MIDDLETON
TAMPA BAY

A NEIGHBORHOOD GUIDE · 2026 EDITION

ST. PETERSBURG / GRAND CENTRAL / 33713

Living in *Historic Kenwood*



Brick streets, Craftsman porches and St. Petersburg's first suburb. Everything you would want to know before you call it home.

COMPASS

BY MARK MIDDLETON, BROKER ASSOCIATE · COVER: A CRAFTSMAN BUNGALOW ON A KENWOOD BLOCK



INSIDE THIS GUIDE

Contents

01	A letter from Mark	03
02	Historic Kenwood at a glance	04
03	Where it is	05
04	From avocado groves to a first suburb	06
05	The model home on Central	08
06	The million-dollar high school	09
07	Houses on the move	10
08	A Historic Kenwood timeline	11
09	The homes	13
10	Brick streets, hex pavers and alleys	15
11	Where art lives	16
12	Porches, parks and the avenue	17
13	Daily life, schools and getting around	20
14	The real estate market	21
15	Buying in Historic Kenwood	22
16	Flood, insurance and older homes	23
17	Selling in Historic Kenwood	24
18	Questions people ask	25

A CRAFTSMAN BUNGALOW WITH BRICK STEPS AND A PAVER WALK.



A LETTER FROM MARK

The neighborhood that *taught St. Pete* to live year round

Turn off Central Avenue onto one of the numbered streets west of 25th and the pace changes. The pavement turns to brick. Porches come forward to meet the sidewalk, and the sidewalk itself is laid in old hexagonal pavers. Someone is always on a porch.

Historic Kenwood was St. Petersburg's first suburb and its first neighborhood built for people who lived here all year, not just for the winter season. A century later it still has one of the largest concentrations of bungalows in the Southeast, a National Register listing, an official Artist Enclave and the restaurants and breweries of the Grand Central District at its southern edge.

I wrote this guide for two readers. One is deciding whether Historic Kenwood 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 sits alongside the practical questions: local historic district rules, insurance, older-home inspections, schools and what homes have actually sold for.

Old Northeast, Crescent Lake and Historic Kenwood are three of my favorite neighborhoods anywhere in Tampa Bay. If a street or a house in these pages catches your eye, call me. I would love to walk it with you.



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02 · AT A GLANCE

Historic Kenwood *in brief*

33713

ZIP CODE

Just west of downtown St. Petersburg, in Pinellas County, north of the Grand Central District.

1912

FIRST DEVELOPER

Philadelphian Charles Hall bought 160 acres of avocado groves and began selling building lots.

1926

ST. PETE HIGH

The Mediterranean Revival campus opened on 5th Avenue North, billed as the nation's first million-dollar high school.

2003

NATIONAL REGISTER

The Kenwood Historic District was listed on the National Register of Historic Places on August 4, 2003.

2,203

HISTORIC BUILDINGS

Contributing buildings counted in the district's National Register listing, most of them homes built between 1912 and 1945.

$590K

MEDIAN SALE PRICE

Redfin's neighborhood median for October 2026, up 11.4% from a year earlier.

West of downtown, *on the high ground*

Historic Kenwood sits about two miles west of downtown St. Petersburg, between Central Avenue and 9th Avenue North, with I-275 to the east and 34th Street to the west.

The National Register district is roughly bounded by 9th Avenue North, 19th Street North, 1st Avenue North, 31st Street North, 5th Avenue North and 34th Street North. The Historic Kenwood Neighborhood Association describes its area more simply: Central Avenue to 9th Avenue North, and I-275 to 34th Street.

The neighborhood sits on a plateau about 50 feet above sea level, noticeably higher than much of the city. That elevation is part of why buyers who want historic character away from the water often start here.

Its southern edge is the Grand Central District, the stretch of Central Avenue lined with restaurants, breweries, galleries and shops. Downtown, Tropicana Field, the Edge District and I-275 are minutes away.

Neighborhood boundaries vary between sources, and real estate websites draw them differently. If a precise boundary matters for a purchase, ask me to confirm the subdivision, the National Register map and any local historic district for that address.



