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TAMPA BAY

A NEIGHBORHOOD GUIDE · 2026 EDITION

ST. PETERSBURG / PINELLAS COUNTY / 33701 & 33704

Living in *Crescent Lake*



A lake, a landmark water tower, a ballfield where Babe Ruth trained, and a century of homes under the oaks. Everything you would want to know before you call it home.

COMPASS

BY MARK MIDDLETON, BROKER ASSOCIATE · COVER: A BRICK TUDOR-INSPIRED COTTAGE IN CRESCENT LAKE



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A two-story brick home with arched windows near the lake.



A LETTER FROM MARK

A neighborhood *built around a lake*

Crescent Lake is the kind of neighborhood people stumble onto and then never stop talking about. Turn off 4th Street North, drive a block west, and the city quiets under live oaks. A 22-acre lake sits at the center, ringed by a park, a historic ballfield and a water tower painted like an aquarium.

It is one of my favorite neighborhoods in all of Tampa Bay, and one I know from the inside. I have represented sellers on these streets, and I have watched buyers fall for the porches, the brick and the morning walk around the lake.

I wrote this guide for two readers. One is deciding whether Crescent Lake is the right place to live. The other already lives here and is thinking about what comes next. Both deserve the full picture, so the history of the field where Babe Ruth trained sits alongside the practical questions: flood zones, insurance, older-home inspections, schools and what homes have actually sold for.

If a street or a house in these pages catches your eye, call me. Walking the lake loop with someone who is seeing it for the first time never gets old.



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02 · AT A GLANCE

Crescent Lake *in brief*

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ACRE PARK

Crescent Lake Park surrounds the lake at the center of the neighborhood, at 1320 5th Street North.

22

ACRE LAKE

Crescent Lake itself, the reason for the neighborhood's name and its daily rhythm.

1923

THE WATER TOWER

A 500,000-gallon tower, a city landmark since 2008, painted with marine life by Tom Stovall.

1925

YANKEES SPRING TRAINING

The New York Yankees christened the ballfield in the park in 1925.

2019

NATIONAL REGISTER

Huggins-Stengel Field was added to the National Register of Historic Places on August 27, 2019.

$980K

MEDIAN SALE PRICE

Crescent Lake homes over the trailing twelve months, per Homes.com.

A mile north of downtown, *around a lake*

Crescent Lake sits about a mile north of downtown St. Petersburg, between the 4th Street North corridor and Dr. Martin Luther King Jr. Street North.

Boundaries differ from source to source. Most descriptions place the neighborhood between 4th Street North on the east and Dr. Martin Luther King Jr. Street North on the west, running from roughly 13th Avenue North up to 22nd Avenue North, with Crescent Lake Park at its heart. The neighborhood falls within ZIP codes 33701 and 33704.

Its neighbors define it as much as its lines do. Historic Old Northeast and Sunken Gardens lie just across 4th Street. The Round Lake Historic District begins to the south, Crescent Heights continues north of 22nd Avenue, and Euclid-St. Paul's lies to the west.

If a precise boundary matters for a purchase, ask me to confirm the subdivision and the neighborhood association map for that address.



THE 1923 WATER TOWER, PAINTED WITH MARINE LIFE BY TOM STOVALL

APPROXIMATE DRIVE DISTANCES

Downtown and Central Avenue	1 to 1.5 mi
St. Pete Pier and Beach Drive	1.5 to 2 mi
Tropicana Field	2 mi
St. Pete Beach	10 mi
St. Pete-Clearwater International	10 mi
Tampa International Airport	20 mi
Downtown Tampa	22 to 25 mi

Road miles are approximate and depend on where in the neighborhood you start. Drive times vary with traffic and route.



04 · HISTORY

A DUTCH COLONIAL REVIVAL HOME WITH A GAMBREL ROOF

A century *around the lake*

From frontier land to a Yankees spring training ground to one of St. Petersburg's most loved neighborhoods.

