

## HISTORY NARRATIVE

### **SLIDE - Introduction – University of Florida Historic Preservation**

Hello, I'm Ann Baird here to present a brief history of Anastasia Island [\(CLICK\)](#) and the subsequent development of North Davis Shores.

### **SLIDE - Slides of Today and 1926**

In 1924 developer D.P. Davis who had grown up just west of St. Augustine in Green Cove Springs, saw the possibility of developing the north end of Anastasia Island, then just marsh and sea, into what would become known in a few years time as Davis Shores. [\(CLICK\)](#)

### **SLIDE – Beach scenes**

At the time of the Davis dream, Anastasia Island was sparsely settled, but possessed a history closely linked to the history of St. Augustine. Over time, this barrier island had been shaped and reshaped by natural forces, making any long term permanent settlement difficult. [\(CLICK\)](#)

### **SLIDE – Timucua population**

The first people to use the island would have been the indigenous population, the Timucua and their ancestors, encountered by Pedro Menendez when he arrived in St. Augustine harbor and settled what was to become St. Augustine in 1565. [\(CLICK\)](#)

### **SLIDE – Menendez**

It was these same Timucua who a year later drove Menendez and his men to establish a settlement on Anastasia Island as a means of escape to what they felt would be a safer position. A wooden palisade is believed to have been built with wooden huts as living quarters constructed behind the walls. Another fort and town was probably built near this same spot after the 1<sup>st</sup> settlement was reclaimed by the sea. The contingent of soldiers was enlarged when a boatload of soldiers arrived from Cuba and helped to build a more permanent town. This town had taverns, brothels, a church and a jail. There are no remains of the town today, but its site is thought to have been at the north end of the island near present day Salt Run. The fort and town proved vulnerable to the erosion by the ocean and to attacks by English ships and was moved back to the mainland in 1572, leaving the island to be inhabited by only wooden watchtowers that served as protectors to the two inlets into the harbor. [\(CLICK\)](#)

### **SLIDE - Francis Drake**

Francis Drake describes these watch towers on Anastasia in his account of his raid on St. Augustine in 1586 when his 23 ships and 2000 men attacked the small city of 300. He placed his cannons on Anastasia Island, and the next day invaded the town, burning it to the ground. [\(CLICK\)](#)

### **SLIDE - Oglethorpe**

In 1740, during the War of Jenkins Ear, a war waged over a number of years between England and Spain, James Oglethorpe, the founder of Georgia, attacked and laid siege to St. Augustine, and, like Drake used Anastasia Island as a staging point, firing his cannons from batteries placed on high ground believed to be located in what is now Davis Shores. (CLICK)

### **SLIDE - Coquina**

Found on Anastasia Island were the coquina quarries, used as building material for the Castillo del San Marco, begun in 1671 and as material for many of St. Augustine's early buildings. This was the only "stone" available in the area. The quarry would have been guarded? And workers would have lived close by> This is an early engraving of the quarry which was listed on the National Register of Historic Places in 1972. (CLICK)

### **SLIDE - Fish Island**

In the 1700s Jesse Fish, the English land agent active in the transfer of many British houses to the Spaniards at the beginning of the Second Spanish Period, maintained a productive plantation of orange groves and cattle on Anastasia Island. His home, El Vergel (the Garden) built of coquina and sited in one of his groves, was in 1763, believed to have been the only dwelling on the island. The island at this time was known as Fish Island. The Fish Island site was also listed on the National Register of historic Places in 1972 for its information potential as well as its history. (CLICK)

### **SLIDE - Lighthouses and Watchtowers**

Anastasia Island has been known by a variety of names – La Cantera and La Escolta, meaning guard or guardian, indicating perhaps its role as a protective barrier to St. Augustine and its harbor. Over the years, the island has served as the site for the watchtowers and lighthouses. A stone lookout tower was begun by the Spaniards in 1673 and enlarged in 1739 and included living quarters and a chapel. The British, during their time in St. Augustine kept this tower, adding a wooden extension. During the 2nd Spanish period the Spaniards enlarged it obscuring what had been a "Moorish castle like feel with ports and battlements." In 1823, the Americans turned it into the 1<sup>st</sup> lighthouse in Florida. In 1880 this structure eroded into Salt Run. Today's brick lighthouse was built in 1871 a bit further to the west of the original tower and was listed on the National Register in 1981. (CLICK)

