



AGENDA

COMMUNITY REDEVELOPMENT AGENCY

NOVEMBER 28, 2022

AT 5:00 PM

COMMISSION CHAMBERS

121 SW FLAGLER AVE.

STUART, FLORIDA 34994

COMMUNITY REDEVELOPMENT AGENCY

Chairman – Troy McDonald

Board Member – Eula R. Clarke

Board Member – Becky Bruner

Board Member – Christopher Collins

Board Member – Campbell Rich

Board Member – Tom Campenni

Board Member - VACANT

ADMINISTRATIVE

City Manager, David Dyess

City Attorney, Michael J. Mortell

CRA Executive Director, Pinal Gandhi-Savdas

City Clerk, Mary Kindel

Agenda items are available on our website at <http://www.cityofstuart.us>
Phone: (772) 288-5306. Fax: (772) 288-5305. E-mail: mkindel@ci.stuart.fl.us

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation to attend this meeting should contact the City's ADA coordinator at 772-288-5306 at least 48 hours in advance of the meeting, excluding Saturday and Sunday.

If a person decides to appeal any decision made by the Board with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

(RC) next to an item denotes there is a City Code requirement for a Roll Call vote.

(QJ) next to an item denotes that it is a quasi-judicial matter or public hearing.

WHAT IS CIVILITY? Civility is caring about one's identity, needs and beliefs without degrading someone else's in the process. Civility is more than merely being polite. Civility requires staying "present" even with those persons with whom we have deep-rooted and perhaps strong disagreements. It is about constantly being open to hear, learn, teach and change. It seeks common ground as a beginning point for dialogue. It is patience, grace, and strength of character. Civility is practiced in our City Hall.

PUBLIC COMMENT: If a member of the public wishes to comment upon ANY subject matter, including quasi-judicial matters, please submit a Request to Speak form. These forms are available in the back of the Commission Chambers, and should be given to the City Clerk prior to introduction of the item number you would like to address.

CONSENT CALENDAR: Those matters included under the Consent Calendar are self-explanatory, non-controversial, and are not expected to require review or discussion. All items will be enacted by one motion. If discussion on an item is desired by any City Commissioner that item may be removed by a City Commissioner from the Consent Calendar and considered separately. If an item is quasi-judicial it may be removed by a Commissioner or any member of the public from the Consent Calendar and considered separately.

QUASI-JUDICIAL HEARINGS: Some of the matters on the Agenda may be "quasi-judicial" in nature. City Commissioners will disclose all ex-parte communications, and may be subject to voir dire by any interested party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment without being sworn. Unsworn testimony will be given appropriate weight and credibility by the City Commission.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

COMMENTS FROM THE PUBLIC (3 Minutes Max.)

COMMENTS BY BOARD MEMBERS (Non-Agenda Items)

ACTION ITEMS

1. CRA BUDGET AMENDMENT #01 TO FY 2023 (RC):

RESOLUTION No. 10-2022 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #01 TO THE FY 2023 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO PROVIDE FUNDING FOR A HISTORICAL SURVEY AND NATIONAL DISTRICT NOMINATION FOR THE EAST STUART COMMUNITY IN THE AMOUNT OF \$50,000; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

STAFF UPDATE

ADJOURNMENT

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
Community Redevelopment Agency**

Meeting Date: 11/28/2022

Prepared by: Pinal Gandhi-Savdas

Title of Item:

CRA BUDGET AMENDMENT #01 TO FY 2023 (RC):

RESOLUTION No. 10-2022 CRA; A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #01 TO THE FY 2023 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO PROVIDE FUNDING FOR A HISTORICAL SURVEY AND NATIONAL DISTRICT NOMINATION FOR THE EAST STUART COMMUNITY IN THE AMOUNT OF \$50,000; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

In May 2022, the CRA submitted a Reconnaissance Survey conducted by a professional consultant and Preliminary Site Information Questionnaire (PSIQ) which recommended designation of the East Stuart area as a National Register of Historic Places District under Criterion A, Ethnic Heritage/Black. Based on submission of a PSIQ, the Florida Division of Historical Resources has determined that the East Stuart Community is potentially eligible for listing in the National Register of Historic Places as a historic district (see attached letter dated October 19, 2022). The Division has recommended a historic properties survey of the 166 pre-1972 buildings in the East Stuart CRA as a basis for the nomination. The survey report will include inventory of previously surveyed properties (1991 survey) and identify and prioritize newly surveyed properties. The National Register work will also include preparation of a National Register application, photographs, and maps in compliance with the standards of the Division of National Register of Historic Places.

The CRA partnered with Stuart Main Street to apply for the FY2024 Small Matching Grant for the National Register of Historic Places district nomination. The grant application was submitted on June 1, 2022. The application was deemed ineligible since there was insufficient information for National Register Eligibility Determination at that time. It was recommended to apply at a future date after the determination that the East Stuart area is eligible for the National Register District. The next Historic Preservation Grant application cycle opens on April 1, 2023 and closes on June 1, 2023. If approved, the grant will not be available until late-2024, which could delay the National Register District designation process by two years.

If the budget amendment is approved, the work can begin in January 2023 and submit the National Register application for nomination to the Division by November 2023.

The National Register designation will provide federal and state grant opportunities for preservation projects. The National Register designation does not restrict the rights of private owners in their use, development, sale or improvements and does not require conformance to design guidelines or preservation standards when property is rehabilitated unless specific preservation incentives (tax credits, grants) are involved.

Funding Source:

FROM: CRA Fund Balance – \$50,000

TO: Prepare National Register District Nomination for East Stuart – \$50,000

Recommended Action:

Motion to approve Resolution No. 10-2022.

ATTACHMENTS:

1. Resolution No. 10-2022 Budget Amendment #01-2023
2. Response from Florida Division of Historical Resources
3. PSIQ Report



**BEFORE THE COMMUNITY REDEVELOPMENT AGENCY
CITY OF STUART, FLORIDA**

RESOLUTION NUMBER 10-2022 CRA

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, AUTHORIZING BUDGET AMENDMENT #01 TO THE FY 2023 CRA BUDGET TO TRANSFER FUNDS FROM THE CRA FUND BALANCE TO ALLOCATE TO PREPARE A HISTORICAL SURVEY AND NATIONAL REGISTER DISTRICT NOMINATION FOR THE EAST STUART COMMUNITY IN THE AMOUNT OF \$50,000; PROVIDING FOR CONFLICTS; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

* * * * *

BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF STUART, FLORIDA, that:

SECTION 1: The Community Redevelopment Agency of the City of Stuart hereby authorizes a FY 2023 budget transfer as follows:

FROM: CRA Fund Balance – \$50,000
TO: Prepare National Register District Nomination for East Stuart – \$50,000

SECTION 2: This resolution shall take effect upon adoption.

Resolution No. 10-2022 CRA
Budget Amendment #01 to FY 2023 CRA Budget

Board Member _____ offered the foregoing resolution and moved its adoption. The motion was seconded by Board Member _____ and upon being put to a roll call vote, the vote was as follows:

TROY MCDONALD, CHAIRPERSON
EULA R. CLARKE, BOARD MEMBER
BECKY BRUNER, BOARD MEMBER
CHRISTOPHER COLLINS, BOARD MEMBER
CAMPBELL RICH, BOARD MEMBER
VACANT, EX-OFFICIO BOARD MEMBER
TOM CAMPENNI, EX-OFFICIO BOARD MEMBER

YES	NO	ABSENT	ABSTAIN

ADOPTED this _____ day of _____, 2022.

ATTEST:

MARY R. KINDEL
CITY CLERK

TROY MCDONALD
CHAIRPERSON

APPROVED AS TO FORM
AND CORRECTNESS:

MICHAEL MORTELL
CITY ATTORNEY



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 19, 2022

Mr. Paul Weaver
President, Historic Property Associates, Inc.
Post Office Box 1002
St. Augustine, FL 32085

Re: Preliminary Site Information Questionnaire for the East Stuart Historic District, Stuart, Martin County, FL

Dear Mr. Weaver:

Thank you for submitting a Preliminary Site Information Questionnaire (PSIQ) for the East Stuart Historic District. After reviewing the submitted materials, our office has determined that the district **is potentially eligible for listing in the National Register of Historic Places.**

The district is potentially eligible under National Register Criterion A for Ethnic Heritage: Black, and Criterion A: Community Planning and Development, at the local level, with the period of significance extending from circa 1926, the estimated date of construction for the oldest property in the district, to 1972. The areas and periods of significance can be adjusted as we commence with the writing of the nomination and new information comes to light. As part of the nomination process, we recommend completing a full formal survey of the district, as only approximately twenty buildings within East Stuart have been previously recorded in the Florida Master Site File. This information would also help clarify and justify the district boundary. The boundary should follow parcel lines and any large swathes of vacant or non-contributing properties around the edges of the district should be excluded.

