

Staff Report for Landmark Designation



Application #: DES-25-0001

Proposed Landmark: Vinson House Resource Group, 1334 Riverside Avenue, Anclote

Property name: **Vinson House** / Green Meyer General Store / Anclote Post Office

Street address: 1334 Riverside Avenue Community: Anclote

Applicant: Daniel B. Vinson

Property owner: Daniel B. Vinson

Request: Owner-initiated application for the designation of the significant resources located at 1334 Riverside Avenue, Anclote as a Landmark on a Landmark Site as per Sec. 146-6(a), Pinellas County Code.

Prepared by: Tom Scofield, Principal Planner—Historic Preservation Specialist, Pinellas County Housing & Community Development Department

Prepared for: The Pinellas County Historic Preservation Board

Public hearing scheduled for **Wednesday, October 15, 2025**, beginning at 1:00 p.m., in the Assembly Room, Pinellas County Courthouse, 5th Floor, 315 Court Street, Clearwater, FL

The following Exhibits are included as attachments to this staff report:

- Exhibit A – Application for Historic Landmark
- Exhibit B – Current Photos (includes figures B-1 through B-21)
- Exhibit C – Historic Images (includes figures C-1 through C-6)
- Exhibit D – Location Maps (includes figures A-1 through A-4)
- Exhibit E – Historical Overview (includes figures D-1 through D-6)

Part 1 – PHYSICAL DESCRIPTION [as per Sec. 146-6(d)(1)a, Pinellas County Code]

Property Location [as provided by the Pinellas County Property Appraiser's Office]

Parcel ID Number: 03-27-15-00000-110-0400

Legal Description: PART OF NE 1/4 OF SEC 3-27-15 DESC FROM NE SEC COR TH W 324.20FT TH S45DW 575.6FT ALG SE'LY R/W OF OSCEOLA ST FOR POB TH S45DE 90FT TH S45DW 145.6 FT TO NE'LY R/W OF RIVERSIDE AVE TH NW'LY 93FT(S) TO SE'LY R/W OF OSCEOLA ST TH N45DE 120FT TO POB TOGETHER WITH SUBM LAND SW DESC FROM NE SEC COR TH S 514.49FT TH W 851.78FT FOR POB TH S24D15'43"E 96.15FT TH S50D43'51"W 469.61FT TH N33D45'35"W 101.13FT TH N51D39'10"E 484.87FT TO POB

