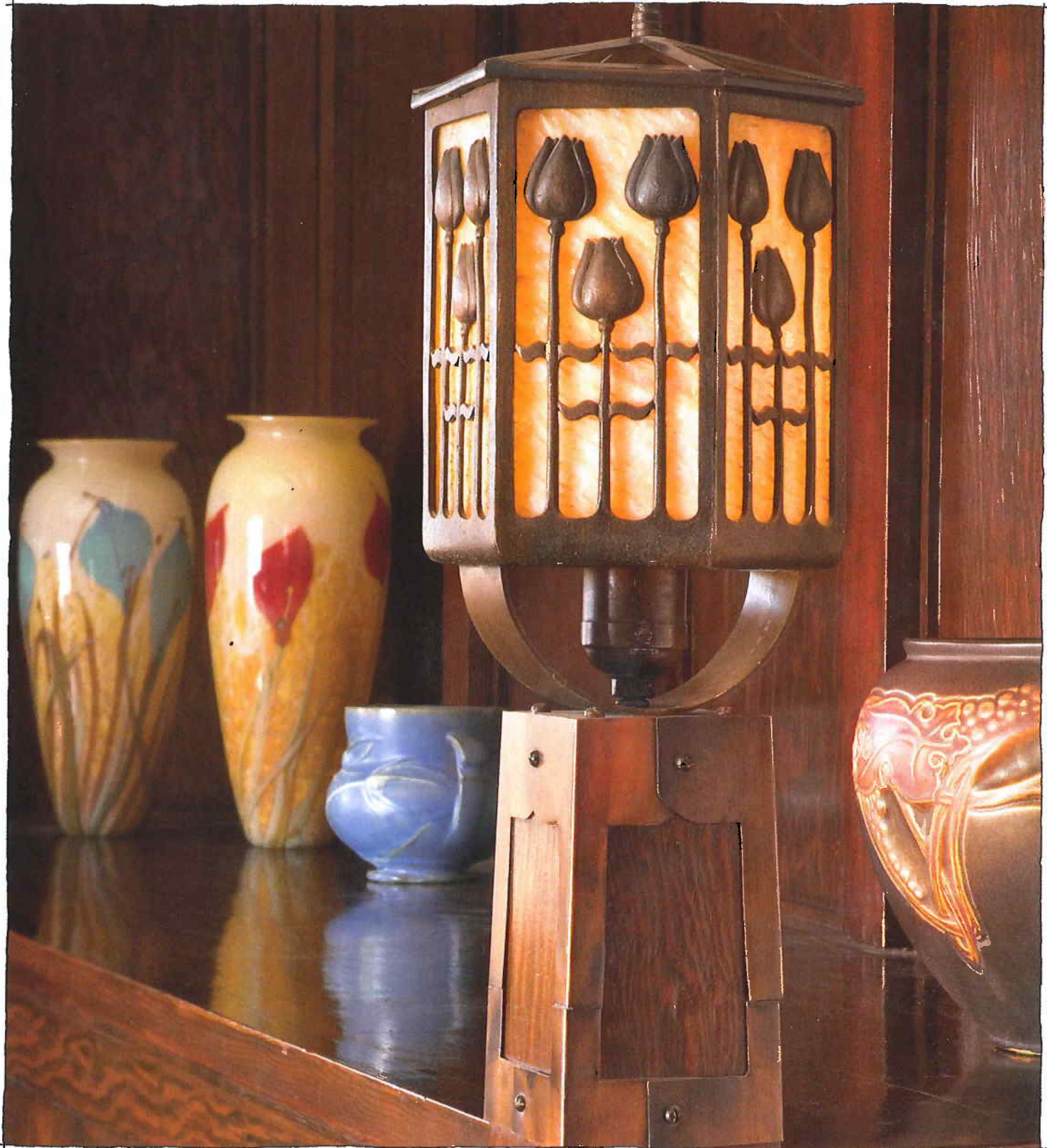


ISSUE NUMBER 59
THE MAGAZINE PUBLISHED
IN THE INTEREST OF
PRESERVING AND
RESTORING THE
MODEST AMERICAN
20TH CENTURY HOME,
THE BUNGALOW,
AND THE RICH LIFESTYLE
THAT IT AFFORDS