The next step in the nomination process is to prepare the National Register registration forms, which will be emailed to you. The instructions for the forms are found in *National Register Bulletin 16A: How to Complete the National Register Registration Form*, which is available online at <https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>.

If you have any questions, please do not hesitate to contact me at (850) 245-6364 or via email at ruben.acosta@dos.myflorida.com. You can also reach out to Andrew Waber at (850) 245-6430 or andrew.waber@dos.myflorida.com.

Sincerely,

Ruben A. Acosta
Supervisor, Survey and Registration

raa

HISTORIC PROPERTY ASSOCIATES

HISTORIC PRESERVATION
CONSULTANTS
& RESEARCH HISTORIANS



P.O. Box 1002
ST. AUGUSTINE, FLORIDA
32085-1002

TEL (904) 824-5178
FAX (904) 824-4880
E-MAIL HPA9@AOL.COM

FINANCIAL INCENTIVES
FOR HISTORIC BUILDINGS



PUBLISHER OF
LOCAL HISTORY



ARCHITECTURAL HISTORY
SEMINARS



GRANT WRITING



HISTORIC LAND
RECORDS RESEARCH



EXPERT WITNESS



ASSOCIATE LOCATIONS:
MIAMI
TALLAHASSEE

May 18, 2022

Mr. Ruben Acosta
Bureau of Historic Preservation
500 S. Bronough St.
Tallahassee, FL, 32399-0250

Re: PSIQ, East Stuart Community, aka Lincoln Park, Stuart FL

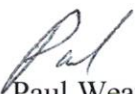
Dear Ruben,

Enclosed is a PSIQ Application and supporting documentation for the above reference neighborhood in Stuart Florida.

The historic black settlement of Stuart was concentrated in the southeastern part of Stuart in the Lincoln Park Subdivision, platted in 1913. Lincoln Park, also known historically as Little Dixie, was not only a residential community but a center of social and religious life. By 1920 it contained an IOOF Lodge and St. Paul AME Church, 527 Church Street and Mt. Calvary Baptist Church, 614 Church Street. St. Monica's Episcopal Church at 812 Central Avenue was constituted in 1920s. St. Monica's has its roots with Bahamian immigrants working in the pineapple industry. Due to segregation, a vibrant black business community existed in East Stuart. Following passage of the 1964 Civil Rights Act, black-owned businesses were suddenly faced with competition from white-owned businesses outside of East Stuart. As a result, the black businesses in the community declined. With the desegregation of public schools in Martin County in 1968, the Jim Crow Era in the history of East Stuart ended.

East Stuart was part of a comprehensive city wide, historic building survey of Stuart in 1991. The City of Stuart Main Street Program has obtained a grant to update the 1991 survey. An estimated 163 buildings pre-dating 1972 will be surveyed in East Stuart in 2022-2023. We have prepared a Preliminary Site Information Questionnaire (PSIQ) which recommends designation of the East Stuart area as a National Register of Historic Places District under Criterion A, Ethnic Heritage/Black.

Thank you for your attention to this matter and feel free to contact me if I can in any way assist your review.



Paul Weaver, President/Historic Property Associates, Inc.
C: Pinal Gandhi-Savdas, Director, City of Stuart, CRA

NATIONAL REGISTER OF HISTORIC PLACES PRELIMINARY SITE INFORMATION QUESTIONNAIRE

FLORIDA DEPARTMENT OF STATE - LAUREL M. LEE - SECRETARY OF STATE

This questionnaire is intended only to provide preliminary information about the property to the Bureau of Historic Preservation.

Name and Location of Property

Name and Address of Owner

Name: <u>East Stuart Community</u>	Name: <u>City of Stuart</u>
Address: <u>Various</u>	Address: <u>121 SW Flagler Ave.</u>
City: <u>Stuart</u>	City: <u>Stuart</u>
Zip Code: <u>34944</u> County: <u>Martin</u>	State: <u>FL</u> Zip Code: <u>34944</u>

I support this effort to list or seek a determination of eligibility for listing my property on the National Register of Historic Places:

☒ Yes ☐ No Owner Signature and Date: [Signature] Phone: 772-268-5312

Property Information

Significant Dates (construction, events, etc.):

1920-1968 (Earliest building to end of segregation period) _____ Has it been moved? ☐ Yes ☒ No Year moved: _____

Property Type

☐ Archeological or Historic Site
 ☐ Residential Building
 ☐ Commercial Building
 ☐ Industrial Building
 ☐ Public Building
 ☒ Other (describe)

Original use: RESIDENTIAL NEIGHBORHOOD Current use: RESIDENTIAL NEIGHBORHOOD

Property Description:

Describe the design, construction, and general condition of the building. Indicate any architecturally significant features, unique materials, and alterations to the building. (If space below is insufficient, attach additional sheets of paper)

See attached East Stuart Reconnaissance Survey Report

Why is the property significant?

Provide a basic history of the property. Indicate significant events, people, or architectural styles associated with the property. (If space below is insufficient, attach additional sheets of paper)

See attached East Stuart Reconnaissance Survey Report

Required Enclosures:

- ☒ Current photos (exterior and interior)
- ☒ Historic photos (if available, photocopies acceptable)
- ☒ Location map (and site plan for large properties)
- ☐ Sketch floor plan
- ☐ Proof of ownership (property appraiser record or notarized letter)

Date: May 11, 2022

Submitter's Name and Address

Name: Paul L. Weaver, President/Historic Property Associates, Inc.
 Address: PO Box 1002
 City: St. Augustine
 State: FL Zip Code: 32085
 Email: HPA007@AOL.COM
 Phone: 904 347-6090

Signature: Paul Weaver

RECONNAISSANCE SURVEY OF THE EAST STUART COMMUNITY STUART, FLORIDA

1938

Thomas J. Allen Home

410 S.E. Lake Street, Stuart

This is the home of Thomas J. Allen, an African American, who was born in Titusville in 1906. He had 9 siblings. The family moved to Stuart in 1923. With a fourth grade education, Thomas was an industrious entrepreneur with businesses that included: a lumber yard, the cutting and planing of lumber for ships, potato farming, and hauling asphalt for air strips/roads/driveways. He is remembered as "the man who would give a young boy a job." Thomas and his wife, Lizzie Mae of Stuart, raised 4 daughters in this home. He died in 1974. Charlotte Merricks, a daughter, resides near this Allen family home.

This home was built by master carpenter Steven Blasko, Jr. who was born in Miskolc, Hungary. He married Jolan Kerekes in 1916 in Detroit and became a naturalized U.S. citizen by 1918. Steven, Jolan and daughter, Lola, lived in his parents' Palm City home in 1920. In 1924, their second daughter, Mabel (aka Mabel Witham), was born. Steven Blasko, Jr. "saw no color," and therefore, bore no prejudice. He was criticized for building this and other homes in East Stuart during the period of racial segregation.

In 2017, Rev. Jerry Gore, Sr. and wife, Jacqueline, purchased this home from the Allen family and renovated it while preserving the structure's historical integrity. New flooring covers the 1938 wood floor. The kitchen closet walls, chimney and 2 stacks of wooden cabinets are original. New metal roofing was installed on top of the original metal. The exterior wood siding and plank porch floors are original except for small sections of siding that were replaced due to deterioration.

This Dade County Pine frame vernacular "shotgun" type home reflects typical characteristics: sturdy construction, crawlspace, front and rear porches, rooms are one behind the other, the front door aligns with the rear door, gable roof, living room at the front with the kitchen at the back, overall rectangular design with bay windows on two sides, fireplace, and horizontal wood exterior siding. Excellent cross-ventilation occurs via the doors and windows. "Shotgun" homes originated in West Africa, they were also constructed in the Caribbean, and later built in the Southern United States.



Historic Home of Thomas J. Allen - Established 1938



Dedicated by the City of Stuart in 2018

Historic Property Associates, Inc.