Frontier land *and a lake*

Long before there was a park, there was the lake. Local accounts trace private ownership back to 1873, when settler Alfred Neeld claimed land here, and they describe an 80-acre parcel that included the lake changing hands for twenty dollars. Whatever the exact figure, it was frontier land on the edge of a town that did not yet exist.

St. Petersburg arrived with the railroad in 1888 and incorporated in 1892. As the city pushed north from Central Avenue, the high ground around the lake became attractive for homes, and the blocks filled with bungalows, Colonial Revival and Mediterranean Revival houses during the 1910s and the Florida Land Boom of the 1920s.

Just across 4th Street, another piece of neighborhood lore took root. In 1903 plumber George Turner Sr. bought land there with a shallow lake, drained it, and began planting what would become Sunken Gardens. The city bought the gardens in 1999, and today they are St. Petersburg's oldest living museum, a short walk from the lake.



THE CRESCENT LAKE NEIGHBORHOOD FLAG, SEEN ON PORCHES AROUND THE LAKE



A COTTAGE WITH A STEEP GABLE AND ARCHED ENTRY



05 · THE WATER TOWER

A 1923 landmark *and the Great Banyan*

Every neighborhood needs a landmark you can see from a block away. Crescent Lake has the best one in the city. The water tower at the southwest edge of the park was built in 1923 and holds 500,000 gallons. It is not a relic. It still works, helping stabilize water pressure and supplying fire hydrants in the area.

In 1994 local artist Tom Stovall raised the money to paint it, and covered the tank with brightly colored marine life from Florida's coral reefs. The city designated the tower a local historic landmark in 2008, and after a refurbishment that restored Stovall's mural, the Friends of Crescent Lake Park rededicated it on September 17, 2016.

The tower shares the park with the neighborhood's other icon, the Great Banyan Tree east of the lake. Its sprawling aerial roots have served as a living jungle gym for generations of children, and it appears on the neighborhood association's logo.

Where Babe Ruth *trained by the lake*

In 1925 the New York Yankees christened a new spring training field on the south side of Crescent Lake under manager Miller Huggins. The Florida Division of Historical Resources describes it as custom built for Babe Ruth, and for the next seventeen springs some of the greatest players in history trained within sight of the water.

Ruth, Lou Gehrig and Joe DiMaggio all worked out here. After Huggins died, the field was renamed Miller Huggins Field on February 15, 1931. Ruth returned to St. Petersburg every spring through 1935, and the Yankees trained at the lake until 1942.

Baseball never left. In the early 1960s the field was renamed Huggins-Stengel Field to honor Casey Stengel, then managing the New York Mets in St. Petersburg. Over the decades it hosted Yogi Berra, Mickey Mantle, Willie Mays, Tom Seaver, Nolan Ryan and Cal Ripken Jr. The Baltimore Orioles held the last major league workouts here from 1992 to 1995. The city named it a local historic landmark in 2018, and it joined the National Register in 2019. Local leagues still play on it today.

SPRING TRAINING

17

springs the New York Yankees trained at Crescent Lake, from 1925 to 1942.

RUTH AND THE ALLIGATORS

Field folklore holds that only two players ever hit a ball from Huggins-Stengel into the lake, Babe Ruth and the Mets' Dave Kingman, and that Ruth once refused to play the outfield because alligators were sunning at the water's edge. The stories may be embroidered, but the alligators are still there.

Brick, hexagon blocks *and the canopy*



CRESCENT LAKE'S TREE CANOPY, WITH DOWNTOWN ST. PETERSBURG BEYOND

Crescent Lake shares the details that make St. Petersburg's older neighborhoods so distinctive. The city began paving streets in brick in 1903, and some of those red brick streets and granite curbs survive on blocks near the lake. Sidewalks in many of the city's early neighborhoods are laid in six-sided hexagon blocks, used in St. Petersburg since about 1914.