AMERICAN BUNGALOW

RESTORATION
ACCESSORIES
HISTORY
FURNISHINGS
EVENTS
ARTS AND CRAFTS
UPGRADING
PHILOSOPHY
GARDENS
PROJECTS
LANDSCAPING

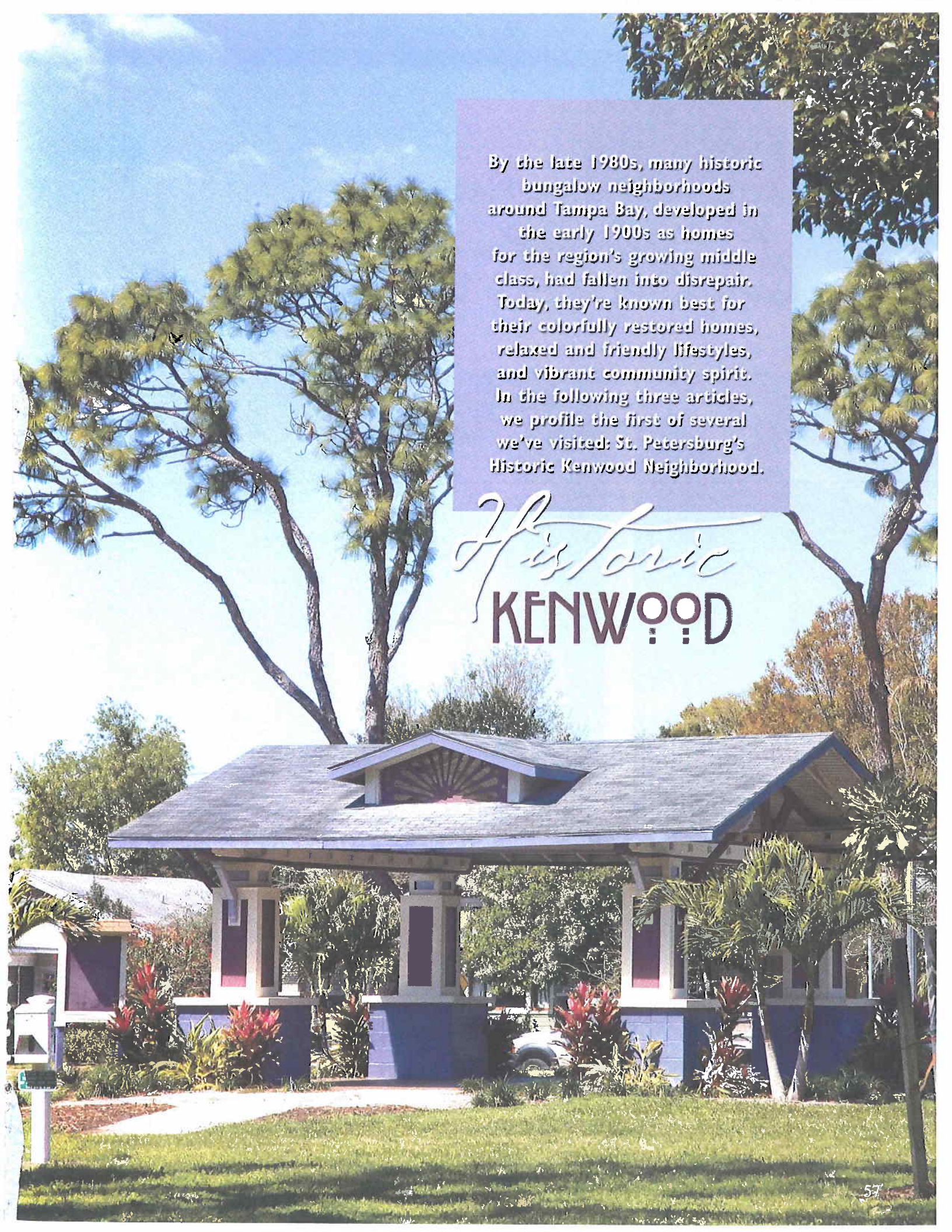


AMERICAN BUNGALOW



Issue 59

FALL 2008



By the late 1980s, many historic bungalow neighborhoods around Tampa Bay, developed in the early 1900s as homes for the region's growing middle class, had fallen into disrepair. Today, they're known best for their colorfully restored homes, relaxed and friendly lifestyles, and vibrant community spirit. In the following three articles, we profile the first of several we've visited: St. Petersburg's Historic Kenwood Neighborhood.