April 27, 2022

Community Redevelopment Agency
City of Stuart
121 SW Flagler Ave.
Stuart, FL 34994

RECONNAISSANCE SURVEY, EAST STUART COMMUNITY, STUART, FL

Resource Name:

Common Name: East Stuart Community

Historic Name: Lincoln Park Neighborhood

Property Types:

Domestic/Single Dwelling

Domestic/Multiple Dwelling

Education/School

Religion/Religious Facility

Current Uses/Pre-1972 Buildings:

Religious: 13

Commercial: 8

Lodge: 1

Education/School: 1

Residential: 140

Approximate date of construction:

C. 1920-1972

1920s: 3

1930s: 8

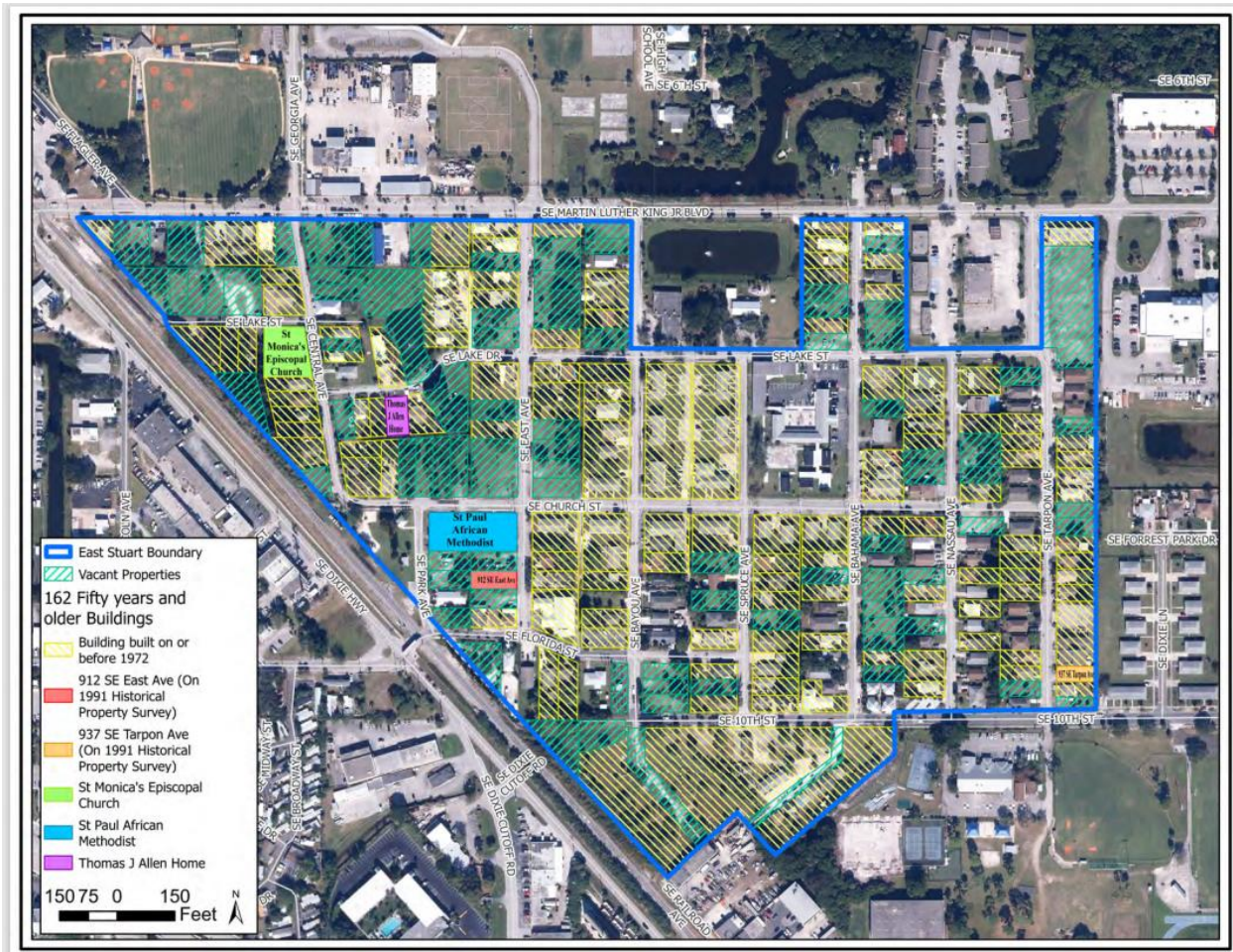
1940: 24

1950: 57

1960: 68

1970: 3

Location: General boundaries



N: SE MARTIN LUTHER KING, JR BLVD

S: SE 10TH STREET

E: SE TARPON AVENUE

W: SE DIXIE HIGHWAY/FEC RAILWAY TRACKS

Surveyor: Paul L. Weaver, President, Historic Property Associates, Inc.

Paul L. Weaver, III
Historic Property Associates, Inc.
P.O. Box 1002
St. Augustine, Florida 32085-1002
(904) 824-5178 (office)
(904) 347-6090 (cell)
E-mail: HPA007@aol.com

Education:

M.A. (1986) University of Florida/Latin American History/Historic Preservation, Magna Cum Laude

B.A. (1976) University of Florida in American History, High Honors

Experience:

Member, Vice-Chair and Chair, Historic Architectural Review Board, City of St. Augustine, Florida (2003-2016, 2018-2022): Responsible for review of development projects in the City of St. Augustine's Historic Preservation Zoning Districts. Board responsibilities further include review of demolitions, ad valorem exemption applications, preservation planning documents, and National Register nominations under the National Park Service's Certified Locally Ordinanced Government (CLG) Program. Measures undertaken during tenure include revised demolition ordinance for historic buildings and procedures for dealing with condemned/abandoned buildings in the Lincolnville Historic District.

Consultant & President, Historic Property Associates (1980-2022): Professional preservation consultant responsible for documenting, describing, evaluating, and interpreting historic properties throughout the Southeast. Conducted site specific research and prepared reports for a wide range of historic properties; National Register of Historic Places nominations; preservation planning documents, including state model guidelines; federal and state compliance review reports; and grant applications; continuing education instructor for architects, planners, and interior designers; tax certification applications, preservation planning documents, and state and federal grant applications for community education, survey and planning, and acquisition and development projects.

President, Board Member, St. Augustine Historical Society(2017-2022): Member and President of city's most important non-profit historical association.

Historian, Historic St. Augustine Preservation Board (1986-1987): Conducted research and prepared historical manuscripts and publications for preservation program focusing on St. Augustine's Hispanic past. Research on major Spanish documentary collections at the University of Florida, Gainesville, and at St. Augustine.

Consultant, Historic St. Augustine Preservation Board (1984-1986): Directed the definitive survey of St. Johns County, Florida, including all historical research, photography, architectural description, and preparation of all phases of the final report.

Historic Site Specialist, Florida Department of State (1982-1984): Administered National Register program, processed nominations, evaluated survey grant applications, reviewed tax credit applications and determinations of eligibility, supervised state funded surveys, reviewed development projects for compliance with state and federal preservation law.

University of Florida, P.K. Yonge Library of Florida History, Archivist, Spanish Calendar Project (1980-1982): Trained Paleographer and Translator, Prepared Finding Aids for Major Spanish Florida Document Collections, professional activities included two trips to the Archive of the Indies, Seville, Spain to microfilm Spanish Florida document collections.

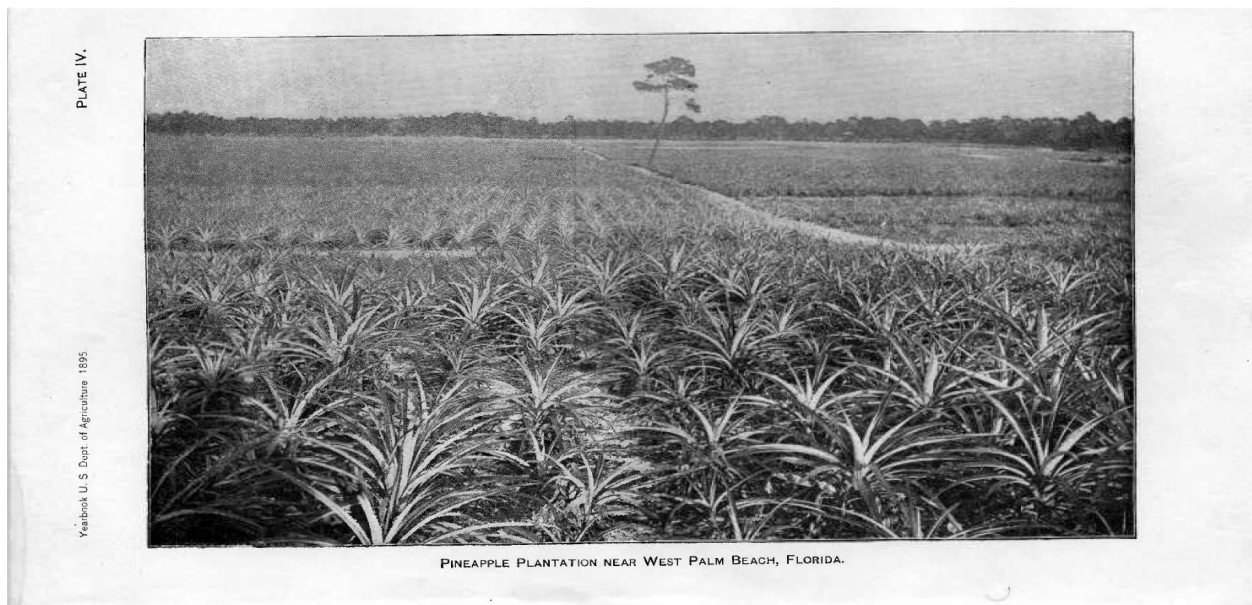
Historic Site Specialist, Historic St. Augustine Preservation Board (1978-1980): Participated in the definitive survey of St. Augustine, Florida, including historical research and preparation of the final report.