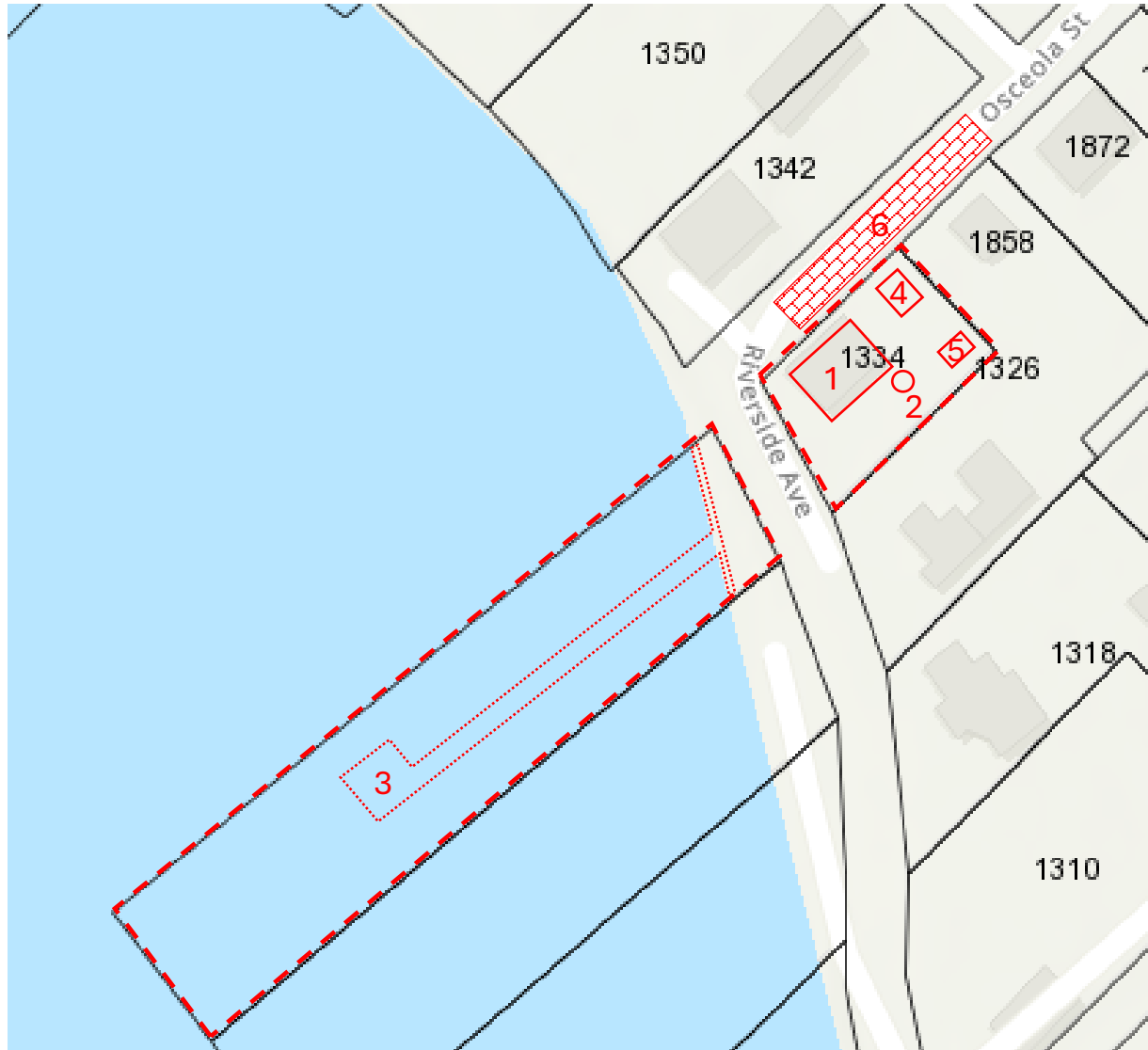
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Map of Property to be Designated [as per Sec. 146-6(c)(5), Pinellas County Code]



Historic resources associated with the Vinson House Resource Group

= Proposed boundary of the Landmark Site

1. Single-family residence (recommended as part of the resource group)
2. Above-ground cistern (recommended as part of the resource group)
3. Dock & warehouse site (recommended as part of the resource group)
4. Garage (recommended as part of the resource group)
5. Storage building, aka "Safe House" (recommended as part of the resource group)
6. Brick street, privately-owned section (not recommended as part of the resource group)

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Physical Description of Resources [as per Sec. 146-6(d)(1)a, Pinellas County Code]

The **Vinson House Resource Group** is recommended to include the following resources:

Resource #1: **Single-family residence** Resource type: Primary building

Photographs: Provided in Exhibits B, C and D of this staff report

Date of construction: circa 1895

Architectural style: Frame vernacular

Architect: Not applicable Builder: Property owner; local trades workers/craftsmen

Architectural description: The main block of the balloon-frame building is 2-stories in height following a simple rectangular plan that is 1-rank wide and 3-4 ranks deep with full-height floors and covered by a moderately pitched gable roof. The roof is newly clad with standing seam metal. The façade is located on the south side of the building with a front-facing gable end covered with rectangular wood shingles in aligned rows. Fenestration of the façade consists of a single rank with a single first and second floor window centrally aligned, and a single-leaf front entrance door offset to the left. A full-width, single-story, wraparound veranda with shed roof is open on the south and west sides of the building and enclosed on the east side of the building. The remainder of the exterior is clad with wood, board-and-batten siding. Windows are wood, 2-over-2, double hung sash with board surrounds and sills, arranged in both single and paired openings. The foundation for the building consists of strategically placed masonry piers.

Character defining features include the following components of the single-family residence:

- The form, height, and plan of the main block of the building
- The materials, pitch, and configuration of the main roof
- The materials and type of the foundation
- The position, placement, and opening size of fenestration on all sides of the building
- The materials, type and dimensions of the exterior cladding and trim
- The materials, access points, roof type, roof pitch, roof configuration, ceiling, rafters, decking, chamfered posts and trim of the open section of the veranda