A STORY-AND-A-HALF COTTAGE WITH TWIN DORMERS

50 ft

ABOVE SEA LEVEL

Kenwood sits on a plateau, some of the highest ground in St. Petersburg.

APPROXIMATE DISTANCES

Grand Central District	Adjacent
Tropicana Field	1.3 mi
Downtown St. Petersburg	2 mi
USF St. Petersburg	2.4 mi
Sunken Gardens	2.4 mi
St. Pete-Clearwater Intl. Airport	9 mi
Tampa International Airport	16 mi

Straight-line distances from the neighborhood, rounded. Drive times vary with traffic and route.



A FRONT-GABLE BUNGALOW IN HISTORIC KENWOOD

From avocado groves *to a first suburb*

Before it was a neighborhood, it was an orchard two miles from town, reached by streetcar along Central Avenue.

Charles Hall builds *a town for year-round residents*

The groves. In 1912 a Philadelphia developer named Charles Hall bought 160 acres of avocado groves about two miles northwest of downtown St. Petersburg. He subdivided the land quickly and began advertising building lots. In 1913 he built ten houses on Central Avenue for a combined $30,000.

A different kind of neighborhood. Much of early St. Petersburg emptied out each summer, when downtown residents followed their tourist clientele north. Kenwood was planned for people who worked in the city and stayed all year. That makes it St. Petersburg's first suburb and its first neighborhood of year-round residents.

The streetcar. Kenwood's location made sense because of the Central Avenue streetcar, which carried residents to downtown jobs and shops. The line stayed popular for decades until it was phased out by 1947.

Hall's subdivisions and George F. Young's. Two of Hall's subdivisions, between Central Avenue and 5th Avenue North west of 25th Street North, form the largest single parcel of today's Historic Kenwood. George F. Young developed a parallel area east of 25th Street, and other developers built between 5th and 9th Avenues North.

The Boom and the bust. Most homes were built on site in the 1920s, when St. Petersburg's population surged. Construction slowed sharply after Florida's real estate bubble burst in the late 1920s, picked up briefly in the late 1930s, then paused again for the war years.

A gift with one condition. Hall donated Seminole Park to the city, on the condition that its name never change. It still carries that name today.

160

ACRES OF GROVES

Bought by Charles Hall in 1912, about two miles northwest of downtown.

$30,000

TEN HOUSES, 1913

The combined cost of Hall's first ten houses on Central Avenue.

1918

THE MODEL HOME

Hall's Craftsman showplace rises at Central Avenue and 30th Street.

Kenwood was built for people who *stayed for the summer.*

ST. PETERSBURG'S FIRST NEIGHBORHOOD OF YEAR-ROUND RESIDENTS



STONE-FACE SIDING AND A HISTORIC KENWOOD FLAG ON A 1920S BUNGALOW

05 · THE MODEL HOME ON CENTRAL

The house that *sold a neighborhood*

Every new subdivision needs a showplace, and Kenwood's still stands at the northeast corner of Central Avenue and 30th Street. Built in 1918 as Charles Hall's model home, it was placed to be seen from the streetcar line, a two-story Craftsman of wood, brick and stucco with a deep, inviting porch and a separate carriage house.

For more than two decades the house was known to locals as the Craftsman House Gallery, a gallery, pottery studio and café that showed work by hundreds of American craft artists. The gallery's run ended in 2025 and the property was offered for a new retail or dining use, so its next chapter is still being written.

The model home matters because it shows what Hall was selling: wide porches, low rooflines, exposed rafters and the craftsmanship of the Arts and Crafts movement, built for a Florida climate. Walk a few blocks north and you will see the same ideas repeated in hundreds of bungalows.

WHY "CRAFTSMAN"?

The Arts and Crafts movement reached its height in the 1920s in cities from San Diego to Chicago. In Florida it produced the low, porch-fronted bungalow, which suited the heat and a growing middle class. Historic Kenwood holds one of the largest concentrations of them in the Southeast.