Historic Context:

Early Development of Stuart, including East Stuart, 1894-1919

The arrival of the Florida East Coast Railway in 1894 stimulated the early development of Stuart, Florida. The rail connection to Stuart included tracks through the city, a station and a dock that extended into the St. Lucie River, integrating rail and water transportation systems. The town was named for Homer (Jack) Stuart, Jr. an early homesteader who lived near the site of the future train station.¹ At the time of its creation, Stuart was still a part of Dade County.

As was true throughout the east coast of Florida, the arrival of the railroad stimulated population growth and economic development. One of the earliest economic activities in Stuart was pineapple cultivation. Pineapple production was introduced to Florida as early as 1860. The pineapple is a tropical fruit and is easily injured by cold temperatures. After some early experimentation in various parts of the state, the pineapple industry, facilitated by construction of the railroad, became concentrated in an area extending south from Ft. Pierce and including Stuart and Jensen by 1895.² Jensen, just north of Stuart proclaimed itself the “Pineapple Capital of the World.” In 1902, Stuart, not to be outdone, claimed to be the principal port for pineapple shipments in Florida. It was an important rail and river point for shipping pineapple and citrus.³



PINEAPPLE FIELD, JENSEN, FLORIDA, 1895

¹ Historic Property Associates, Inc. “Survey of Stuart,” 1991, pp. 7-8.

² Dr. Herbert J. Webber, “The Pineapple Industry in the United States,” Yearbook of the US Department of Agriculture, 1895, pp. 269-272.

³ Historic Property Associates, Inc. “Survey of Stuart,” 1991, p. 8.

Black workers were drawn to Stuart from its earliest days by job opportunities created by the railroad and the growing agricultural economy. Their labor largely built the Florida East Coast Railroad. They were routinely exploited and worked under harsh conditions. According to census data, fifteen blacks lived in the vicinity of Stuart in 1900. By 1910, the community had dozens of black residents.⁴ Blacks came to Stuart from Florida, Georgia and other parts of the South. While not the majority, blacks from the Bahamas were an important part of the local workforce. The Bahamian immigration was logical given the short distance between the islands and the Florida east coast. Moreover, the Bahamas were one of the most important centers of pineapple production in the world in the 1890s and the early twentieth century.⁵ Again, census data indicates many of the Bahamian immigrants were farm laborers and likely had skills and experience in pineapple cultivation.⁶

The growing population and economy of Stuart resulted in the need for governmental services. In 1909, Palm Beach County was formed from the northern part of Dade County. It extended to the St. Lucie River, just north of the fledgling community of Stuart. In 1914 the Town of Stuart was formally incorporated and divided into five wards or precincts. Among the first councilmen was John Boggan. Boggan served as president of the newly formed council and was a pioneer pineapple grower with a 50-acre tract under cultivation in the spring of 1914.⁷

Walter Kitching, an English immigrant, was an important early settler of Stuart. Kitching settled the south bank of St. Lucie River in the pre-railroad era. As the line proceeded south from Daytona, Kitching offered the railroad a right-of-way through his land. He conditioned the offer on a promise that an infrastructure consisting of a station, spurs and a wharf on the St. Lucie River would be built. Kitching was a pioneer pineapple grower and in 1894, the same year the railroad arrived, built a wood-frame residence known as the Kitching House of the south bank of the St. Lucie River. In 1910, Kitching's Addition, the oldest residential subdivision in Stuart was platted and developed. An early history of Martin County indicates that Kitching was among the first to recruit black pineapple workers to the community.⁸

The historic black settlement of Stuart was located in the southeastern part of the community and concentrated in the Lincoln Park Subdivision. From the Civil War well into the twentieth century, Lincoln was a popular name in the African American community which held martyred President Abraham Lincoln in great esteem. In 1913, Andrew Rankin Wallace filed a plat for Lincoln Park.⁹ Jackson B. McDonald, first mayor of Stuart, and W.H. Roat subsequently replatted Lincoln Park. The subdivision with street layout appears on the 1915 Sanborn Fire Insurance and was mapped in detail on the 1920 Sanborn update. Lincoln Park was bifurcated

⁴ Sandra Henderson Thurlow. Stuart on the St. Lucie: A Pictorial History, (2001), p. 134; See US Census Returns for Stuart, Palm Beach County, 1910.

⁵ Webber, "The Pineapple Industry in the United States," pp. 269-272.

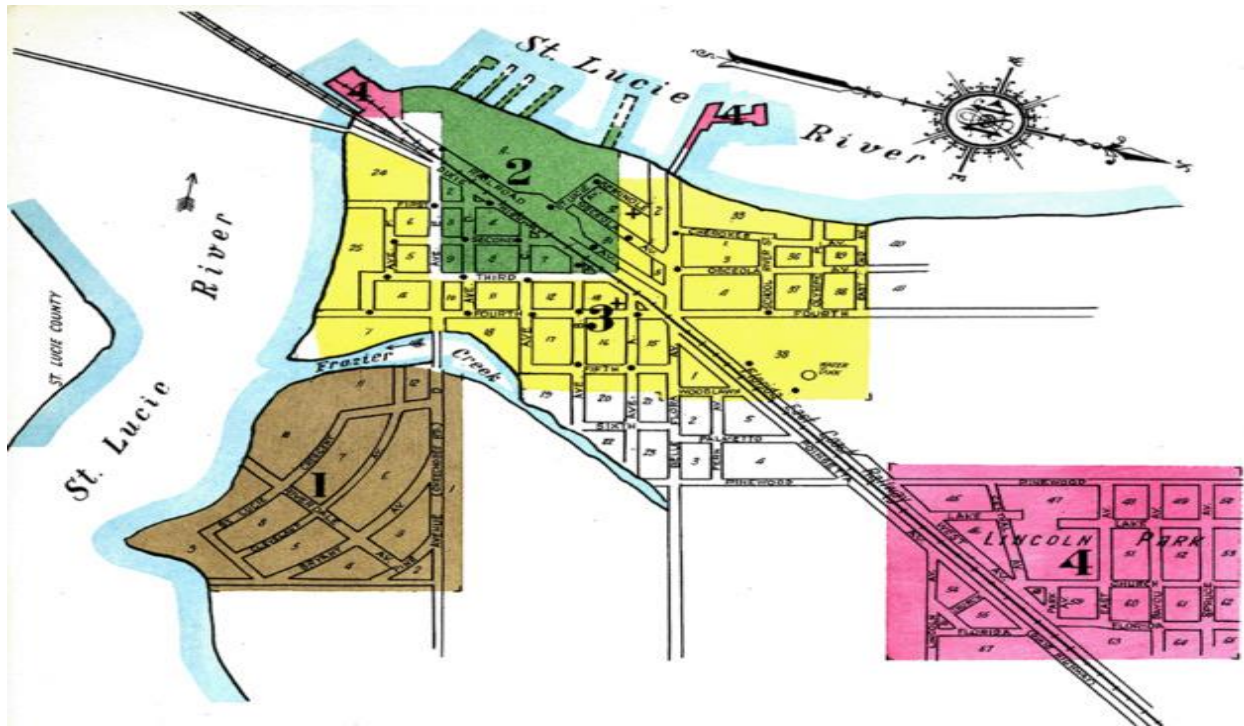
⁶ See US Census Returns for Stuart, Palm Beach County, 1910, 1920, Stuart Martin County 1930, 1940.

⁷ Works Project Administration, "History of Martin County, Florida," p. 1.

⁸ Works Project Administration, "History of Martin County, Florida," pp. 2-3.