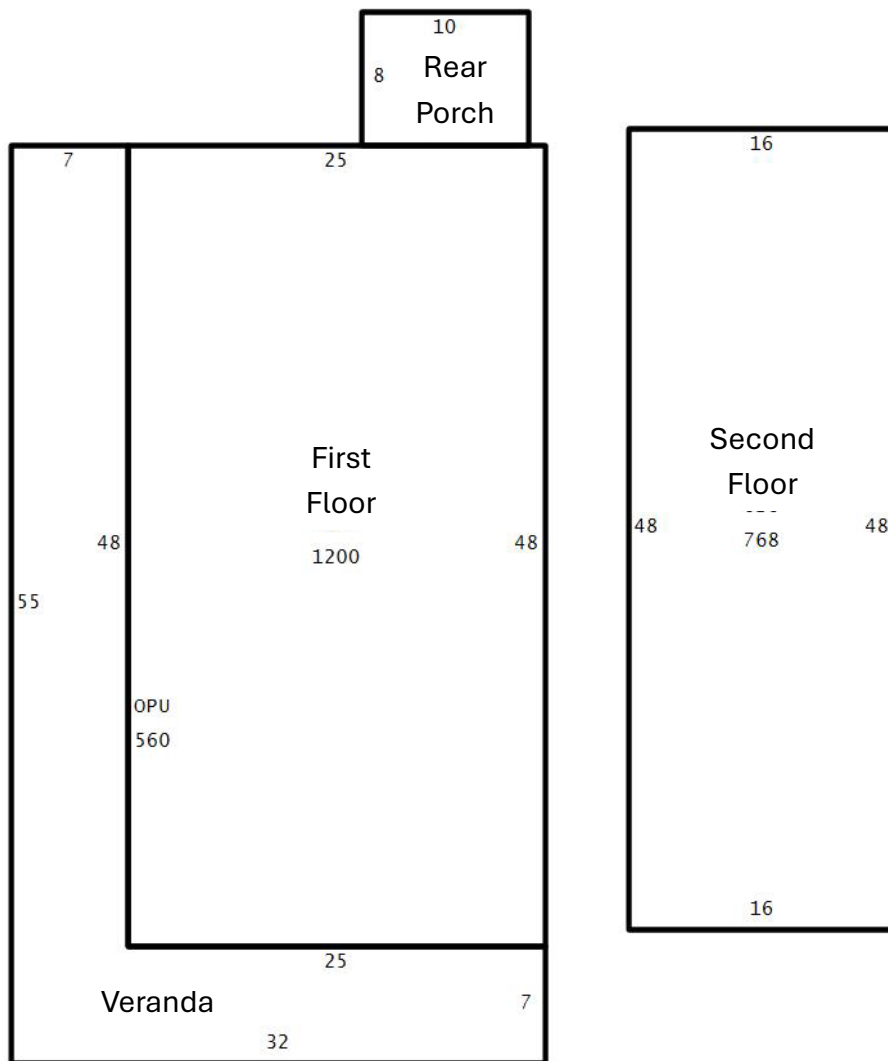
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- The materials, roof type, roof pitch, roof configuration, exterior cladding, windows and trim of the enclosed section of the veranda porch
- The materials, roof type, access point, and decking of the rear porch
- The materials, type, configuration, means of operation, and trim of the windows
- The materials, style, type, and trim of the exterior doors on the front, rear, and west side of the building



Exterior plan for the single-family residence at 1334 Riverside Avenue
Source: Pinellas County Property Appraiser's Office, August 2025



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Existing condition and threats:

- As of the writing of this staff report, the building appears to be in good condition overall and habitable.
- Although the property owner has received a Substantial Damage Notice from Pinellas County regarding effects of flooding related to storm surge from Hurricane Helene (2024), the effects of this storm on the historical integrity of the building appears minimal.
- The roofs on the main block and veranda porch of the residence were damaged during Hurricane Milton (2024) and have since been repaired and replaced. Some wood porch rafters were replaced with new wood rafters that match the appearance of the originals that remain (see Figure B-9). Hurricane rafter ties have been attached to the porch frieze beam on all exposed porch rafters as per Florida Building Code requirements and will be painted white to match the color of other porch structural components. New standing seam metal roofing that is historically compatible in appearance for the architectural period and style of the building (see figures B-2 and B-4) has replaced the previous corrugated metal roofing (see figures B-1 and B-3). During the roof installation, all the wood beadboard porch ceiling was replaced with plywood decking that is not historically compatible in appearance. The owner has expressed the intent to cover exposed areas of the plywood porch ceiling with new wood beadboard that will be historically compatible in appearance.