Above it all is the canopy. Live oaks, palms and banyans shade the avenues, and from the air the neighborhood reads as a forest with rooftops, the downtown skyline rising a mile to the south.

City policy protects brick streets and granite curbs within National Register and local historic districts, and hexagon block sidewalks within and next to them. Outside those districts the protections are narrower, so if the brick street in front of a home matters to you, ask the city about that block.

LOOK FOR

- Red brick streets and granite curbs
- Hexagon block sidewalks
- Rear alleys and detached garages
- Live oaks, palms and banyans
- Porches facing the street



A Crescent Lake *timeline*

1873	**First claim.** Local accounts credit settler Alfred Neeld with land that included the lake.
1888	**The railroad arrives** and St. Petersburg is founded. The city incorporates in 1892.
1903	**Sunken Gardens begins.** George Turner Sr. buys land across today's 4th Street and drains a shallow lake.
1910s	**Homes rise.** Early bungalows and four-squares appear on the blocks around the lake.
1923	**The water tower.** A 500,000-gallon tower is built at the edge of the future park.
1925	**The Yankees arrive.** Crescent Lake Field opens for spring training under Miller Huggins.
1926	**Boom to bust.** The Florida land boom collapses.
1931	**A new name.** The field becomes Miller Huggins Field on February 15.
1935	**Ruth's last spring** in St. Petersburg, as a member of the Boston Braves.
1942	**The Yankees depart** the lake after seventeen springs.
1960s	**Huggins-Stengel Field.** The field is renamed for Casey Stengel during the Mets era.

From the Boom *to today*

1992	**The Orioles** begin the field's last major league springs, through 1995.
1994	**The mural.** Tom Stovall paints the water tower with marine life.
1999	**Sunken Gardens** is purchased by the City of St. Petersburg.
2003	**Round Lake.** The neighboring Round Lake Historic District joins the National Register.
2008	**Landmark tower.** The water tower becomes a local historic landmark.
2016	**Rededication.** The restored tower is rededicated on September 17.
2018	**Landmark field.** Huggins-Stengel Field becomes a local historic landmark.
2019	**National Register.** The field is listed on August 27, 2019.
2024	**Hurricane Helene** brings record storm surge to St. Petersburg.
Today	**Still a ballfield,** still a lake loop, and still one of the city's most loved neighborhoods.

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A century of history, still being written.

CRESCENT LAKE, 1873 TO TODAY

A century of homes *on a few blocks*

Crescent Lake's homes span more than a century, from 1910s bungalows to new construction, and the variety is a big part of its charm.



A SCREENED-PORCH BUNGALOW FLYING THE NEIGHBORHOOD FLAG



A GABLED COTTAGE WITH A VICTORIAN-STYLE PORCH

The early twentieth century sets the tone. Craftsman bungalows with deep porches and tapered piers sit beside two-story four-squares, Dutch Colonial Revival homes with gambrel roofs, and the occasional Tudor-inspired cottage with a steep front gable and arched door.

The Florida Land Boom added Mediterranean Revival and Spanish-style homes with stucco walls, barrel tile and arched loggias. Brick appears more often here than in many St. Petersburg neighborhoods, on full facades, porch piers and garden walls.



A LOW, WIDE BUNGALOW UNDER A LIVE OAK



A COTTAGE-STYLE HOME BENEATH A SPRAWLING OAK

Many of the best homes have been carefully restored, with original floors, fireplaces and windows kept alongside new kitchens, baths and systems. Others are ready for that work, and the gap between the two is where a good inspection and a realistic budget matter most.

New construction fills in where older homes were lost, from modern farmhouse designs to contemporary townhomes. The most successful new homes respect the scale, setbacks and porches of their neighbors.

Rear alleys and detached garages are common, and some properties include a garage apartment or accessory unit. Whether one can be rented depends on zoning and permits, so confirm its status before you count on it.