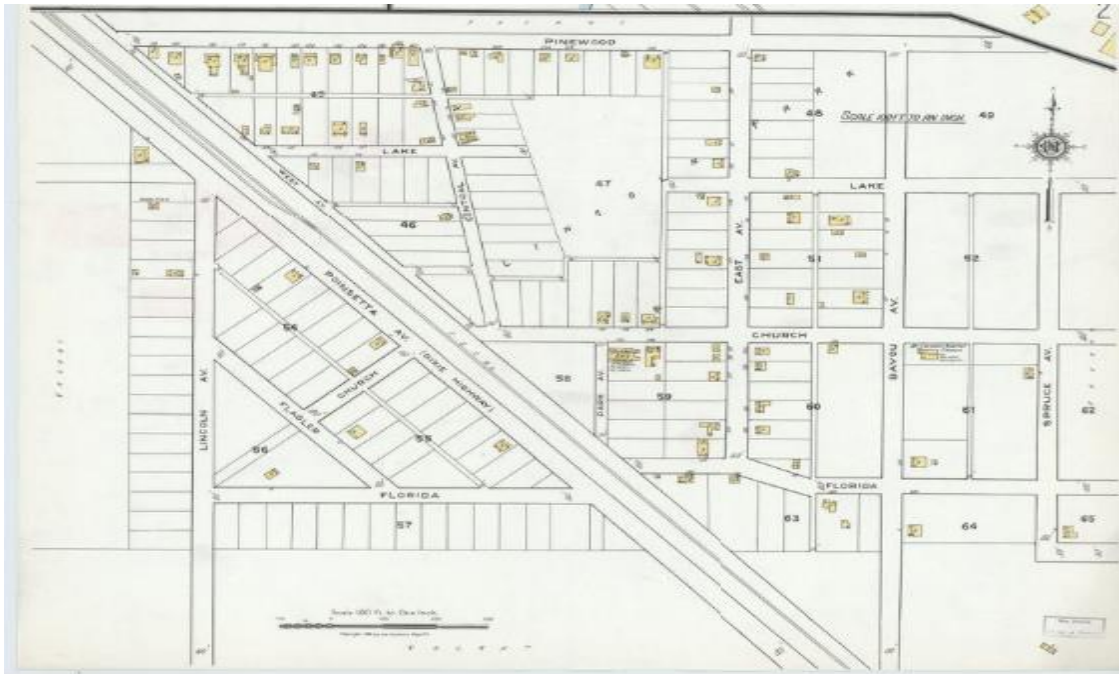
⁹Thurlow. Stuart on the St. Lucie: A Pictorial History, p. 134

by the Florida East Coast Railway which provided employment to many residents of the neighborhood.¹⁰ Adjacent the railroad was a triangular shaped park. Known as Lincoln Park, the additional sides of the park were formed by Church Street and Park Avenue. Lincoln Park was one of the first three parks in Stuart.¹¹



¹⁰ Florida Master Site File, MT220.

¹¹Thurlow. Stuart on the St. Lucie: A Pictorial History, p. 134



Stuart/East Stuart, Florida Land Boom-Great Depression, 1920-1940

Florida's economy blossomed after World War I. Stuart, like other communities throughout the state, benefitted from the Great Florida Land Boom. Real estate values rose dramatically during the Boom. In virtually all communities, new subdivisions were platted and recorded, lots were sold and re-sold and new buildings were constructed.

The Florida Land Boom of the 1920s left its mark on East Stuart and the residential development of Lincoln Park. The City of Stuart experienced its most dynamic period of growth. Its population increased from 778 in 1920 to nearly 2000 in 1930. In 1925 Stuart reincorporated as a city and Martin County was created from southern St. Lucie County and northern Palm Beach County. Stuart, with the largest population, became the county seat.¹²

The black population of Stuart, concentrated in Lincoln Park, also grew dramatically. Lincoln Park, also known historically as Little Dixie, was not only a residential community but a center of social and religious life. By 1920 it contained a IOOF Lodge and St. Paul AME Church, 527 Church Street and Mt. Calvary Baptist Church, 614 Church Street. St. Paul AME was organized in 1912 as St. Mary's AME Church. The original church was built that same year and included nineteen stained glass windows, a church bell and belfry. It was renamed St. Paul in 1920. In 1970 a new sanctuary was constructed, and the original stained glass was repurposed in the new church.¹³

¹²Historic Property Associates, Inc. "Survey of Stuart," 1991, pp. 12-16.

¹³Works Project Administration, "History of Saint Paul African Methodist Episcopal Church," 1936.



SAINT PAUL AFRICAN METHODIST EPISCOPAL CHURCH 11th Episcopal District of the African Methodist Episcopal Church South Conference-Nobile North District

As the largest and oldest established church in East Stuart, St. Paul has held a unique place in the community. The church has always served as a beacon of hope, supporting civic activities, and at times, during major hurricanes as a shelter. The church survived the Great Depression, the Civil Rights Movement and stands strong today. The extraordinary original stained glass windows in the present day sanctuary were transferred from the old church, and remain as a visual legacy of remembrance of our rich past, which is rooted in faith, sacrifice, and love.

In the beginning the church was named St. Mary A.M.E. It was the first African American church to own property in East Stuart. The church's first pastor was Reverend J.D. Currington. St. Mary A.M.E. Church's Chartered Founding members were Walter and Mary Moore and members of the Thompson Family.

In 1907, Walter C. Moore and Mary C. Thompson Moore migrated from Orange City, Florida to Stuart. Without a church - and with a great desire to worship - they gathered believers and began a fellowship, holding services in their home. In 1912, on the land donated by Walter and Mary, this group built the early church. It was named St. Mary A.M.E. Church in honor of Mrs. Mary Thompson Moore.

The church was renamed St. Paul A.M.E Church in 1920.

In 1970, Reverend R.H. Hooks resumed construction and worked to complete the new church. The property was purchased from Hortense Thompson Cridell, Reginald Thompson Cant and Nellie Thompson Moore, descendants of Walter and Mary Moore. Reverend J.R. McFadden continued the work during his tenure. The sanctuary was completed in 1970 during Reverend W.W. Wells' administration.

The history of Saint Paul African Methodist Episcopal Church is a testimony faithfulness and love. The significance of St. Paul's history is the thousands of people who have been touched by the church and its ministry.



Dedicated by the City of Stuart in 2017

Mt. Calvary Baptist Church was the second church established in Lincoln Park. The Mt. Calvary congregation was organized in 1914. Services were held in a frame building on Pine Street from 1914 to 1916. From 1916 until 1936 services were held at a wood frame structure at 614 Church Street. In 1936 a new stucco over frame building was constructed at 641 Church Street.¹⁴ The historic Mt. Calvary Baptist Church has been replaced by a modern sanctuary.



Mt. Calvary Baptist Church, Church Street

St. Monica's Episcopal Church at 812 Central Avenue was also constituted in 1920s. St. Monica's has its roots with Bahamian immigrants working in the pineapple industry at Sewell's Point. The congregation formally organized in 1928 and was led by the Reverend M. H. Finley. Services were held initially at the Odd Fellow's Hall on Central Avenue. In 1933 the original wood frame church was erected on the present site. The congregation replaced the original church in 1965 with the present structure.¹⁵

¹⁴ Works Project Administration, "History of Mt. Calvary Church," 1936.

¹⁵ Works Project Administration, "History of Mt. St. Monica's Episcopal Church," 1936



St. Monica's Episcopal Church

Established in 1928 by the Episcopal Diocese of South Florida

1922-1924 – Bahamian immigrants working in the pineapple industry on Sewall's Point first gathered in the home of Alice and Willie Christie to celebrate Evening Psalm Service. As membership grew, services were moved to the second floor of the Palmetto Hall Pineapple Packing House on the Twichell Estate. To accommodate the growing congregation, Father Kessler came from St. Patrick's Anglican Church in West Palm Beach once a month to administer Communion. The newly formed church eventually moved to the Odd Fellows Hall in Stuart, with the Christie, Mackey, Finley, and other families in attendance at the first official service.

1928 – Faithful worshippers, led by Alice Christie, raised the funds to build their own church. The present property on Central Avenue was purchased, and the congregation saved an additional \$25.00 to buy an old wooden building which was moved to the site in 1928. This was the first St. Monica's Church officially established by Bishop John Wing.

1965 – With the leadership of Edward Mackey and donations from Mrs. Francoise Barstow, the current sanctuary was built.



Historic Marker Dedicated by the City of Stuart in 2016

While churches and civic buildings were important components of the East Stuart neighborhood, most of the buildings constructed during the 1920s were simple frame vernacular residences. Frame vernacular was the prevalent type of wood frame construction techniques employed by lay or self-taught buildings who had little or no formal training. Examples include 912 East Avenue and 937 SE Tarpon Avenue.