A Mediterranean landmark *on 5th Avenue North*

St. Petersburg High School was founded in 1898 and occupied several locations, including a building at Mirror Lake from 1919 to 1926, before it moved to 2501 5th Avenue North. The new campus opened in 1926 and was billed as the nation's first million-dollar high school.

When it opened, the site was surrounded by farms, orange groves and cattle pasture. The school both reflected and accelerated St. Petersburg's growth to the west, and the bungalows around it filled in quickly.

The building is a Mediterranean Revival composition on about seven acres between 5th and 9th Avenues North and 25th and 26th Streets. It was listed on the National Register of Historic Places in 1984, and a full restoration was celebrated during the 2022 BungalowFest home tour.

It is also an academic landmark. The International Baccalaureate program at St. Pete High, established in 1983, was the first IB program in Florida, and it remains a magnet program that draws students from across Pinellas County.

In 2026 the campus marked its centennial on 5th Avenue North. Historic Kenwood made the anniversary the theme of its 27th annual BungalowFest, with student-led tours of the school alongside homes that were themselves roughly a century old.

1898
FOUNDED

1926
5TH AVENUE CAMPUS

1983
FLORIDA'S FIRST IB

1984
NATIONAL REGISTER

THE GREEN DEVILS

St. Pete High's students have been the Green Devils for generations, and many Kenwood families can count several of them under one roof. The school serves more than 1,700 students today.

Built among the groves, *now ringed by bungalows.*

ST. PETERSBURG HIGH SCHOOL, 2501 5TH AVENUE NORTH

Bungalows that *arrived by truck*



A BRICK-FRONT COTTAGE UNDER A MATURE CANOPY

One of Historic Kenwood's more surprising stories is that a good number of its houses were built somewhere else. During the early and middle 1930s, about 170 dwellings, most of them Craftsman bungalows, were moved here from Central Avenue and other St. Petersburg neighborhoods as commercial growth pushed into older residential blocks.

The relocations helped cement the neighborhood's bungalow identity. The National Register nomination counts these moved houses among the district's historic resources, and the neighborhood association's preservation materials identify 167 of them.

From the 1950s on, the story turned. Air conditioning and the automobile pulled families to newer suburbs, and Kenwood declined over the next three to four decades. The mom-and-pop businesses along Central Avenue faded with it.

The revival began in the early 1990s, when residents started buying and restoring historic homes and formed the Historic Kenwood Neighborhood Association. A 1995 survey documented the significance of the neighborhood's pre-1945 architecture, which led to the National Register listing in 2003 and, later, four local historic districts.

About 170 houses came to Kenwood *from somewhere else.*

THE RELOCATIONS OF THE 1930S

A Historic Kenwood timeline

1912	**Groves to lots.** Charles Hall buys 160 acres of avocado groves northwest of downtown and begins selling lots.
1913	**First houses.** Hall builds ten houses on Central Avenue for a combined $30,000.
1918	**The model home.** Hall's Craftsman showplace rises at Central Avenue and 30th Street, visible from the streetcar.
1920s	**The Boom.** Most of Kenwood's homes are built on site as St. Petersburg's population surges.
1926	**St. Pete High opens.** The million-dollar Mediterranean Revival campus opens on 5th Avenue North.
1930s	**Houses arrive.** About 170 bungalows are moved to Kenwood from Central Avenue and other neighborhoods.
1947	**Last streetcar.** The Central Avenue streetcar line is phased out.
1950s	**Decline begins.** Families move to newer suburbs, and Kenwood enters a long decline.

1912

An orchard two miles from town became the city's first suburb.

HISTORIC KENWOOD, THE EARLY YEARS

From revival *to today*

1964	**Haslam's on Central.** Haslam's Book Store moves to 2025 Central Avenue, later called Florida's largest bookstore.
1983	**Florida's first IB.** St. Pete High launches the state's first International Baccalaureate program.
1990s	**The revival.** Residents restore homes and form the Historic Kenwood Neighborhood Association.
2003	**National Register.** The Kenwood Historic District is listed on August 4, 2003, with 2,203 contributing buildings.
2003	**Pride is born.** St. Pete Pride begins in Grand Central and Historic Kenwood.
2014	**Artist Enclave.** City Council approves the Artist Enclave Overlay District.
2022	**SunRunner.** Tampa Bay's first bus rapid transit line opens on 1st Avenues North and South.
2026	**A centennial.** BungalowFest marks a century of St. Pete High on 5th Avenue North.