### **SLIDE 11 – Flagler Era**

St. Augustine, and subsequently Anastasia Island was changed with the arrival of Henry Flagler with his railroad and fantasy hotels which are all listed on the National Register of Historic Places. Wealthy tourists were drawn to the area by the warm climate and easy access made possible by Flagler's railroad. (CLICK)

### **Slide 12 - Tourist on Anastasia**

With the increase in tourists, the beaches, the lighthouse and the alligator farm, founded in 1893, became draws for visitors. A wooden tramway was even built across the Matanzas River to the Island for easier access. The Alligator Farm has been listed on the National Register since 1992. [\(CLICK\)](#)

### **Slide 13 - Domesticating Florida**

Wild Florida was becoming domesticated during the early 1900s. While certainly railroads opened up Florida to tourists, road construction opened Florida up to residential settlement. Part of the important element of taming Florida would be changing the land itself. Swamps and low lying lands would need to be filled for building, but also to inhibit one of the major deterrents to Florida, the mosquito. The yellow fever vaccine and the screen made Florida a tremendously more livable place, although the bite of the mosquito would still itch it would no longer be as serious a threat. Creature comforts like refrigeration made shipments of perishable goods durable and safer. In 1925 Florida eliminated its income and inheritance taxes making the state a very desirable place to be. [\(CLICK\)](#)

### **Slide 14 – Viscaya**

Chicago Industrialist James Deering was attracted to Florida as a winter home to compliment his house in Chicago and apartment Paris. His magnificent estate Viscaya opened in December 1916. Deering veered from the tradition of building on high ridges and placed his Italianate mansion directly on Biscayne Bay. The estate is sited in extensive gardens based on European design and was built to seem as if it had been occupied for 400 years. [\(CLICK\)](#)

### **Slide – The City Beautiful Movement**

The city beautiful movement was a planning and architecture movement that attempted to implement many of the progressive ideas of the 1890s and early 1900s. †The movement was a response to many of the problems associated with highly concentrated poor urban areas of the late 1800s. The city beautiful movement is usually connected to late 1890s-1910s, examples include the Columbian Exposition in Chicago and the redesign of the Washington DC mall. [\(CLICK\)](#)

### **Slide – Coral Gables**

When George Merrick planned Coral Gables he utilized many of the City Beautiful Movement ideals into his development, particularly using beauty as a tool to instill civic pride. [\(CLICK\)](#) Merrick's use of Mediterranean architecture was unique as most of the City Beautiful Movement used a derivative of classical architecture (and Beaux-arts). While Merrick and later Davis did not utilize the social reformation elements of the City Beautiful Movement, they did use aesthetically pleasing architecture, sanitation and health ideas, and civic structures that were integral elements of the City Beautiful Movement. [\(CLICK\)](#)

## **Slide – Florida Land Boom**

With better roads, no income tax and sharing in a prosperity felt throughout the nation, Florida began to boom in the 1920s, centered in South Florida but soon spreading to other parts of the state. Land sales became speculative – even on parcels not above the water line – and immense profits were to be had. (CLICK)

Those seeking easy wealth and those seeking a glamorous lifestyle flocked to Florida. This was the era of prohibition, but alcohol was easily obtained due to the state's close proximity to the Bahamas and Cuba. A person could live their fantasy in Florida. It was a good time. (CLICK)

## **Slide - D. P. Davis: Davis Islands Tampa**

In Tampa, D. P. Davis, mimicking Carl Fisher, who he observed first hand while participating in the frenzy of the boom in Miami, turned two mud-flat islands then partially submerged in Tampa Bay, into solid land, named them after himself, and began to sell homesites. In the 1<sup>st</sup> three hours of business in 1924, he sold 300 lots for over \$1,600,000 which had multiplied to \$18,000,000 by nightfall. (CLICK)

## **Slides - Davis Shores**

Davis hoped to achieve the same success in St. Augustine where he partnered with A. Y. Milam and his brother Robert to develop a similar site on the Northern tip of Anastasia Island where landfill would be necessary to create land. (CLICK) One of the selling points was its close proximity to St. Augustine Davis Shores was heavily marketed in the country's leading papers, being advertised not only for its way of life, but for the "big profits" possible for investors. Davis promised that it would become "America's watering place" – St. Augustine on the ocean. (CLICK)