With the collapse of the Florida Boom in 1926 and the onset of the Great Depression in 1929, real estate development slowed dramatically in Stuart. Nonetheless, several important buildings were constructed in East Stuart during the Depression Decade.

One important building was Macedonia Baptist Church at the corner of Bahama Avenue and Church Street. It was built in 1933 and was a white frame church with a bell tower and rectory. Unfortunately, it has been lost to demolition.¹⁶

¹⁶ Works Project Administration, "History of Mt. Macedonia Baptist Church," 1936

A second important building was the Stuart Training School. Built in 1931, Stuart Training School was the main school for blacks in Martin County during the segregated era.¹⁷ It is one of the few examples of masonry construction in East Stuart prior to World War II. Located at 800 SE Bahama Avenue, the school closed in 1964, when it was replaced by Murray Junior/Senior School, another segregated facility. It is, however, still in operation as Spectrum Junior/Senior High School.



¹⁷ [May Name New School After Murray Family". *Palm Beach Post*. June 10, 1964. p. 13.](#)

In the 1930s, Frame Vernacular residences remained the most common property type in East Stuart. One of the best examples from the period is the Thomas J. Allen Home at 410 SE Lake Street. This house, typical of Frame Vernacular building, was constructed in 1938 by Steven Blasko, Jr. a Hungarian immigrant. Blasko built the Allen Home and a number of others in East Stuart during the Jim Crow Era. The building was constructed of high quality, Dade County pine, a significant building material in pre-World War II South Florida. Thomas J. Allen was a prominent resident of Stuart and an entrepreneur with multiple business interests.

1938

Thomas J. Allen Home

410 S.E. Lake Street, Stuart

This is the home of Thomas J. Allen, an African American, who was born in Titusville in 1906. He had 9 siblings. The family moved to Stuart in 1923. With a fourth grade education, Thomas was an industrious entrepreneur with businesses that included: a lumber yard, the cutting and planing of lumber for ships, potato farming, and hauling asphalt for air strips/roads/driveways. He is remembered as “the man who would give a young boy a job.” Thomas and his wife, Lizzie Mae of Stuart, raised 4 daughters in this home. He died in 1974. Charlotte Merricks, a daughter, resides near this Allen family home.

This home was built by master carpenter Steven Blasko, Jr. who was born in Miskolc, Hungary. He married Jolan Kerekes in 1916 in Detroit and became a naturalized U.S. citizen by 1918. Steven, Jolan and daughter, Lola, lived in his parents’ Palm City home in 1920. In 1924, their second daughter, Mabel (aka Mabel Witham), was born. Steven Blasko, Jr. “saw no color,” and therefore, bore no prejudice. He was criticized for building this and other homes in East Stuart during the period of racial segregation.

In 2017, Rev. Jerry Gore, Sr. and wife, Jacqueline, purchased this home from the Allen family and renovated it while preserving the structure’s historical integrity. New flooring covers the 1938 wood floor. The kitchen closet walls, chimney and 2 stacks of wooden cabinets are original. New metal roofing was installed on top of the original metal. The exterior wood siding and plank porch floors are original except for small sections of siding that were replaced due to deterioration.

This Dade County Pine frame vernacular “shotgun” type home reflects typical characteristics: sturdy construction, crawlspace, front and rear porches, rooms are one behind the other, the front door aligns with the rear door, gable roof, living room at the front with the kitchen at the back, overall rectangular design with bay windows on two sides, fireplace, and horizontal wood exterior siding. Excellent cross-ventilation occurs via the doors and windows. “Shotgun” homes originated in West Africa, they were also constructed in the Caribbean, and later built in the Southern United States.



Historic Home of Thomas J. Allen - Established 1938



Dedicated by the City of Stuart in 2018

Development of East Stuart, 1940-1968

The post-World War II history of East Stuart is largely unwritten. The 1991 historic properties survey of Stuart was done thirty-one years ago and did not cover the post-1940 period due to the relative recentness of the period at the time. Nonetheless, a community meeting on March 7, 2022 in East Stuart included statements from long time residents, indicating that the experience of East Stuart in the post-World War II period were similar to those of other segregated communities in Florida and the South during the Jim Crow Era

In the post-World War II period, the black church remained a bulwark of the local community with the most numerous and the most important located in East Stuart. Its ministers were often the best educated members of the community. The church provided a protective environment to deal with

the discrimination of the Jim Crow South. It also provided support for family and community life and a place for social and sometimes recreational activity.

After World War II, many black veterans returned to East Stuart. Given their service to their country, they were less willing to tolerate the discrimination and second-class citizenship of the Jim Crow Era. They also had the benefits of the GI Bill and availed themselves of educational opportunities in search of a better quality of life.¹⁸

In the 1950s blacks in East Stuart were under educated and under employed compared with the white community. Census data indicates, domestic service, construction, railroad work, and farm labor were the only occupations open for the great majority of blacks. Teaching and preaching were the few occupations that offered advancement for blacks and a chance for a higher quality of life.¹⁹

Brown vs. Board of Education was a benchmark date of the Civil Rights Movement for Stuart, Florida and the United States. In Brown vs. the Board of Education of Topeka, Kansas, the United States Supreme Court declared state laws establishing separate public schools for black and white students to be unconstitutional. Nonetheless, local schools, including the Stuart Training School and the Murray Junior-Senior High, constructed in 1964 at Port Salerno, remained segregated until 1968.²⁰

As discussed at the March 7, 2022, community meeting, due to segregation, a vibrant black business community existed in East Stuart. Churches were another historic property type. The original church buildings have been removed but the congregations of St. Paul AME, Mt. Calvary Baptist and St. Monica's Episcopal churches remain. Following passage of the 1964 Civil Rights Act, Black-owned businesses were suddenly faced with competition from white-owned businesses outside of East Stuart. As a result, the black businesses in the community declined. With the desegregation of public schools in Martin County in 1968, the Jim Crow Era in the history of East Stuart ended. Most of the extant buildings in East Stuart Community date from the post-World War II period and need to be documented and evaluated to fully-establish the significance of the community.

¹⁸Stuart Training School Facts, 1931-1964.

¹⁹Ibid,

²⁰Ibid.

Characteristics & Styles:

Frame Vernacular, 1915-1950

Frame Vernacular was the prevalent type of wood frame construction employed by lay or self-taught builders who had little or no formal training. It was the main type of construction applied to all building in East Stuart prior to World War II but was particularly common to private residences. Gable, or hip roofs, usually had steep pitches that accommodated attic space. Horizontal drop siding and weatherboard were the most common exterior wall surface materials. Wood shingles were often used to cover roofs until they were replaced by sheet metal and metal shingles and later by asbestos cement and composition shingles. Porches, most commonly simple entrance or end porches, were common features. Porches were the location of most decorative features such as gingerbread, jig-sawn bargeboards, and decorative rafters. Fenestration was regular, but not always symmetrical. Windows were generally double-hung sash with multi-pane glazing and doors contained recessed wood panels. Exterior decoration was sparse and limited to ornamental woodwork. A 1950 survey of East Stuart indicated that of 213 extant buildings in East Stuart 191 were frame.²¹ Extant examples Frame Vernacular residences include 912 East Avenue, 410 SE Lake Street and 937 SE Tarpon Avenue.



²¹Thurlow. Stuart on the St. Lucie: A Pictorial History, p. 138-139; "Committee Reports to Council On Negro Housing in Stuart," *Stuart News*, July 6, 1950, p. 12.

Frame Vernacular Residence, East Stuart

Masonry Vernacular, 1920-1960

Masonry Vernacular was the prevalent type of masonry construction employed by lay or self-taught builders who had little or no formal training. Masonry Vernacular was more common in Stuart on commercial buildings, but there are many examples in East Stuart particularly after World War II, when more fragile, wood frame residential buildings fell out of favor. Most of the Masonry Vernacular buildings in East Stuart are painted or stuccoed concrete block. Stuart had a cast concrete block manufacturing plant so it is likely materials from the plant found their way to East Stuart. The best extant example of masonry construction in East Stuart is the East Stuart Training School.



East Stuart Training School, 800 SE Bahama Avenue.

Alterations:

Many of the historic era buildings in East Stuart have been subject to alterations. Typically, these alterations are window replacement or vinyl or metal over original wood siding. Such alterations are typically not disqualifying for historic designation. More concerning is wide scale demolition. For example, of the sixteen buildings recorded in the 1991 survey, six have been demolished. Moreover, the City of Stuart has documented eighty-eight vacant lots in the neighborhood, including some of the buildings previously recorded. Demolition remains the main threat to a prospective district. Land values are dramatically increasing relative to building values, putting development pressure on the historic building stock of the neighborhood.