Rehabilitative & adaptive use proposals:

- The property owner has stated that he will continue to occupy the house as his primary residence for the foreseeable future and intends to maintain the historical appearance of the building's exterior as seen in the photos provided in Exhibit B of this staff report.

Resource #2: **Above-ground cistern** Resource type: Accessory structure

Photographs: See figures B-13 and B-14 in Exhibit B of this staff report

Date of construction: circa 1900

Builder: Property owner; local trades workers/craftsmen

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Resource description: The circular masonry structure, located at the northeast corner of the single-family residence, stands about 6 feet in height and 12 feet in diameter. The masonry enclosing the top of the structure is reinforced with iron struts that project out from the masonry wall. Two openings on the top have since been plugged—one at the center originally designed to receive rainwater from a downspout that was mounted on the adjacent residence and the other on the north edge that served as an overflow. All of the structure is covered with stucco, however, the type of masonry used in its construction is unknown.

Character defining features:

- The placement and position of the cistern on site
- The height and diameter of the structure
- The materials used in construction of the cistern including stucco, iron struts, and masonry walls

Existing condition and threats:

- The outside layer of stucco is spalling in places.
- Cracks in the walls have allowed vegetation to grow which is accelerating deterioration of the masonry.
- As of the writing of this staff report, the overall condition of the structure is fair.

Rehabilitative & adaptive use proposals:

- Although the cistern is not currently used for its intended purpose, the property owner has stated that he desires to retain the structure in place as one of the significant historic resources on the property.
- Some repair to stabilize the masonry structure will be necessary in the short term.

Resource #3: **Dock & warehouse site** Resource type: Archaeological site

Photographs: See figures B-19 and B-20 in Exhibit B and figures C-5 and C-6 in Exhibit C of this staff report

Date of construction: circa 1895

Builder: Property owner; local trades workers/craftsmen

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Resource description: As shown in the historical photo attached to this staff report as Figure C-5, a wooden dock with a frame warehouse constructed over the water once projected about 200 feet into the river from the shoreline of this property. The dock consisted of wood pilings with braced-frame wood deck boards. The single-story, balloon-frame warehouse building was rectangular in plan and was covered by a moderately pitched gable roof. Although the dock and warehouse were demolished years ago, evidence of these structures likely exist as an archaeological resource beneath the ground surface on the riverbank and at the river bottom. To date, no formal archaeological investigations have taken place.

Character defining features:

- Any material remains of the dock and warehouse structure and artifacts associated with the use and operation of the structures located on and below the river bottom.
- Any remnants of the wooden and masonry retaining walls located in the riverbank along the property frontage.

Existing condition and threats:

- The condition and extent of any archaeological deposits is currently unknown.

Rehabilitative & adaptive use proposals:

- The property owner has expressed interest in constructing a new dock and boat house similar in appearance to the dock and warehouse depicted in Figure C-5 and Figure C-6 sometime in the future. However, no formal proposal or plans are currently available.

Resource #4: **Garage**

Resource type: Outbuilding

Photographs: See figures B-15 and B-16 in Exhibit B of this staff report

Date of construction: 1945

Architectural style: Frame vernacular

Architect: Not applicable Builder: Property owner; local trades workers/craftsmen

Architectural description: The balloon-frame outbuilding is 1-story in height following a rectangular plan that measures 24 feet by 20 feet covered by a moderately pitched gable roof with exposed rafter tails clad with corrugated metal panels. The

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foundation for the building consists of a masonry slab. The front of the building is located on the west side with a front-facing gable end. Fenestration consists of a double-leaf garage door centered on the front of the building and a louvered vent on the rear gable end. The exterior is clad with corrugated metal panels.

Character defining features:

- The placement and position of the outbuilding on site
- The form, size, and height of the outbuilding
- The pitch, configuration, and materials of the roof
- The type and materials of the foundation
- The size, type, materials, and access point for the doors
- The materials used and position of exterior wall cladding

Existing condition and threats:

- Ongoing deterioration of roof, walls and foundation is evident.
- As of the writing of this staff report, the overall condition of the building is fair, but appears to be weathertight.

Rehabilitative & adaptive use proposals:

- Although no longer used as a garage to shelter vehicles, the property owner intends to continue use of this outbuilding for storage of tools and equipment for the foreseeable future.
- The property owner has expressed interest in constructing a new garage adjacent to this outbuilding to shelter vehicles. However, no formal proposal or plans are currently available.