Historic KENWOOD



St. Petersburg's

Eclectic Bungalow Revival

BY STEPHANIE SCHORR

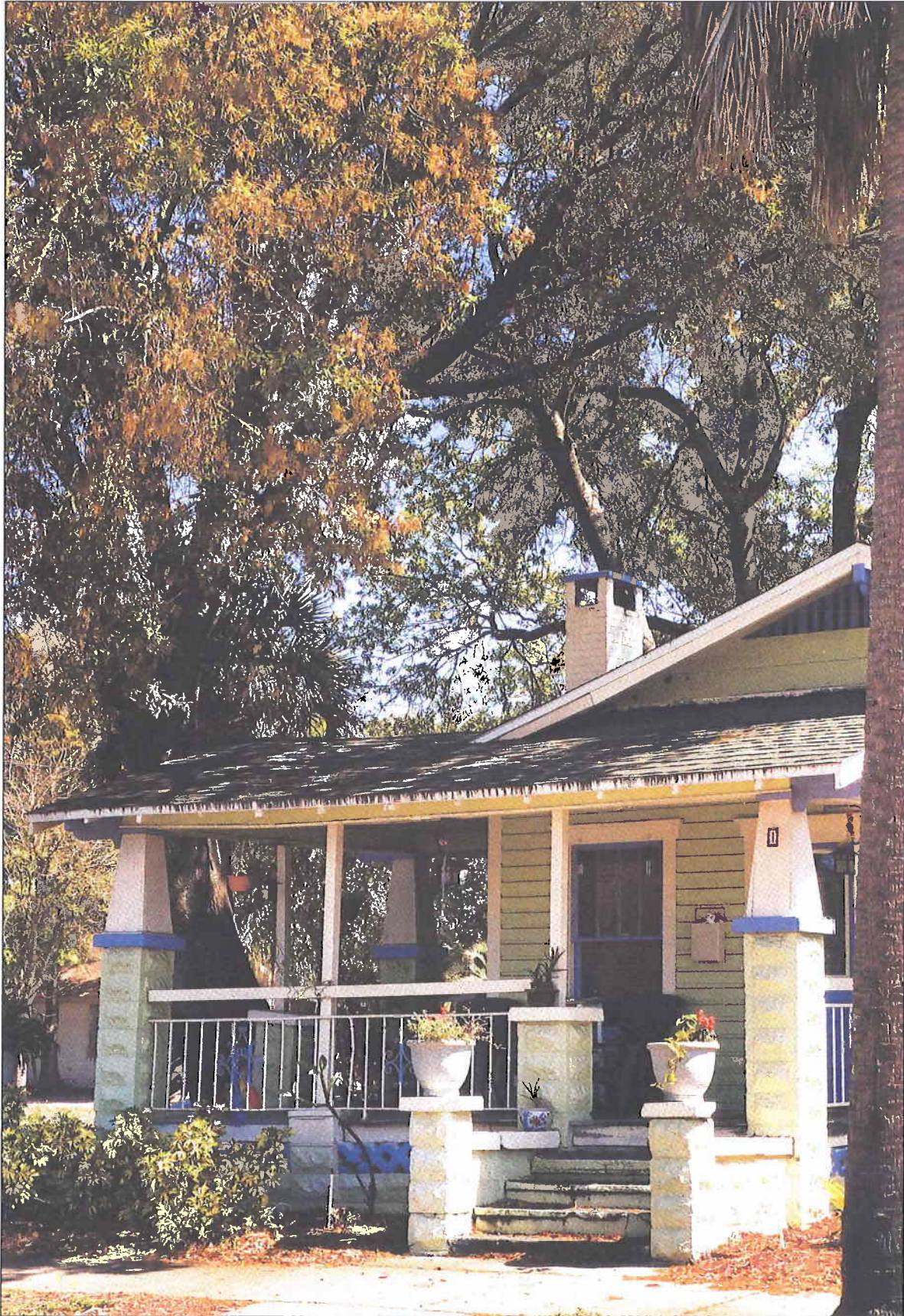


CHARLES HALL, AN EARLY DEVELOPER of the St. Petersburg, Fla., area in the years preceding the great Florida real-estate boom of the 1920s, purchased an avocado grove directly north of the city's Central Avenue and filed the first plat for the development of Kenwood in 1912. He soon began to subdivide the property, building and selling the newly emerging Florida bungalow lifestyle.

The neighborhood, known now as Historic Kenwood, boasts one of the largest concentrations of Craftsman bungalows in Florida (in part because some 170 bungalows were moved to the area in the 1930s). He built the model home for the neighborhood, the massive airplane bungalow on Central Avenue now known as the Craftsman House Gallery, in what was to become the business district. That district followed as planned and thrived for decades, into the 1950s.

PHOTOGRAPHY BY ALEXANDER VERTIKOFF

MATURE LIVE OAKS AND QUIRKY PAINT COMBINATIONS ADD TO THE CHARM AND APPEAL OF THE NEIGHBORHOOD.





HISTORIC KENWOOD'S ANNUAL LANDSCAPING CONTEST HAS NURTURED THE GREENING OF THE NEIGHBORHOOD. THIS LUSH EXAMPLE USES GINGER AND GERANIUMS TO ACCENTUATE THE HOME'S EXTERIOR PAINT COLORS.

Unfortunately, the area experienced the familiar 20th-century American urban storyline of rise and decline. By the late '50s, residents and businesses were migrating to the suburbs and malls, and 30 years later Central Avenue and the Kenwood neighborhood were left blighted and crime ridden. Interstate 275 was built in the '70s, cutting the district off from its eastern neighbors, and 34th Street, the western boundary, became more commercial. Small businesses along Central Avenue were shuttered.