Character without *a district*

Crescent Lake is full of historic homes, but most of the neighborhood is not inside a historic district. That brings both freedom and responsibility.

The Round Lake Historic District, listed on the National Register in 2003, covers the blocks to the south, bounded by 5th Avenue North, 9th Street North, 13th Avenue North and 4th Street North. Historic Old Northeast lies to the east. Most of Crescent Lake itself sits between them without a district designation.

For owners, that generally means exterior changes, additions and new construction follow standard zoning and building rules rather than historic design review. It also means fewer protections for the character that drew you here, which is why so many residents take an active interest in what is built next door.

Individual properties can still be designated, and the neighborhood has two public landmarks of its own. If you are buying, I can confirm whether a specific address has any local designation or open permits.

WHAT APPLIES WHERE

MOST OF CRESCENT LAKE
No historic district. Standard zoning and permitting apply to exterior work and new construction.

ROUND LAKE TO THE SOUTH
A National Register district since 2003. Recognition, with no added rules for private owners using private funds.

LOCAL LANDMARKS
The water tower (2008) and Huggins-Stengel Field (2018) are protected city landmarks.

YOUR DUE DILIGENCE
Check designation, permits, zoning and any accessory unit status for each address.

2003
The Round Lake Historic District joins the National Register

2008
The water tower becomes a local landmark

2019
Huggins-Stengel Field joins the National Register

Before you buy, I can confirm whether an address has any local designation, and what permits are on file for it and its neighbors.



11 · RECENTLY SOLD BY MARK

Crescent Lake homes *I have sold*

I have had the privilege of representing sellers in Crescent Lake, including the restored two-story home on 18th Avenue North pictured here, with its beamed living room, brick fireplace and private pool courtyard, and a home on 16th Avenue North a few blocks away.

Both sold above $1.2 million. Both drew buyers who wanted the same things this guide describes: a historic home with modern systems, a walk to the lake, and downtown a mile away.

- 800 18th Avenue North · Sold $1,250,000
- 888 16th Avenue North · Sold $1,210,000