Vacant Lots in East Stuart Community

1991 SURVEYED BUILDINGS

*415 CHURCH ST	FRAME VERNACULAR	C. 1920 PRIVATE RESIDENCE
*417 CHURCH ST	FRAME VERNACULAR	C. 1930 PRIVATE RESIDENCE
*624 CHURCH ST	MEDITERRANEAN REV.	C. 1926 PRIVATE RESIDENCE
*626 CHURCH ST	MEDITERRANEAN REV.	C. 1930 PRIVATE RESIDENCE
912 EAST AVENUE	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
*916 EAST AVENUE	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
344 M.L. KING JR.	FRAME VERNACULAR	1930 COMMERCIAL
815 NASSAU AVE.	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
*825 NASSAU AVE.	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
829 NASSAU AVE	FRAME VERNACULAR	C. 1940 PRIVATE RESIDENCE
818 TARPON AVE	BUNGALOW	C. 1926 PRIVATE RESIDENCE
821 TARPON AVE.	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
833 TARPON AVE.	FRAME VERNACULAR	C. 1926 PRIVATE RESIDENCE
915 TARPON AVE.	FRAME VERNACULAR	C. 1940 PRIVATE RESIDENCE
937 TARPON AVE.	FRAME VERNACULAR	C. 1940 PRIVATE RESIDENCE
941 TARPON AVE.	FRAME VERNACULAR	C. 1940 PRIVATE RESIDENCE
*demolished buildings since 1991		

Statement of Significance:

Ethnic Heritage/Black: Criterion A

From c. 1915 until the end of segregation in 1968, East Stuart, known also as the Lincoln Park Neighborhood, was the center of the African American community in Stuart. With the arrival of the railroad in 1894, African Americans from Florida, Georgia and other parts of the South arrived in Stuart to work for the railroad, and in the pineapple, citrus and fishing industries. They began settling in East Stuart early in the 20th century. A significant part of the East Stuart Community was immigrants from the nearby Bahama Islands who worked particularly in the early pineapple industry. These immigrants formed their own churches, principally Baptist, and the African Methodist Episcopal denominations. Buildings that embody this heritage are St. Paul AME, Mt. Calvary Baptist, and St. Monica Episcopal churches. Black educational structures include the East Stuart Training School, the principal black secondary school in Martin County between 1931 and 1964.

Determination of Eligibility Opinion:

The East Stuart Community is likely eligible for the National Register of Historic Places under Criterion A, Ethnic Heritage/Black at the local level. However, the evidence for designation is incomplete and needs updating. The last comprehensive historic properties survey was undertaken in 1991 and now is over thirty years out of date. Given the fifty-year criterion in place at the time, the survey report only covered the pre-1940 era and individual Florida Master Site File forms were also limited to pre-1940. Given the passage of time, an update of historic information is imperative. The post-World War II period included the Black Civil Rights Era, a period highly significant to African American communities throughout the United States. A community meeting on March 7, 2022, was primarily focused on this period and touched on the significance of East Stuart and civil rights to residents. The East Stuart Training School was an important black educational institution in the community and its history and association with the local civil rights movement needs to be fully developed. Moreover, based on the data from the City of Stuart, it appears that the majority of buildings date from the post-World War II period. None have been recorded in the Florida Master Site File. This data is foundational to a National Register nomination and needs to be completed prior to a final evaluation.

In addition to honorific recognition, listing in the National Register has the following results for historic properties:

- ▣ Consideration in planning for Federal, Federally licensed, and Federally assisted projects: -- Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties either listed in or determined eligible for listing in the National Register. The Advisory Council oversees and ensures the consideration of historic properties in the Federal Planning process.
- ▣ Eligibility for certain tax provisions -- Owners of properties listed in the National Register may be eligible for a 20% investment tax credit for the certified rehabilitation of income-producing certified historic structures such as commercial, industrial, or rental residential buildings. This credit can be combined with a straight-line depreciation period of 27.5 years for residential property and 31.5 years for nonresidential property for the depreciable basis of the rehabilitated building reduced by the amount of the tax credit claimed. Federal tax deductions are also available for charitable contributions for conservation purposes of partial interests in historically important land areas or structures.
- ▣ Qualification for Federal grants for historic preservation, when funds are available.

Seven Aspects of Integrity:

- Must be 50 years old or older. *There are an estimated 163 buildings 50 years old or older. These are the overwhelming number of buildings in the community.*
- The seven (7) recognized qualities of integrity under the National Register of Historic Places are: location, design, setting, materials, workmanship, feeling, and association.

Location: *Yes, the location is the same since the Lincoln Park Subdivision was platted c. 1915.*

Design: *The buildings in the area are primarily simple wood frame and masonry structures. There are very few buildings that represent a defined historic architectural style. While many buildings have been altered through new windows or non-historic siding, the overall design and individual materials and details are generally intact.*

Setting: *The setting of the area is generally intact. However, the City of Stuart has documented a eighty-eight vacant lots where mainly pre-1930 wood frame buildings were located. Demolition remains a threat to the community because of the size of buildings, their condition, and ever-increasing land values relative to building values.*

Materials: *Most buildings are simple utilitarian structures constructed of commonly available materials. Historic materials such as Dade County Pine are found intact on buildings such as the Thomas J. Allen Home, 410 S.E. Lake Street.*

Workmanship: *There are intact examples of the work of skilled carpenters such Steven Blasko, Jr. a Hungarian immigrant, who built the Thomas J. Allen Home, 410 S.E. Lake Street.*

Feeling and Association: *The East Stuart Community still has the feeling and association of a historically black community. Particularly important are the historical black churches located there such as St. Paul AME, Mt. Calvary Baptist and St. Monica Episcopal. Many of the early, frame vernacular residences have been lost and replaced by post-World War II masonry residences, which now form most of the buildings in the community. Demolition and new construction threaten the character of East Stuart.*