Resource #5: **Storage building** (aka “Safe House”)

Resource type: Outbuilding

Photographs: See figures B-17 and B-18 in Exhibit B of this staff report

Date of construction: 1945

Architectural style: Masonry vernacular

Architect: Not applicable Builder: Property owner; local trades workers/craftsmen

Architectural description: The outbuilding is 1-story in height following a rectangular plan that measures 14 feet by 20 feet covered by a moderately pitched gable roof

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with rafter ends covered by a fascia board. The roof is newly clad with standing seam metal. Walls are constructed of concrete blocks with corrugated metal panels placed on the gable ends. The foundation for the building consists of a masonry slab. The front of the building is located on the south side with a front-facing gable end. Fenestration consists of a single-leaf solid wood door offset on the front of the building with a single 1-over-1 Double Hung Sash vinyl window (replacing the original window) located on each side.

Character defining features:

- The placement and position of the outbuilding on site
- The form, size, and height of the outbuilding
- The pitch, configuration, and materials of the roof
- The type and materials of the foundation
- The size, type, materials, and access point for the entrance door
- The opening size and placement of windows
- The type and materials used in construction of the walls

Existing condition and threats:

- As of the writing of this staff report, the overall condition of the building is good.
- A new standing seam metal roof that is historically compatible in appearance was installed on the outbuilding three years ago.

Rehabilitative & adaptive use proposals:

- The property owner intends to continue use of this outbuilding for climate-controlled storage of personal items for the foreseeable future.

Resource #6: Brick pavement and masonry curbs on Osceola Street (the property owner has title to a portion of the street right-of-way as part of the holdings for 1334 Riverside Avenue)

Resource type: Roadway structure

Photographs: See Figure B-21 in Exhibit B of this staff report

Date of construction: circa 1915

Engineer: Unknown Builder: Unknown

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Resource description: A portion of the right-of-way for Osceola Street is privately-owned belonging to adjacent property owners. Because of issues relating to the divided ownership and lack of historical background information, this resource is not currently being considered as part of the Vinson House Resource Group.

Part 2 – STATEMENT OF SIGNIFICANCE [as per Sec. 146-6(d)(1)b, Pinellas County Code]

Historical Overview - See Exhibit D in this staff report.

Period of significance for resources on site: 1870-1945

The year 1870 has been recommended as the start of the period of significance for the Vinson House Resource Group because this appears to be the earliest year that the first Green Meyer Merchandise general store may have been in operation (see the photo provided as Figure C-1 in this staff report). The year 1945 has been selected as the end of the period of significance because, in accordance with information provided by the Vinson family, (see Figure B-8), this is the year that the frame garage (Resource #4) and masonry storage building, aka “The Safe House”, (Resource #5) were constructed.

Historic Resource Integrity [as per Sec. 146-6(e)(1), Pinellas County Code]

Among the significance criteria to be considered for the designation of a local landmark is the integrity of the historic resources found on the proposed landmark site regarding location, design, setting, materials, workmanship, and association. The following evaluation is provided for each of these elements:

- ☒ Yes ☐ No Location – All five historic resources under consideration currently stand at the location where they were originally constructed and have not been relocated from any other place.
- ☒ Yes ☐ No Design – Each of the five historic resources under consideration convey either the original appearance as designed or include changes that occurred during the period of historical significance (1870-1945) regarding style, form, plan, structure, massing, proportion, and scale.
- ☒ Yes ☐ No Setting – The landmark site upon which the five historic resources are located retain, with minimal variation, the physical environment and spatial

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organization that existed during the property's period of historical significance (1870-1945). This includes natural and human-made features, including buildings, structures, roads, vegetation, topographical characteristics and relationship with the shoreline of the Anclote River.

- ☒ Yes ☐ No *Materials* – Each of the five historic resources under consideration either retain original materials, materials that were installed or applied during the period of historical significance, or have been replaced afterwards with similar, historically-compatible materials.
- ☒ Yes ☐ No *Workmanship* – Each of the five historic resources under consideration retain original construction methods, craftsmanship, and artistic features that are still evident demonstrating the technical and aesthetic practices of the period of historical significance.
- ☒ Yes ☐ No *Feeling* – The five historic resources under consideration collectively convey, through the surviving physical characteristics of the property, the aesthetic and historic sense of the period of historical significance and specific historical eras associated with the unincorporated community of Anclote.
- ☒ Yes ☐ No *Association* – Three of the five historic resources (the single-family residence, above-ground cistern, and dock & warehouse site) provide a direct, tangible link to the earlier Green Meyer occupation of the property as operators of the general store and post office for the period from 1870 to the time that the property was sold to the Vinson family in 1920. Also, all five historic resources provide a direct, tangible link to use of the property as a single-family residence by three generations of the Vinson family who constructed the two outbuildings (the garage and storage building) in 1945. These two occupations of the property have been central to the history of the community of Anclote evoking a strong association with the past from the second half of the 19th century to the present.