A BEAMED LIVING ROOM AND BRICK FIREPLACE ON 18TH AVENUE NORTH

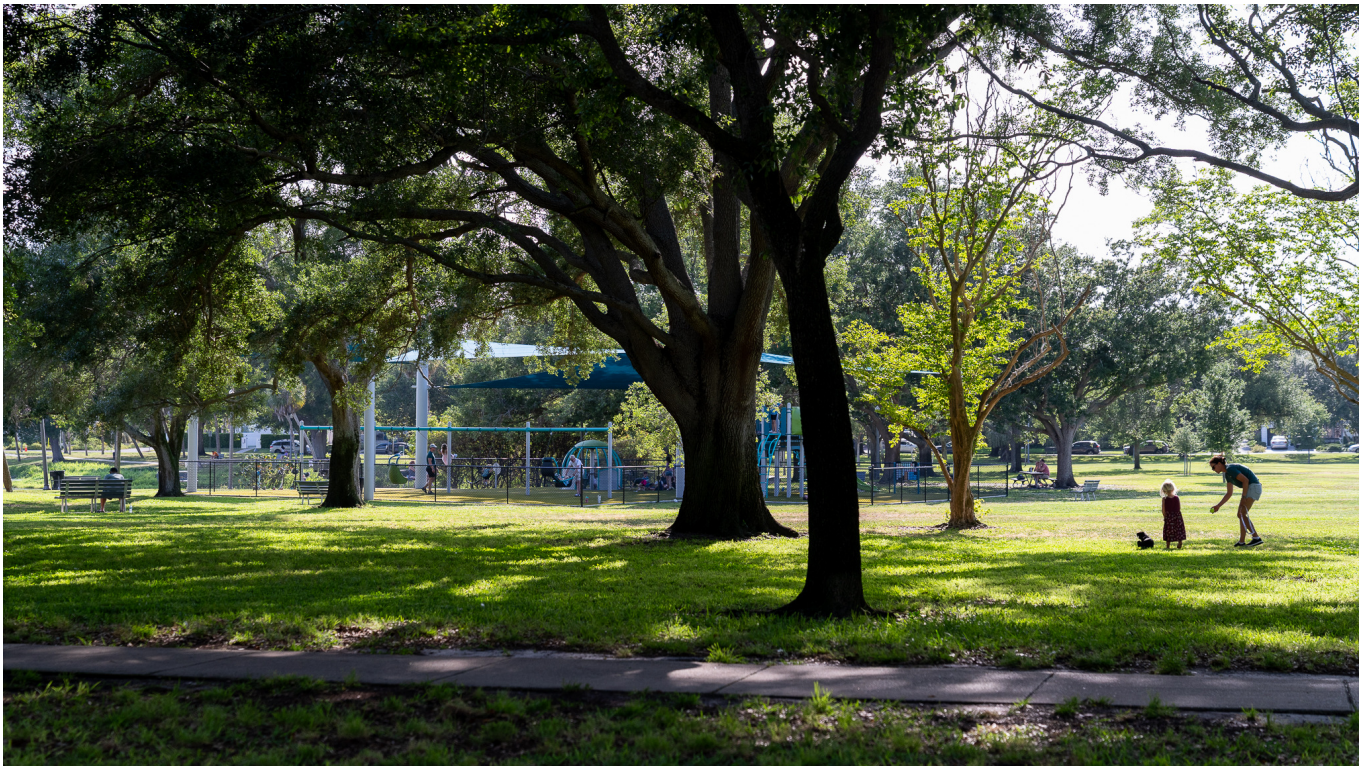


A COTTAGE GARDEN BENEATH A LIVE OAK

The park *and the outdoors*

A lake loop at the door, a botanical garden across the street, and Tampa Bay a short ride away.

Crescent Lake Park, *the neighborhood's living room*



LIVE OAKS AND OPEN LAWN IN CRESCENT LAKE PARK

Crescent Lake Park is the neighborhood's living room. A paved loop circles the lake, busy from sunrise with walkers, runners and strollers. Shade trees line the path, and the lake draws herons, ibis, pelicans, ducks and turtles. Like most Florida lakes it is also home to alligators, so keep small dogs close at the water's edge.

The park includes a fenced dog park, six pickleball courts that can be reserved, a playground, lawns that can be rented for gatherings, and Huggins-Stengel Field on the south side. It opens 30 minutes before sunrise and closes at 11 p.m.

THE PARK, IN BRIEF

- Crescent Lake Park, 1320 5th Street North
- Lake loop walking and running path
- Fenced dog park
- Six reservable pickleball courts
- Playground and rentable lawns
- Huggins-Stengel Field and the 1923 water tower

Gardens and the bay, *minutes away*



THE ST. PETE PIER AT DUSK, SEEN FROM THE NORTH SHORE WATERFRONT

The rest of St. Petersburg's best outdoor spaces are close. Sunken Gardens, the four-acre botanical garden at 1825 4th Street North, is a short walk across 4th Street. Mirror Lake and its historic library sit about a mile south.

Tampa Bay is less than two miles east. North Shore Park, Coffee Pot Bayou and the downtown waterfront promenade to the Pier are an easy bike ride, and Vinoy Park hosts concerts and festivals through the year.

Dining, errands *and schools*

Daily life in Crescent Lake is close-in and convenient. The 4th Street North corridor along the eastern edge covers groceries, coffee, restaurants and everyday errands, and Dr. Martin Luther King Jr. Street North on the west adds more.

Downtown is about a mile south, close enough for a bike ride to Central Avenue, the museums and the waterfront. Interstate 275 is minutes away, and PSTA buses run along 4th Street North, Martin Luther King Jr. Street North and 22nd Avenue North.