## **Slide - Model**

A large model of what the site was to look like was displayed in the project office in St. Augustine. (CLICK) Davis's project was lauded by the city and heavily marketed to the upper-crust for its yacht clubs, golf clubs, winding streets, waterfront lots and fabulous houses built in the most desirable architectural style in Florida. (CLICK)

## **Slide – Bridge of Lions**

In the early 1920s, the city of St. Augustine had foreseen the potential for a boom, and in 1925 began the bridge that would connect the Mainland to Anastasia Island. J.E. (John Edwin) Greiner of the Greiner Company of Baltimore was the designer. The bridge got its name from the marble lions copied from a pair in Florence Italy and donated by Dr. Andrew Anderson, an arts patron and good friend of Henry Flagler. (CLICK)

### **Slide – David Paul Davis**

Davis had been inspired architecturally by the beautiful Italian inspired estate of the industrialist John Deering, built on the shores of Biscayne Bay, opening in 1916 and by many of the buildings being built in Coral Gables. (CLICK)

### **Slide – Davis Disappears**

In 1926, the Florida Boom became the great Florida bust. Davis, who had used much of his own funds, and monies from Davis Island to finance the dream of Davis Shores, was caught, although initially attempting to ward the inevitable disaster off by heavy advertising in major papers and staged responses to concerned potential buyers. In 1926, with only a few houses being built on Davis Shores, Davis booked passage to France on the U.S.S. Majestic and in mid-Atlantic, disappeared, many believed overboard. (CLICK)

### **Slide – Real Estate Bust and the Great Depression**

The Great Depression that gripped life in the 1930s really began in Florida in 1926 with the devastating hurricane of 1926 and the subsequent land bust. Other disasters in Florida soon followed - another devastating hurricane in 1928, insects, etc. etas an inc. The country soon followed the economic bust when in 1929 Stock Market Crashed. Many in Florida had lost their livelihood, but Florida still managed to attract a few tourist to its beaches and warm climate. Pari-mutual betting was legalized and people came to follow the horses. Entire families migrated into Florida searching for work in the agricultural fields. In 1933, Davis's company was auctioned off bringing less than \$10,000. (CLICK)

### **Slide – World War II**

During World War II, Anastasia Island and Davis Shores played a large role in the defense of Florida's shoreline. The Coast Guard were not only stationed at the Lighthouse but used a house in Davis Shores as well, as a lookout for German submarines which had been sighted off the Florida coast. (CLICK)

### **Slide - After World War II**

After the war, Davis Shores began to boom, not as speculative real estate or a resort for the well-to-do, but as a place for returning GIs and their families and the large influx of newcomers beginning to move into Florida. Lots began to sell, first the waterfront and then the interior. Davis Shores was seen as an ideal location, a large planned subdivision with many lots available for building, and a choice location near the beaches and the city. Water and sewer lines were run and a mosquito control district was organized. R. B. Hunt Elementary School was built anticipating families with children moving into Davis Shores. On opening day, the school was at capacity and enlarged in 1956. (CLICK) The future was indeed bright. (CLICK)

**SLIDE \_ NORTH DAVIS SHORES TODAY**

## **Slide 1- INTRO**

Hi, my name is Cassidy Resnick; I will be discussing the architectural significance of North Davis Shores. The development was started by D.P. Davis during the boom and abandoned by him prior to the bust. After World War Two, the area was developed significantly. Thus the neighborhood represents a wide array of social movements and cultural influences.

## **Slide 2- DAVIS SHORES OVERVIEW**

The history of D.P. Davis was touched upon earlier in the presentation, but I will now elaborate on Davis' second project, Davis Shores. I will be focusing on the northern section of Anastasia Island, known as North Davis Shores. D. P. Davis began development of the land used for Davis Shores in 1925. Davis Shores started as a \$60 million development at the NW corner of Anastasia Island. It was designed to be 2x the size of Davis Island.

The land was previously owned by a trio of railroads and had to undergo significant changes to meet the planned size.

Since Davis Shores was started during the Florida land boom, development corresponded with several other well-known communities in Florida, and thus was influenced by them. Projects in St. Augustine also influenced Davis' planned and actual construction.