General Significance Criteria [as per Sec. 146-6(e)(1), Pinellas County Code]

Among the significance criteria to be considered for the designation of a local landmark are general factors regarding the resource's role in local, state and/or national history; association with persons contributing to the history of the county; architectural merit; and

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archaeological value or potential. The following evaluation is provided for each of these elements:

- a. *The resources are associated with distinctive elements of the cultural, social, political, economic, scientific, religious, prehistoric, or architectural history that have contributed to the pattern of history in the community, county, southwest Florida, the state or nation.*

☒ Yes ☐ No

Three of the 5 resources associated with the Vinson House Resource Group (resources #1, #2 and #3) meet this criterion for important association with cultural, social, economic and architectural history of 19th century Anclote and western Hillsborough County. The Green Meyer Merchandise general store and Anclote Post Office, previously operated out of what is now a residence, served as the hub of communication and commerce for this remote coastal community whose residents relied on the natural resources of the Gulf and Anclote River for subsistence. Refer to the *Historical Overview* in Exhibit D and figures C-2 and C-3 for additional information relating to this significance criterion.

Three of the five resources associated with the Vinson House Resource Group meet this criterion for important association with cultural, social, and architectural history of 20th century Anclote, the greater Tarpon Springs community, and Pinellas County. Three generations of the Vinson family have used the property as their home with Levin King Vinson converting the general store/post office into a single-family residence in 1920. The garage and storage building (resources #3 and #4) were constructed by the family in 1945 adding to the functionality and use of the property. The above-ground cistern (still standing) and dock/warehouse (demolished) eventually became obsolete. Refer to Exhibit B, *Recent Photos*; Exhibit D, *Historical Overview*; and Figure C-4 for additional information relating to this significance criterion.

- b. *The resources are associated with the lives of persons significant in the county's past.*

☒ Yes ☐ No

The Green Meyer family that operated the general store and post office made significant contributions to the Anclote community through their operation of the only commercial establishment available in this rural hamlet from the second half of the 19th century through the early 20th century.

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The three generations of the Vinson family that have occupied the single-family residence since 1920 have made significant contributions to the Greater Tarpon Springs community through their professional endeavors, recreational exploits, and social standing during the 20th century. Levin King Vinson, the first to live in the residence, was son of Levin D. Vinson, a member of the first County Commission seated in Pinellas County in 1911.

- c. *The resources embody the distinctive characteristics of a type, period, style or method of construction or are the work of a master; or that possess high artistic value; or that represent a distinguishable entity whose components may lack individual distinction.*

☒ Yes ☐ No

The single-family residence (Resource #1) previously used as a post office and general store, embodies distinctive characteristics of late 19th century Florida frame vernacular architecture. The following architectural features are specific to buildings of this period and type: the shingled, front-facing gable; the simple rectangular plan that is one rank wide and 3-4 ranks deep (sometimes called an “I-house”); the board-and-batten siding; the wraparound veranda porch; the chamfered porch posts; and the single, 2-over-2 double hung sash windows.

- d. *The resources have yielded, or are likely to yield, information on history or prehistory.*

☒ Yes ☐ No

It is likely that the Dock & Warehouse Site (Resource #3) contains archaeological deposits that will yield information on the history of the Green-Meyer occupation of the property as operators of the general store and post office for the period from 1870 to the time that the property was sold to the Vinson family in the 1920s. The dock and warehouse shown in the historical image provided as Figure C-5 was part of the commercial operation providing river access for boats making pickups and deliveries to the residents of Anclote. Remains of an early wood retaining wall and a later masonry wall can still be seen in the riverbank.

Also, the vicinity is known to have been settled by indigenous peoples for an extended amount of time as evidenced by prehistoric archaeological sites documented to the northwest and southeast of this property. It should be noted, however, that no prehistoric archaeological deposits or artifacts have been discovered on this land parcel to date.