The Crescent Lake Neighborhood Association keeps residents connected and has long advocated for the park and its trees. Look for the neighborhood's own flag on porches around the lake.



LIGHT-FILLED ROOMS IN A RESTORED CRESCENT LAKE HOME SOLD BY MARK

SCHOOLS

Crescent Lake is served by Pinellas County Schools, and assignments depend on the exact address. The county also offers magnet, fundamental and application programs across St. Petersburg.

Always confirm the assigned schools with the Pinellas County Schools address locator before you buy.

What Crescent Lake *homes sell for*

Crescent Lake is a small neighborhood with a short supply of homes for sale. Only about twenty sell in a typical year, and the best ones move quickly.

$980K
MEDIAN SALE PRICE
All Crescent Lake homes, trailing 12 months, per Homes.com

$451
AVERAGE PRICE PER SQ. FT.
Trailing 12 months, per Homes.com

1.7
MONTHS OF SUPPLY
A seller-leaning market, per Homes.com

CRESCENT LAKE SUBDIVISION, ANNUAL SALES

YEAR	MEDIAN SALE PRICE	SALES	NOTE
2022	$770,500	14	
2023	$760,000	17	
2024	$912,500	20	
2025	$1,072,500	18	Median up 17.5% from 2024

Source: Homes by Marco, Crescent Lake subdivision. Neighborhood-wide figures above from Homes.com.

Annual figures for the Crescent Lake subdivision show the median sale price rising from $770,500 in 2022 to $1,072,500 in 2025, on fourteen to twenty sales a year. With so few sales, one or two exceptional homes can move the median noticeably, so treat any single year as a snapshot.

For context, the Pinellas County single family median was $465,000 in September 2026, according to Florida Realtors, up 9.4 percent from a year earlier. Crescent Lake trades at roughly twice the county median, reflecting its location, its park and the scarcity of restored historic homes.

For a specific home, a current comparative market analysis built from street-level sales is the only reliable guide. I prepare those at no cost.

Buy the house, *and the block*

Buying in Crescent Lake rewards preparation. With fewer than two months of supply, well-presented homes can draw multiple offers, so have financing approved, insurance quotes started and your priorities clear before you tour.

Location within the neighborhood matters. Blocks facing the park trade privacy for views and activity. Streets near 4th Street and Martin Luther King Jr. Street offer quick access to shops and more traffic. The interior avenues tend to be the quietest.

Read every house twice: once for its character and once for its systems. Original floors, fireplaces, windows and built-ins are part of the value. Older wiring, cast iron drains, roofs and foundations deserve specialist inspections. Ask what has been updated, when, and with which permits.

Because most of the neighborhood is outside a historic district, you will have more freedom to renovate, and so will your neighbors. Look at nearby lots and recent permits so you know what could change around you.



Flood, insurance *and older homes*

Crescent Lake sits inland, and listings often describe it as high and dry. Even so, flood risk varies by block and deserves a clear-eyed look.

The neighborhood is well back from Tampa Bay, and much of it sits on higher ground than the city's waterfront areas. The lake itself drains toward Coffee Pot Bayou, and low spots near the water and along drainage paths can behave differently from the rest. Check the FEMA flood zone and the elevation certificate for each home rather than relying on the neighborhood's reputation.

Hurricane Helene in September 2024 brought a record storm surge of about 6.3 feet to St. Petersburg, and Hurricane Milton followed weeks later. Ask any seller directly about storm history, insurance claims and repairs, and verify the answers with permits.

For older homes, insurance follows condition. Insurers look closely at roof age, electrical systems, plumbing and wind mitigation features. A four-point inspection and a wind mitigation report are standard requests, and they can make a meaningful difference in premiums.