Urban Pioneers

In the mid-1990s, though, in a pattern that, like the preceding decline, was repeated in cities around the country, an energetic group of urban pioneers rediscovered the area and began moving into its affordable homes and bringing business back to Central Avenue.

It was apparent that the neighborhood, with its brick streets and mature live oaks, had great "bones" and was a potential treasure, despite the fact that most of the homes were derelict and almost





THIS QUAIN CRAFTSMAN BUNGALOW WAS HOME TO ST. PETERSBURG'S MAYOR J.D. PEARCE DURING THE 1920s BOOM, WHEN MANY BUNGALOWS WERE BUILT. THE OLD NORTHEAST AND ROSER PARK ARE TWO OTHER BUNGALOW NEIGHBORHOODS BUILT IN THE CITY DURING THAT PERIOD.

two-thirds were owned by absentee landlords. The new owners wanted to bring in others who would take care of their homes, raise families and take pride in their community. In 1997, they put together the first BungalowFest, which has become an annual home tour to raise awareness and entice visitors into Historic Kenwood and the nearby business district.

Over the next few years, the landscape began to change. The streets began to light up. Closed-in porches began to open up. Newly

formed flowerbeds began to pop with color. New neighbors began to swap renovation stories and trade paint swatches. Some restored their homes with a purist adherence to the original period styles. Others decided to have some fun and renovate with their own Florida flourishes. But they all shared a common love of old houses.

Recovery

One of the early objectives of BungalowFest was to showcase the potential not just of Historic Kenwood but of the entire area, including the adjacent strip of Central Avenue, now known as the Grand Central Business District. To do that, BungalowFest chartered trolleys to carry visitors through



MANY OF THE HOMES STILL FEATURE THE ORIGINAL DOORS, WINDOWS AND DECORATIVE CHIMNEYS.



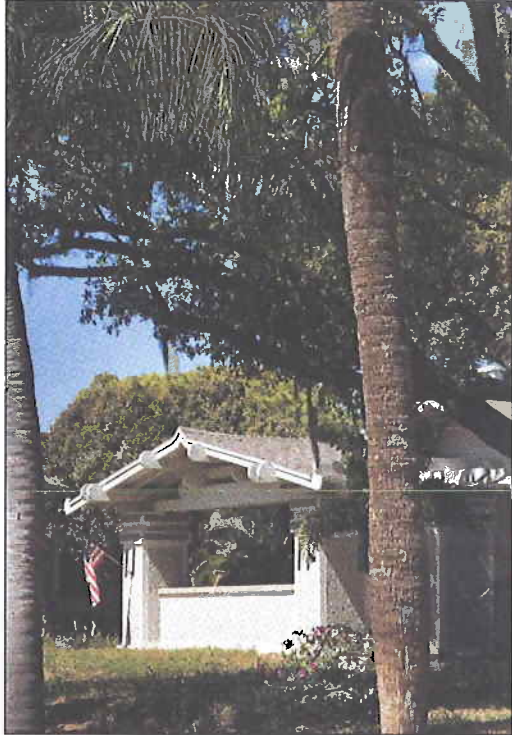
A SHINGLE STYLE BUNGALOW FEATURES A GRANITE FACADE. IT IS SAID THAT THE GRANITE WAS PROVIDED TO THE BUILDER BY A CLOSE FRIEND WHO MADE THE LOCAL GRAVESTONES.



the Central Avenue corridor, in hopes that they would also see possibilities there.

In time, several did open new businesses along the avenue or relocate their offices to the area from other parts of the city. Many of the new business owners also bought homes in Historic Kenwood. The Historic Kenwood Neighborhood Association was soon facilitating a crime watch, monthly porch parties and numerous community-building events. In 2002, the Grand Central District received a Florida Main Street Designation; in the years

Historic KENWOOD



A HOME BUILT BY THE ORIGINAL DEVELOPER, CHARLES HALL, IN THE TEENS (BELOW) SHOWCASES A LARGE FRONT PORCH WITH BATTERED COLUMNS AND WIDE RAKED EAVES. LOCATED ON THE EDGE OF HISTORIC KENWOOD, THIS BUNGALOW IS NOW HOME TO A LAW FIRM IN THE ADJOINING GRAND CENTRAL BUSINESS DISTRICT.



CANOE BRACKETS SUPPORT AN ASIAN-STYLE ROOF, TOP LEFT. ABOVE, AN ENDEARING CHARACTERISTIC OF HISTORIC KENWOOD IS HOUSE AFTER HOUSE, BLOCK AFTER BLOCK OF ECLECTIC CONTINUITY.

UNUSUAL DETAILS SUCH AS THE SUNBURST VENT AND DECORATIVE RAFTER TAILS. OVER, BRING A HOUSE TO LIFE WHEN PAINTED WITH A SURPRISING USE OF TRADITIONAL COLORS.