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- e. *The resources are listed or have been determined eligible for listing in the National Register of Historic Places.*

☐ Yes ☒ No

Resources associated with the Vinson House Resource Group are not currently listed on the National Register of Historic Places. Also, no official determination of National Register eligibility has been provided by the Florida Division of Historical Resources or National Park Service.

Historic/Cultural Significance Criteria [as per Sec. 146-6(e)(2), Pinellas County Code]

A historic resource shall be deemed to have historic or cultural significance if it fulfills one or more of the following criteria:

- a. *The resources are associated with the life or activities of a person of importance in local, state, or national history.*

☒ Yes ☐ No

The significance statement provided under criterion Sec. 146-6(e)(1)b above also applies to this criterion.

- b. *It is the site of a historic event with a significant effect upon the county, state or nation.*

☐ Yes ☒ No

No historic event that meets this criterion is known to be associated with this property.

- c. *The resources are associated in a significant way with a major historic event.*

☐ Yes ☒ No

No historic event that meets this criterion is known to be associated with this property.

- d. *The resources are exemplary of the historical, political, cultural, economic, or social trends of the community in history.*

☒ Yes ☐ No

The significance statement provided under criterion Sec. 146-6(e)(1)a above also applies to this criterion.

- e. *The resources are associated in a significant way with a past or continuing institution which has contributed substantially to the life of the community.*

☐ Yes ☒ No

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No past or continuing institution that contributed substantially to the life of the community is known to be associated with this property.

Architectural/Aesthetic Significance Criteria [as per Sec. 146-6(e)(3), Pinellas County Code]

A historic resource shall be deemed to have architectural or aesthetic significance if it fulfills one or more of the following criteria:

- a. *The resource portrays the environment in an era of history characterized by one or more distinctive design element or architectural styles.*

☒ Yes ☐ No

The high level of Historic Resource Integrity for all five resources including location, design, setting, materials, workmanship, and association as summarized above, for a period of significance that ranges from 1870 to 1945 representing three different historical periods in Pinellas County history (19th century, Pioneer-Pre-railroad period; Late 19th-Early 20th century Development Boom period; and the Great Depression-World War II period), fulfills this significance criterion.

- b. *The resource embodies the characteristics of an architectural style, period or method of construction.*

☒ Yes ☐ No

The significance statement provided under criterion Sec. 146-6(e)(1)c above also applies to this criterion.

- c. *The resource is a historic or outstanding work of a prominent architect, designer, or landscape architect.*

☐ Yes ☒ No

None of the historic resources associated with the Vinson House Resource Group is the work of a prominent architect, designer, or landscape architect.

- d. *The resource contains elements of design, detail, material, or craftsmanship which are of outstanding quality or which represented, in its time, a significant innovation, adaptation or response to the southwest Florida environment.*

☒ Yes ☐ No

The above-ground cistern (Resource #2) represents a significant adaptation to the southwest Florida environment by creating a means to capture and store rainfall from

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roof runoff as a source of potable water. In-ground cisterns were more commonly constructed during this period but was not possible at this site because of the shallow water table. This is one of the few remaining structures of its type in Pinellas County.

Staff Recommendation [as per Sec. 146-6(d)(1)f, Pinellas County Code]

It is the recommendation of the staff liaison for the Pinellas County Historic Preservation Board that five of the six historic resources associated with the subject property located at 1334 Riverside Avenue in the unincorporated community of Anclote that collectively comprise the Vinson House Resource Group as depicted on the *Map of Property to be Designated* included with this staff report, should be considered eligible for designation as a Landmark on a Landmark Site consistent with the significance criteria set forth in Sec. 146-6(e), Pinellas County Code.

In summary, the resources in the resource group have met significance criteria, as follows:

- Historic Resource Integrity Criteria - All seven criteria have been met.
- General Significance Criteria – Four of the five criteria have been met.
- Historic/Cultural Significance Criteria - Two of the five criteria have been met.
- Architectural/Aesthetic Significance Criteria - Two of the four criteria have been met.

Therefore, the Pinellas County Historic Preservation Board should forward to the Pinellas County Board of County Commissioners, a recommendation for APPROVAL of the request submitted by the property owner for designation of the Vinson House Resource Group located at 1334 Riverside Avenue in the unincorporated community of Anclote as a Landmark on a Landmark Site as provided for in Sec. Chapter 146-6, Pinellas County Code.