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The first suburb, still the most neighborly one.

HISTORIC KENWOOD, 1912 TO TODAY

One of the Southeast's great *bungalow neighborhoods*

More than half of Historic Kenwood's historic buildings are Craftsman bungalows, built mainly from the 1910s through the 1950s on narrow lots served by rear alleys.



A SCREENED-PORCH BUNGALOW IN BOLD COLOR



A COTTAGE WITH AN ARCHED ENTRY AND METAL ROOF

Craftsman bungalows. The signature Kenwood house is one or one and a half stories with a low-pitched roof, deep eaves, exposed rafter tails, tapered porch columns on brick or block piers and a front porch that runs the width of the house. Wood siding, original windows and heart pine floors survive in many of them.

Florida variations. Builders adapted the style for the climate, with raised floors for air circulation, generous windows for cross ventilation and porches deep enough to live on. Many homes still have a detached garage or garage apartment on the alley.

Not only bungalows. The neighborhood association also catalogs Tudor Revival, Mediterranean Revival, Prairie, Foursquare and Dutch Colonial houses, along with Minimal Traditional and Ranch homes from the 1940s and 1950s.

Sizes. Most original homes are modest, often 900 to 1,700 square feet. Expanded and rebuilt homes reach well beyond that, and they command the top of the market.

Porch first, *always.*

THE KENWOOD BUNGALOW



NEW CONSTRUCTION ON A KENWOOD BLOCK

Restorations. Thirty years of revival mean many bungalows have been carefully restored, often with updated kitchens, baths and systems behind original facades. The best of them keep their porches, windows and rooflines intact.

New construction. Historic Kenwood is not frozen in time. New single-family homes and townhome communities such as Towns at Kenwood and Blanc Townhomes have been built on lots outside the local historic districts, adding a modern option within walking distance of Grand Central.

Garage apartments. Historic outbuildings, including garages and garage apartments on the alleys, are common. They are part of the district's character and, where permitted, can add flexibility for guests or family.

What it means for buyers. Two homes on the same block can differ widely in age, condition, size and rules. Whether a house sits in a local historic district, what has been restored and what has been replaced all affect value. A careful comparison is worth more than any average.

Old blocks, *new chapters.*

RESTORATION AND NEW CONSTRUCTION IN HISTORIC KENWOOD

Brick streets, hex pavers *and alleys*



ORIGINAL BRICK PAVING AND GRANITE CURB ON A KENWOOD STREET

Many of Historic Kenwood's original streetscape elements remain. Brick streets slow traffic and give the neighborhood its sound. Sidewalks are often laid in locally manufactured hexagonal concrete pavers, a detail that shows up in few other places in the city.

Behind the houses runs a network of alleys. Only a handful of homes have driveways to the street, so cars, garages and trash collection live out back, leaving the front of each block to porches, gardens and the sidewalk.

The streets follow St. Petersburg's numbered grid: avenues run east to west and streets run north to south. A few named avenues, including Burlington and Dartmouth, add character to the grid.

STREETS TO KNOW

- Central Avenue (the Grand Central District)
- 5th Avenue North (St. Pete High)
- Burlington Avenue North
- Dartmouth Avenue North
- 3rd Avenue North (Seminole Park)
- 25th Street North (the Hall and Young dividing line)
- 28th and 30th Streets North

Brick underfoot, porches up front, *cars out back.*

THE KENWOOD STREETSCAPE

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Art lives *here.*

2014	2	Spring
ARTIST ENCLAVE APPROVED	SUCH OVERLAYS IN THE CITY	ANNUAL STUDIO TOUR

The neighborhood's *other residents: artists*

In 2014 the St. Petersburg City Council unanimously approved an Artist Enclave Overlay District in Historic Kenwood. The designation lets resident artists create work, teach classes and sell from their own homes. Only two such overlays exist in the city.