## **Slide 3- INFLUENCE- DAVIS ISLAND**

D P Davis hoped to recreate the success of Davis Islands in Tampa on a much larger scale. The architecture on Davis Island was intended to be a representation of the first Mediterranean movement with heavy Venetian influences, known as Venetian Renaissance. North Davis Shores was to take some of these same concepts but have a simpler, less ornate design.

## **Slide 4 – INFLUENCE- FLAGLER ERA**

Buildings from the Henry Flagler era influenced North Davis Shores as well. Buildings such as the St. Augustine City Hall Building (\*), Ponce de Leon Hotel (\*), Alcazar Hotel (\*), and Flagler Memorial Presbyterian Church (\*) all portray Mediterranean Revival characteristics. The arched windows, terracotta roofs, and iron work on the balconies are similar to the Mediterranean movement found in North Davis Shores.

### **Slide 5 – INFLUENCE- BRIDGE OF LIONS**

The Bridge of Lions was constructed to connect St. Augustine with Anastasia Island. Built during the 1920s, the bridge takes cues from the Flagler hotel, which has Mediterranean influences with its arches and tile-roofed towers. It serves as a connection between North Davis Shores and the Mediterranean architecture found across the water on St. Augustine's main land.

### **Slide 6– INFLUENCE- CORAL GABLES**

At the same time as the building of North Davis Shores, Coral Gables was being developed. Coral Gables is a good representation of Mediterranean Revival architecture. Famous Mediterranean revival buildings in the area are the Biltmore Hotel (\*) and the Venetian Pool (\*). Coral Gables was also designed as a self contained city with pedestrian friendly walkways and a business core within walking distance from all parts of the community. North Davis Shores not only took cues from Coral Gables city beautiful movement but also the famous Mediterranean Revival buildings in the area.

### **Slide 7– INFLUENCE- SNELL ISLE**

Established during the 1920's, Snell Isle has luxury homes, boat docks, and a private golf club. The community was developed by C. Perry Snell, who gathered influences from his European travels. Similar to North Davis Shores, a bridge built in 1931 crosses the bayou to provide access to the community.

### **Slide 8– INFLUENCE- ADDISON MIZNER**

Addison Mizner, was at the frontier of the “Florida Renaissance Movement”. He grew up in California and this influence can be seen directly in his architecture. He worked in Florida in the early 1920s and built up Boca Raton (\*) and Palm Beach (\*) to be what they are today. Davis was using Mizner’s Mediterranean revival architecture for inspiration to bring the wealthy northerners to St. Augustine's.

### **Slide 9– WHAT WAS PLANNED FOR North Davis Shores**

As for North Davis Shores, Initially Davis proposed 50 miles of streets, 100 miles of

sidewalks and curbs, parks and plazas, two 18-hole golf courses, a casino, a roman pool, a yacht club (\*), a hotel, a country club (\*), apartments (\*), elegant residences and a business district.

### **Slide 10- SIGNIFICANCE OF PLAN**

The plan of North Davis Shores itself is significant. It brought the city beautiful movement to St. Augustine, with its winding streets (\*) and ample green space. The plan shows Davis' design going against the Cartesian grid system. Davis also planned for canals (\*) to cut through some of the areas to provide additional water lots.

### **Slide 11- BUILDING SKETCHES AND LANDSCAPING**

These are sketches of proposed apartments and house styles. The studio house(\*), was planned for C. B. Schoeppl, of Hedrick and Schoeppl, who were the main architects of the island. It exemplifies the Mediterranean movement, with its barrel tile roof, brackets and second story porch. The bungalow (\*) was to be one of the house models for the development. This apartment building (\*), built in 1926, and still standing today

### **Slide 12- LANDSCAPING**

Proposed landscaping can be seen in Davis' sketches and historical photographs. Davis used palm trees and Italian cypress trees to express the Mediterranean Revival movement as well as poplar trees.

### **Slide 13- North Davis Shores- SIDEWALK BEAUTIFICATION**

Davis Island was built during the City Beautiful Movement, which had the intent of using beautification and monumental grandeur in cities. The movement did not seek beauty for its own sake, but rather as a social control device for creating moral and civic virtue among urban populations. (\*) This picture is an example of D. P. Davis' idea of city Beautification along Davis Islands sidewalks, which were adapted in the North Davis Shores plan. (\*)

### **Slide 14- INITIAL PLAN VERSUS FINAL PRODUCT**

Because Davis disappeared and the economy went belly up...Davis' dream was never fully fulfilled. (\*)The original plan of the area is on the left and the picture on the right is the area today. Overlaying the left onto the right (\*), you can see some of the subtle differences in the plan. It looks similar to the original design but not all of the planned canals were dug.