EAST STUART, PRE-1972 INVENTORY

PIN	AREA ACRES	BuildingTypeDescription	ExteriorWallDescription	Year Built	EffectiveYearBuilt	BuildingCategoryDescription	AssessedValue	AppraisedValue	AREA ACRES	Historical Building
04384101001000405	0.28	Single family	Stucco or wood	1957	1957	Residential	12500	12500	0.28	<Null>
04384101001000405	0.28	Single family	Stucco or wood	1940	1940	Residential	22370	22370	0.28	<Null>
04384101001000600	0.14	Single family	Stucco	1965	1965	Residential	34690	34690	0.14	<Null>
04384101002000109	0.15	Single family	Wood siding	1947	1947	Residential	37050	37050	0.15	<Null>
04384101002000207	0.14	Single family	Stucco	1949	1949	Residential	30270	30270	0.14	<Null>
04384101002000305	0.14	Single family	Stucco	1959	1959	Residential	30140	30140	0.14	<Null>
04384101002000403	0.55	Other residential	Stucco	1963	1960	Residential	27620	27620	0.55	<Null>
04384101002000403	0.55	Other residential	Stucco	1963	1960	Residential	26670	26670	0.55	<Null>
04384101002000403	0.55	Other residential	Stucco	1963	1973	Residential	44840	44840	0.55	<Null>
04384101003000107	0.41	Triplex	Stucco	1963	1960	Residential	45680	45680	0.41	<Null>
04384101003000107	0.41	Duplex	Stucco	1963	1960	Residential	31810	31810	0.41	<Null>
04384101003000401	0.14	Single family	Stucco	1956	1976	Residential	20450	20450	0.14	<Null>
04384101003000606	0.14	Duplex	Wood siding	1953	1953	Residential	15290	15290	0.14	<Null>
04384101005000406	0.12	Single family	Alum siding	1940	1940	Residential	14440	14440	0.12	<Null>
04384101005000601	0.11	Single family	Stucco	1960	1960	Residential	34360	34360	0.11	<Null>
04384101006000100	0.28	Church	Block with Stucco	1969	1969	Commercial	354220	354220	0.28	<Null>
04384101006000100	0.28	Other residential	Wood siding	1962	1962	Residential	51400	51400	0.28	<Null>
04384101006000306	0.14	Single family	Stucco	1956	1976	Residential	25180	25180	0.14	<Null>
04384101006000805	0.14	Quadruplex	Stucco	1967	1975	Residential	55380	55380	0.14	<Null>
04384101006001305	0.28	Other residential	Wood siding	1963	1970	Residential	45430	45430	0.28	<Null>
04384101007000108	1.93	General Office	Block with Stucco	1963	1985	Commercial	165970	165970	1.93	<Null>
04384101007000108	1.93	Apartments - High Rise	Block with Stucco	1963	1985	Commercial	201560	201560	1.93	<Null>
04384101007000108	1.93	Apartments - High Rise	Block with Stucco	1963	1985	Commercial	201560	201560	1.93	<Null>
04384101007000108	1.93	Apartments - High Rise	Block with Stucco	1963	1985	Commercial	201560	201560	1.93	<Null>
04384101007000108	1.93	Apartments - High Rise	Block with Stucco	1963	1985	Commercial	201560	201560	1.93	<Null>
04384101007000108	1.93	Apartments - High Rise	Block with Stucco	1963	1985	Commercial	201560	201560	1.93	<Null>
04384101008000106	0.28	Other residential	Conc block 12	1963	1970	Residential	26430	26430	0.28	<Null>
04384101008000106	0.28	Other residential	Conc block 12	1963	1970	Residential	26430	26430	0.28	<Null>
04384101008000302	0.14	Single family	Stucco	1965	1965	Residential	21960	21960	0.14	<Null>
04384101008000400	0.14	Single family	Stucco	1961	1961	Residential	27670	27670	0.14	<Null>
04384101008000507	0.14	Single family	Stucco	1960	1960	Residential	20800	20800	0.14	<Null>
04384101008000703	0.17	Lodge	Block with Stucco	1962	1966	Commercial	89420	89420	0.17	<Null>
04384101009000104	0.18	Single family	Stucco	1965	1965	Residential	26100	26100	0.18	<Null>
04384101009000202	0.12	Single family	Stucco or wood	1949	1949	Residential	21050	21050	0.12	<Null>
04384101009000300	0.12	Single family	Wood siding	1940	1940	Residential	18400	18400	0.12	<Null>
04384101200100108	0.12	General Retail	Block with Stucco	1954	2005	Commercial	196800	196800	0.12	<Null>
04384101200100705	0.14	General Retail	Block with Stucco	1958	1995	Commercial	42210	42210	0.14	<Null>
04384101200100705	0.14	Single family	Wood siding	1957	1957	Residential	31800	31800	0.14	<Null>
04384101200200106	0.14	Church	Block with Stucco	1964	1964	Commercial	42450	42450	0.14	<Null>
04384101200200104	0.28	Single family	Stucco	1954	1974	Residential	22380	22380	0.28	<Null>
04384101200300104	0.28	Other residential	Wood siding	1963	1980	Residential	41100	41100	0.28	<Null>
04384101200300300	0.14	Single family	Stucco	1940	1940	Residential	28170	28170	0.14	<Null>
04384101200300408	0.14	General Retail	Concrete Block	1966	1966	Commercial	76630	76630	0.14	<Null>
04384101200300603	0.48	Single family	Concrete Block	1955	1955	Residential	36860	36860	0.48	<Null>
04384101200400102	0.18	Single family	Stucco	1960	1960	Residential	14360	14360	0.18	<Null>
04384101200400200	0.21	Single family	Stucco	1972	1972	Residential	25890	25890	0.21	<Null>
04384101200500109	0.53	Other residential	Wood siding	1961	1980	Residential	53470	53470	0.53	St Paul African Methodist
04384101200500403	0.14	Single family	Vinyl siding	1950	1950	Residential	22030	22030	0.14	912 SE East Ave
04384101200500608	0.14	Quadruplex	Stucco	1955	1955	Residential	25680	25680	0.14	<Null>
04384101200500608	0.14	Quadruplex	Stucco or wood	1945	1945	Residential	47970	47970	0.14	<Null>
04384101200600107	0.28	Quadruplex	Stucco	1940	1940	Residential	27210	27210	0.28	<Null>
04384101200600401	0.14	Single family	Stucco	1960	1960	Residential	16400	16400	0.14	<Null>
04384101200700105	0.12	Apartments - Multiple Res	Stucco	1961	1995	Commercial	119360	119360	0.12	<Null>
04384101200700203	0.11	Single family	Stucco	1944	1944	Residential	54550	54550	0.11	<Null>
04384101200700409	0.14	Duplex	Stucco	1960	1960	Residential	11370	11370	0.14	<Null>
04384101200700409	0.14	Duplex	Stucco	1960	1960	Residential	11370	11370	0.14	<Null>
04384101200700506	0.14	Single family	Stucco	1950	1950	Residential	39730	39730	0.14	<Null>
04384101300900100	0.28	General Commercial	Block with Stucco	1955	1995	Commercial	138810	138810	0.28	<Null>
04384101300900168	0.44	Triplex	Wood siding	1926	1966	Residential	40660	40660	0.44	<Null>
04384101300900168	0.44	Triplex	Stucco	1926	1966	Residential	39580	39580	0.44	<Null>
04384101300900168	0.44	Triplex	Wood siding	1926	1966	Residential	21970	21970	0.44	<Null>
04384101300900200	0.11	Single family	Stucco or wood	1930	1930	Residential	21600	21600	0.11	<Null>
043841013010000108	0.17	Duplex	Stucco	1961	1961	Residential	17740	17740	0.17	<Null>
043841013010000108	0.17	Duplex	Stucco	1961	1961	Residential	17740	17740	0.17	<Null>
043841013010000300	0.13	Duplex	Wood siding	1938	1990	Residential	31600	31600	0.13	Thomas J Allen Home
043841013010000402	0.1	Duplex	Stucco or wood	1930	1930	Residential	16520	16520	0.1	<Null>
043841013010000402	0.1	Duplex	Stucco or wood	1930	1930	Residential	16310	16310	0.1	<Null>
043841013010000509	0.1	Single family	Stucco or wood	1930	1930	Residential	20920	20920	0.1	<Null>
043841013010000705	0.1	Single family	Stucco	1957	1957	Residential	3990	3990	0.1	<Null>
043841013010000803	0.22	Single family	Alum siding	1940	1940	Residential	100	100	0.22	<Null>
043841013010001009	0.15	Single family	Wood siding	1940	1940	Residential	23530	23530	0.15	<Null>
043841013011000106	0.34	Church	Block with Stucco	1968	1980	Commercial	123170	123170	0.34	St Monica's Episcopal Church
043841013011000400	0.13	Single family	Stucco or wood	1950	1950	Residential	19430	19430	0.13	<Null>
043841013011000507	0.13	Single family	Wood siding	1957	1957	Residential	5960	5960	0.13	<Null>
043841013011000605	0.23	Single family	Stucco or wood	1930	1970	Residential	20530	20530	0.23	<Null>
043841013011000801	0.11	Single family	Hardi-Plank Lap Siding	1950	1965	Residential	24140	24140	0.11	<Null>
043841013011000909	0.11	Single family	Stucco or wood	1950	1965	Residential	13120	13120	0.11	<Null>
043841013011001007	0.11	Single family	Stucco or wood	1950	1950	Residential	17060	17060	0.11	<Null>
043841013011001105	0.11	Single family	Stucco or wood	1950	1975	Residential	24050	24050	0.11	<Null>
043841013011001203	0.21	Single family	Stucco	1955	1980	Residential	33550	33550	0.21	<Null>
043841013012000202	0.13	General Office	Block with Stucco	1960	1990	Commercial	92490	92490	0.13	<Null>
043841013012000300	0.39	Duplex	Stucco	1966	2000	Residential	59620	59620	0.39	<Null>
043841013012000300	0.39	Duplex	Stucco	1966	2000	Residential	50400	50400	0.39	<Null>
043841013012000300	0.39	Duplex	Stucco	1961	2000	Residential	50400	50400	0.39	<Null>
043841013012000300	0.39	Duplex	Stucco	1961	2000	Residential	59620	59620	0.39	<Null>
043841013012000300	0.39	Duplex	Stucco	1961	2000	Residential	59620	59620	0.39	<Null>
043841013012001103	0.12	Single family	Stucco	1945	1945	Residential	0	0	0.12	<Null>
043841013012001103	0.12	Single family	Stucco	1945	1945	Residential	27300	27300	0.12	<Null>
043841013012002004	0.19	Church	Block with Stucco	1962	1980	Commercial	256370	256370	0.19	<Null>
043841013012002200	0.09	Single family	Stucco	1960	1960	Residential	16390	16390	0.09	<Null>
043841013013000102	0.22	Duplex	Stucco	1968	1968	Residential	18040	18040	0.22	<Null>
043841013013000102	0.22	Duplex	Stucco	1968	1968	Residential	17320	17320	0.22	<Null>