The Artist Enclave of Historic Kenwood organizes an annual studio tour each spring, when painters, potters, fiber artists and jewelers open their homes. The neighborhood's public art program adds artist-designed street signs and installations across the district.

Each year the Historic Kenwood Neighborhood Association also hosts BungalowFest, its architectural home tour, now in its third decade. Proceeds support the tree program, garden workshops, Kenwood Kids and other neighborhood projects.

THE ENCLAVE, IN BRIEF

- Resident artists may create, teach and sell from home
- Painters, potters, fiber artists and jewelers
- Self-guided studio tour with maps at every stop
- Artist-designed street signs and public art
- Works shown in BungalowFest tour homes

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Porch Park Avenue

Porches, parks *and the avenue*

A park a founder refused to rename, and a mile of Central Avenue that became the city's most eclectic main street.

Seminole Park, *the neighborhood's front lawn*

Seminole Park fills the block bounded by 3rd Avenue North, Burlington Avenue North, 29th Street North and 30th Street North. Charles Hall donated it to the city, with the condition that its name never change.

Today it is a quiet, tree-shaded block with lawns, walking paths, a playground and two rentable shelters, including a Craftsman-style pavilion at its center that echoes the houses around it. The City of St. Petersburg keeps it open from 30 minutes before sunrise to 30 minutes after sunset.

It is where Kenwood gathers. Neighborhood events, picnics, birthday parties and dog walks all pass through, and the park has served as a starting point for BungalowFest.

The blocks around it form the Seminole Park Local Historic District, one of four local historic districts in Kenwood, so the streetscape facing the park is protected as well.

THE PARK IN BRIEF

- 2900 3rd Avenue North
- Playground and two shelters, available to rent
- Craftsman-style central pavilion
- Open 30 minutes before sunrise to 30 minutes after sunset
- Inside the Seminole Park Local Historic District

A gift to the city, on one condition: that its name never change.

CHARLES HALL'S SEMINOLE PARK

2900

3RD AVENUE NORTH

1 block

29TH TO 30TH STREETS NORTH

Central Avenue, *a walk from the porch*

COFFEE AND CAFÉS
Bandit Coffee
Pom Pom's Teahouse and Sandwicheria

DINING
Baba
Wild Child
Casita Taqueria

BREWERIES
Grand Central Brewhouse
Cage Brewing
Pinellas Ale Works

ON THE CALENDAR
Pride Street Fair, June
Winter Pride, February
Seasonal street festivals

The Grand Central District runs along Central Avenue and 1st Avenues North and South about two miles west of downtown, directly along Kenwood's southern edge. It grew from the same 1990s revival, when Kenwood and Central Oak Park residents joined forces with the few remaining businesses on Central.

Eat and drink. Neighborhood favorites near the corner of Central Avenue and 27th Street include Bandit Coffee, Baba, Wild Child and Casita Taqueria. Pom Pom's Teahouse and Sandwicheria occupies a repurposed filling station. For beer, Grand Central Brewhouse has a two-story taproom and beer garden, and Cage Brewing and Pinellas Ale Works are nearby.

Shops and galleries. Antique shops, vintage clothing, galleries and wellness studios fill the storefronts between. The shuttered Haslam's Book Store at 2025 Central, once Florida's largest bookstore, remains a beloved landmark even while closed.

On the calendar. Grand Central is where St. Pete Pride began, and each June Central Avenue closes between 20th and 31st Streets for the Pride street fair. Seasonal street festivals and markets fill out the year. Restaurants change often, so check hours before you go.

Porch for the morning, *Central for the evening.*

THE GRAND CENTRAL DISTRICT

Errands, schools *and getting around*

Getting around. Kenwood is one of the easiest historic neighborhoods in St. Petersburg to live in without driving everywhere. The SunRunner, Tampa Bay's first bus rapid transit line, runs along 1st Avenues North and South with stops in Grand Central, connecting downtown to St. Pete Beach. The Central Avenue Trolley serves the district, and Grand Central Station is a hub for PSTA routes.