### **Slide 15- WHAT ACTUALLY HAPPENED**

North Davis Shores architecture is quite different than the original plan. Some of the Mediterranean Revival movement buildings were completed but the overall style of the community was adapted to outside influences. Over the next 80 years the neighborhood grew into what it is today, a demonstration of architectural movements in Florida.

### **Slide 16- ENGINEERING SPECTACLE**

Before Davis could even begin developing the houses and buildings planned for Davis Shores, the land had to be built and then protected against the sea. Shown here is a before and after shot depicting Davis Shores land mass before alteration and the final product.

### **Slide 17- ENGINEERING SPECTACLE**

The ocean side of Davis shores was to be over 10 feet high, insuring forever the integrity of Anastasia Island and the historic harbor of St. Augustine. The task was described as one of the largest engineering feats of all time by 1920's standards. The 15 miles of seawall were set in place by crane and high pressured water pumps were used to remove the sand. As with Davis Islands, dredging was a necessity for the ultimate success of Davis Shores.

### **Slide 18- ENGINEERING SPECTACLE**

A world record-dredging contract, which would go on non-stop until all 13 Million cubic feet of fill was in place, began on Halloween 1925, fifteen days prior to the first sale of land.

### **Slide 19- ORIGINAL SALES OFFICE**

The St. Augustine City Hall building, Built in 1890 on the plaza, was used as Davis' sales office. It served as inspiration for the Mediterranean movement that Davis was striving for on his newly built island. Davis wanted to build the permanent Davis Shores office on St. Augustine's main plaza, an area held sacred by many St. Augustinians. The citizens sued and won, forcing Davis to consider a spot south of the plaza on Aviles Street.

#### **Slide 20- ORIGINAL HOUSES**

This is an original house built in 1926 that still stands today.

#### **Slide 21- ORIGINAL HOUSES**

This is another home built in 1927 that is still standing.

#### **Slide 22- ORIGINAL HOUSES**

This home originally built during the beginning construction of the area is virtually unchanged today.

#### **Slide 23- ORIGINAL HOUSES**

This home is very similar to the original sketches of the apartments. This home has been adapted to single-family use over the years.

#### **Slide 24- FLORIDA'S CULTURE BUILDING movements**

This map depicts historic homes in the area. (\*) With homes starting from the 1920's up to 1960's, (\*) though different in architectural building movements, all are equally significant to the development of the community. (\*)

#### **Slide 25 – “Med Revival Characteristics”**

(\*)Shown here are some homes in North Davis Shores that fall under the Mediterranean

Revival movement (\*). These homes, (\*) some of the originals designed by Davis built in the early stages of the community, (\*) show many characteristics of the movement.

### **Slide 26 – More med revival characteristics**

Some of these characteristics include, brackets; arched windows and doors, porch colonnades and windows.

### **Slide 27 – Colonial Revival Chara**

The Colonial Revival movement is based on the desire to reinterpret historic “colonial” architecture. Decorative elements include columns of various orders, balustrades, modillions and dentils, and centrally placed entrances . Colonial revival houses represented a rebirth of interest in the historic architecture found along the East Coast of the United States. The Colonial Revival movement exerted a strong influence over vernacular architecture in Florida.

### **Slide 28- Ranch CharacTERISTICS**

The Ranch style marked a retreat—from the city and the past—for the World War II generation. Ranch movement homes reflect changing American lifestyles and social changes. They emerged in the time of the automobile, and an attached garage became extremely convenient. The Ranch movement continued to be the predominate house design through the 1960s, and continues today. They are typically single story, with low-pitched roofs, and large open planned living areas. Windows in front are typically smaller and horizontal . Typicall house plans include front gables with deep eaves. Other devices emphasize the horizontal hence the term "rambler”.

### **Slide 29- Mid Century**

Mid-Century modern architecture was frequently used in residential structures with the goal of bringing modernism into America’s post war suburbs. It uses anti-historical vernacular, emphasizing on straight lines and flat forms. Thus, creating structures with ample window openings and open floor plans with the intention of opening interior spaces and bringing the outdoors in . Many Mid-century houses utilized post and beam architectural design that eliminated bulky support walls in favor of lollicolumns and walls seemingly made of glass.