BEFORE YOU WRITE AN OFFER, REQUEST

- FEMA flood zone and elevation certificate
- Insurance quotes and claims history
- Seller's storm and flood disclosures
- Four-point inspection report
- Wind mitigation report
- Roof age, material and permit
- Electrical panel and wiring type
- Sewer line camera inspection
- Termite and wood-destroying organism report
- Permits, zoning and any accessory unit status



A POOL COURTYARD BEHIND A RESTORED CRESCENT LAKE HOME



Sell the story, *document the facts*

Selling in Crescent Lake is about telling the story of the house and backing it with facts. Buyers here are drawn by history, the park and the walk to downtown, and they are careful about condition.

Start with the story. The year built, the style and the details that make your home rare, from a beamed ceiling to a brick fireplace, deserve professional photography and copy that names them. Show the lake, the tower and the canopy, because buyers are choosing the neighborhood as much as the house.

Then prepare the file. Updated systems, permits, roof and insurance documents, an elevation certificate and recent inspections remove uncertainty, and uncertainty is what costs sellers money at the negotiating table.

A SELLER'S FILE

- Year built and architectural style
- Permits for major updates
- Roof age and documentation
- Wind mitigation and four-point reports
- Elevation certificate
- Storm history and insurance details
- Accessory unit status, if any
- Survey and title notes

Crescent Lake, *answered*

Where exactly is Crescent Lake?

About a mile north of downtown St. Petersburg, generally between 4th Street North and Dr. Martin Luther King Jr. Street North, from roughly 13th Avenue North to 22nd Avenue North.

Is Crescent Lake a historic district?

Mostly no. The Round Lake Historic District lies to the south, but most of Crescent Lake has no district designation. The water tower and Huggins-Stengel Field are city landmarks.

Did Babe Ruth really play here?

Yes. The Yankees trained at the field in Crescent Lake Park from 1925 until 1942, and Ruth was there through his Yankee years.

Are there alligators in the lake?

Yes, as in most Florida lakes. Enjoy them from a distance and keep pets away from the water's edge.

Is the neighborhood walkable?

Yes. The lake loop, Sunken Gardens and the 4th Street shops are close, and downtown is about a mile south.

What about flooding?

Crescent Lake sits inland on generally higher ground, but risk varies by block. Review the flood zone, elevation certificate and insurance quotes for each home.

Which schools serve the area?

Pinellas County Schools. Assignments depend on the address, so confirm with the district's locator.

Is there a neighborhood association?

Yes. The Crescent Lake Neighborhood Association is active in the park and the community.



ABOUT MARK

Mark Middleton

Mark Middleton is a Realtor® Broker Associate with Compass and leads Middleton Tampa Bay, advising buyers and sellers across Pinellas, Hillsborough and Pasco. He specializes in historic, character and waterfront homes, and has represented sellers in Crescent Lake. He has lived in Dunedin since 2013, serves on the Florida Realtors® and National Association of Realtors® Boards of Directors, and is Vice President of the Suncoast Tampa Association of Realtors®.

He hosts the YouTube channel *Living and Buying in Tampa Bay* and produced the documentary *Delightful Dunedin*. His team's philosophy: **People. Planet. Purpose.**

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Where this guide's *facts come from*

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- Middleton Tampa Bay closed sales records

Information is deemed reliable but not guaranteed and should be independently verified. Neighborhood boundaries, historic designations, school assignments, park facilities, flood zones and market figures change and vary by source. Drive distances are approximate road miles. Market figures are medians of a small number of sales and are not appraisals. Early settlement history is drawn from local accounts and may vary between sources. This guide is for general information and is not legal, tax, insurance, engineering or financial advice. Photographs from Mark Middleton's collection, straightened and cropped, with no filters applied. If your property is currently listed with another real estate broker, please disregard this material. It is not our intention to solicit the offerings of other real estate brokers. Compass is a licensed real estate broker in Florida and abides by Equal Housing Opportunity laws. Mark Middleton, Broker Associate, Compass Florida, LLC.

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Thinking about Crescent Lake? Let's walk it together.

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