### **Slide 30- CONCLUSION**

Davis Island should not be looked at as Mediterranean Revival District (\*), or a prime example of a Florida Modern neighborhood (\*), but rather should be viewed as a Florida Heritage neighborhood (\*) with examples of major movements found in Florida over the past eighty years. (\*) Here in one area lies a history of architecture and development of Florida. North Davis Shores architecture is a representation of Florida's past and should be looked at for inspiration of the future.

(Cover Page)

Our goals throughout the presentation today include highlighting the original plan of North Davis Shores and bringing awareness to the architectural and social history of this historic neighborhood. Using this information, the planning and preservation section of this presentation will focus on presenting ideas that will enhance the quality of life, sense of place and sustainability. (CLICK)

(original plan)

The document on the left is the original design plan for the North Davis Shores Development. The other is a recent view of the neighborhood. Our planning ideas are rooted in the original plan, historic precedents and include some fresh ideas. Before we begin, we would like to share some concepts that we have used to develop our ideas. (CLICK)

(sense of place)

Sense of place is a term to describe the feeling, intellect and aesthetics of a community. A strong sense of place is a powerful bond that unites residents of a neighborhood and improves the quality of life. (CLICK)

(quality of life)

Historic preservation and quality of life are implicitly linked. Communities, large and small, benefit from the contributions historic preservation makes through the built environment. This is supported by a Florida Statute that states, the “destruction of these nonrenewable historical resources will engender a significant loss to the state’s quality of life...” (CLICK)

(Sustainability) Sustainability refers to the tendency of a system to support itself indefinitely. In North Davis Shores, sustainability might be achieved by introducing elements such as solar power and utilizing recycled and local materials for new construction. These ideas can be introduced successfully to the community without compromising the historic fabric or decreasing the quality of life. (CLICK)

(planning) Preservation planning is the key to maintaining sense of place and quality of life. By first identifying cultural and built resources within the community, the ideas provided in this presentation can help you enhance North Davis Shores. This process will be essential in preventing the loss of historic resources and maintaining the architectural character of the neighborhood. (CLICK)

(SWOT exercise) One tool we used to analyze the neighborhood is a S.W.O.T exercise, which stands for Strengths, Weaknesses, Opportunities and Threats. A SWOT analysis can help neighborhoods identify similar concerns and develop strategies to enhance North Davis Shores. We will share with you our analysis and would encourage you to conduct a similar exercise, since you are more aware of what you need as a Davis Shores resident. (CLICK)

(Strength pic) One of the strengths of North Davis Shores is its location, it is within biking distance to Historic Downtown St. Augustine, the Castillo and many commercial attractions. Located on Anastasia Island, the neighborhood has access to the Matanzas River and the intercoastal waterway. It also has an active neighborhood association that is key to implementing the ideas presented here today. (CLICK)

(Weaknesses) Since North Davis Shores is on an island and near sea level, flooding is a problem for residents and property. Also, the neighborhood is vulnerable to new development unsympathetic to the scale of North Davis Shores. In addition, the lack of a trademark architectural style in the neighborhood may hinder historic district listing. (CLICK)

(Opportunities) Still, Davis Shores is full of potential; a handful of medium to large unused lots could be easily converted into fully public use, serving as ground for community-centered buildings or green space. The community benefits from the availability of Davis' original plan and documents. This allows the neighborhood to look to the past for future improvements. North Davis Shores has the opportunity to utilize water for transportation and recreation. (CLICK)

(Threats) These opportunities, unfortunately, are threatened by unchecked and insensitive development. The neighborhood could fall victim to delayed maintenance whereby historic homes slowly lose their character. Also, increasingly erratic weather could threaten the historic landscape.

It is important to conduct this analysis so that threats can be avoided and opportunities taken. Our planning ideas were derived from the SWOT analysis, the original plan and similar neighborhoods in Florida. (CLICK)

(neighborhoods)Miami Shores, Snell Isle, Davis Islands and Coral Gables are four similar Florida neighborhoods that have a strong sense of place and utilize their historic plans to improve their quality of life. Like Davis Shores, all four are City Beautiful neighborhoods laid out in the 1920s and feature Mediterranean Revival architecture. We would like to share some images of these neighborhoods to identify what elements within them elicit feelings of community, cohesion and character and then see how those elements could be applied in North Davis Shores. (CLICK)

(Davis Islands) Despite being situated just off of downtown Tampa, Davis Islands is a laid back neighborhood. Tree-shaded sidewalks such as the one located in this park encourage the residents to get out and enjoy the community. Modest canals meander through the islands and provide the residents who live along them the opportunity to enjoy the water. (CLICK)

This baseball field and tennis center provides citizens of Davis Islands with recreational opportunities. They also serve as places where residents can meet and socialize. (CLICK)

(Community Rec Center) Using the Davis Islands tennis center as a model, a Community Rec Center in North Davis Shores could add to the sense of place and quality of life by reinforcing community interaction. (CLICK)

The neighborhood could purchase the land indicated on this map as an ideal location for the center. (CLICK)

(Coral Gables) With its name displayed at its entrances, Coral Gables in Miami wastes no time establishing its sense of place. The Venetian Pool has provided Coral Gables residents with a central gathering spot to take a dip and socialize since 1921. Tree-lined streets and sidewalks encourage outdoor activities and help reinforce the idea of walkable neighborhoods. (CLICK)

(Community Entrances) Any community, historic or otherwise, would do well to set itself apart. For example, this entrance to North Davis Shores would be an ideal location for a sign, similar to the one at Davis Islands. This can be accomplished with simple, but stately, waist-high walls bearing the name and community sign. (CLICK)

As a planned community, Davis Shores would have had some kind of sign to mark the entrance; it is a matter of interpretation and sympathy towards the original plan to implement a new one. Marking the entrances to the neighborhood would be historically relevant and might also dissuade through traffic which we understand is currently a problem for the neighborhood. (CLICK)

(OpenSpace) Davis's original plan called for several parks and public spaces, most of which were never realized or have since been built upon. (CLICK)

Presently, a handful of unused green spaces exist;

one between the 300 blocks of Alcarzar and Ribault streets, (CLICK)

the other, (CLICK) at the southeast tip of the neighborhood along Comares Avenue. Both spaces could accommodate small dedicated parks that would be accessible to everyone in the community. (CLICK)

(Oglethorpe Blvd) In the original plan, Oglethorpe boulevard was planned as a business street, meaning it would have been elegantly ADORNED with City Beautiful elements, large right of ways, generous setbacks and wide sidewalks. The boulevard is intended to be an important and distinctive element within the neighborhood and we would encourage you to re-emphasize this street. (CLICK)

One option for the new Oglethorpe Blvd. could be to reintroduce pedestrian sidewalks, utilize medians, and add tree plantings to define the space. The road would serve the pedestrian, cyclist and the automobile and would make Oglethorpe Boulevard more closely resemble what was originally planned. Sustainable materials could be used for the areas, including non-porous paving and plantings to reduce water runoff. (CLICK)

(Pedestrian Paths) The original plan of both North and South Davis Shores included over one hundred miles of streets and sidewalks. (CLICK) Introducing pathways would add a sense of cohesion to the neighborhood. A pedestrian web of sidewalks would enable residents to travel by foot to nearby amenities, neighbors or parks. (CLICK)

(Snell Isle pics) Snell Isle in St. Petersburg uses its waterfront to maximum effect with a seawall, sidewalk, and evenly planted palm trees. In the 1920s, the neighborhood's developer had these statues and planters placed in parks and street corners. A park in the center of the community features Snell Isle's trademark statues. (CLICK)

(public art) Public Art can help bolster an open area and increase sense of place. Like Snell Isle, Davis Shores could place art at street corners and in park space to enhance the landscape. This statue located in Sarasota's Bayfront Park is an example of an unpretentious, simple artwork that is interesting to look at. To find designs for the neighborhood art, Davis Shores could host a competition in which area artists and students from Flagler College could enter designs. This would also increase the visibility of the neighborhood association and draw attention to the improvements within the community. (CLICK)

(Miami Shores pics) Miami Shores, just north of downtown, features a park along Biscayne Bay. Notice the park benches, sidewalk on top of the sea wall, and evenly spaced palm trees. This modest fountain and park provides a relaxing place for its residents. (CLICK)

(pics Fountain) A fountain at the confluence of Alcarzar Street, Flagler Boulevard, and Gerado Street would give Davis Shores a central landmark -- a place where residents can walk to gather and listen to the calming flow of water. Using the Miami Shores fountain as a model, (CLICK) here's what it might look like.

In terms of sustainability, the fountain could use a solar-powered pump to avoid the use of nonrenewable energy. (CLICK)

(plantings and rain barrel) Introducing flowers, plants and trees throughout Davis Shores would increase the visual unity. These plantings are native to Florida; require little water; grow in sandy soil, fare well in salty environments, and can grow in both shade and sun. For when the plantings do need water, (CLICK) we would like to propose a publicly funded Davis Shores rain barrel program. Now, this would give the neighborhood a positive identity and serve as an example to other areas and would also reduce water bills. (CLICK)

(Water Taxi) In transforming Davis Shores to a self-identifying community we must explore ways to make it accessible and unique. Several bridges connect the beach communities of St. Augustine to the mainland, but for residents of Davis Shores, the most accessible is the Bridge of Lions. However, walking or biking to the mainland may not be convenient for all residents. We understand that there was a water taxi that served the Davis Shores area but we are proposing the installation of a commuter taxi. Residents of Davis Shores could easily walk, bike or even

drive a short distance to any number of simple, public jetties, whereat they could await pickup. (CLICK)

As a commuter taxi, the boats would head directly to the mainland, accommodating residents who have business in the city. It would be feasible to strike a deal with nearby Edgewater Inn to utilize their many boat slips and ample dock space as a pick-up and drop-off point. (CLICK)

(pics Waterfront Park/Kayak Launch/Bike rack) The Milton Riverwalk in Milton, FL is a combination of a waterfront park, kayak launch and trailhead. It is a good example of new construction that can enhance the sense of place. (CLICK)

The waterfront land along Inlet Drive would be an excellent location for a kayak and canoe launch given its proximity to Anastasia State Park. (CLICK)

It would encourage North Davis Shores' residents to take up a healthful activity and give them a chance to see their community from a different perspective. (CLICK)

(Property Owners Association) A common thread found throughout the neighborhoods we have highlighted today is a strong neighborhood association. They sponsor community activities such as yard sales, 5k runs and block parties. These activities and events promote a cultural identity and enhance the feeling of belonging and community pride. The Snell Isle Property Owner's Association, for example, was able to secure grant money to restore the park and bridge you see here. In regards to historic preservation and community enhancements, we encourage you to look for resources and aid in the historic preservation sector. (CLICK)

(Preservation Opportunities) Many of you are probably aware of different historic protections. It is up to the community to decide in what direction it would like to move. One type of designation that may be appropriate is called a Historic Overlay Zone. Historic Overlays are zoning codes laid over an area's current regulations. An overlay is administered by the local zoning council that can regulate the use of a building. This is helpful in keeping historic buildings for their original use. Local Historic Districts are more intensive, bringing along stricter rules and tighter regulations. This designation prevents the disruption of historic character and stems or stops development. At the Federal level, neighborhoods can be listed on the National Register of Historic Places. Nomination to the list is accompanied by a detailed survey and exhaustive research. New regulation or restrictions do not accompany listing on the national register- it is essentially used to catalog and compare the many built historic resources of the nation. (CLICK)

(maps of population growth below with source and title) That being said...development is on our doorstep. These images depict the progression of population growth in Florida from 2005 to 2060 following today's pattern of development. According to the Center for Quality Growth and Urban Development, 50 years from now the population of Florida is going to double from 18 million to 36 million. As urban development and land management decisions are made by town officials and politicians, the neighborhood of north Davis Shores is threatened by urban sprawl,

incompatible construction and a decline in open space. (CLICK)

(collage of north davis shores) In as much....Preservation should be proactive, not reactive. Taking protective measures, the designation of the community as a historic area would enable the association to pursue funding and resources that could help to protect the scale of your community and its quality of life. There are preservation models that could be considered to ensure the collective health of the historic neighborhood that you love today without controlling what you do to your property, such as paint colors or lawn furniture. (CLICK)

(end slide) The time to act is now, this is your neighborhood and we urge you to look to preservation for funding and resources to keep it that way. Thank you for your time today, we would be happy to answer any questions to the best of our ability. (CLICK)