By car. I-275 forms the neighborhood's eastern edge, so Tampa, the Gateway business district and Bradenton are a quick drive. 34th Street (US 19) borders the west side.

Bikes. Bike lanes run on Central Avenue west of 34th Street and on 1st Avenues North and South to the east, linking Kenwood with downtown and the Edge District.

Schools. St. Petersburg High School is in the heart of the neighborhood, home of the state's first IB program. Elementary and middle school assignments are set by address through Pinellas County Schools, which also offers magnet and choice programs countywide. Use the district's School Zone Locator to confirm the current assignment for any home.

15 min

SUNRUNNER DAYTIME FREQUENCY

Tampa Bay's first bus rapid transit line stops in Grand Central on its way between downtown and St. Pete Beach.

GOOD TO KNOW

- The Historic Kenwood Neighborhood Association is a civic group, not an HOA
- Four local historic districts sit within the National Register area
- Most homes are reached by rear alleys
- Transit is sometimes free on major event days, such as St. Pete Pride

A 1920s porch, *minutes from rapid transit.*

GETTING AROUND HISTORIC KENWOOD

What Historic Kenwood *homes sell for*

Kenwood is larger and more active than many historic neighborhoods, with well over a hundred sales a year. That gives buyers and sellers real data, but the range from a small original bungalow to a rebuilt Craftsman is wide.

$590K

MEDIAN SALE PRICE

Redfin, October 2026, up 11.4% year over year.

$425

PER SQUARE FOOT

Median sold price per square foot, Stellar MLS, July 17 to October 15, 2026.

24

DAYS ON MARKET

Median for the same Stellar MLS period, when 20 homes closed at a $620,000 median.

SELECTED RECENT CLOSED SALES, 2026

STREET	SALE PRICE	BEDS / BATHS	APPROX. SQ. FT.
Dartmouth Avenue North	$1,475,000	4 / 3	2,862
Burlington Avenue North	$1,350,000	4 / 4.5	2,372
2nd Avenue North	$1,335,000	4 / 2.5	2,293
30th Street North	$1,050,000	4 / 2.5	2,334
4th Avenue North	$840,000	3 / 2	1,399
9th Avenue North	$755,000	4 / 2	1,996
8th Avenue North	$650,000	2 / 3	1,265
7th Avenue North	$461,000	2 / 1	997

Recent closed sales listed by Redfin ranged from about $255,000 for a small 1920s cottage to $1,475,000 for a four-bedroom home on Dartmouth Avenue North. Homes.com counted roughly 138 sales over the past twelve months and about 2.6 months of supply, a balanced pace for St. Petersburg.

Sources measure the neighborhood differently, so medians vary from about $577,000 to $650,000 depending on the boundary and period. For pricing a specific home, I build a comparison set by hand, matching era, condition, size, lot and historic district status.

In Kenwood, the right comparison *is worth more than any average.*

PRICING A HISTORIC HOME

Buy the house, *and the block*

Historic Kenwood rewards buyers who know what they are looking at. The same qualities that make it special, century-old homes, historic district rules and a lively avenue nearby, also call for careful due diligence.

Know the district

Check whether the home is inside one of the four local historic districts. Exterior changes there go through the city's historic preservation review, while National Register listing alone generally does not limit what an owner can do.

Read the house's history

Ask for permit history, renovation dates and records for roof, electrical, plumbing and foundation work. In homes this old, the quality of past work matters as much as the finishes.

Walk the block, day and night

Blocks near Central Avenue are livelier on weekend evenings; blocks to the north are quieter. Visit at different times before you decide.

Price the whole picture

Get insurance quotes before you write an offer, not after. Roof age, wind mitigation features and updated systems can change premiums meaningfully.

Plan the renovation honestly

Original windows, siding and porches are part of a bungalow's value. If you plan to expand or update, talk with an architect or contractor who knows St. Petersburg's historic review process before you commit to a price.

Expect a voluntary association

Most homes are not in a mandatory HOA. The Historic Kenwood Neighborhood Association is a civic organization, not a homeowners association. Confirm for each property, especially townhomes.

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Fall for the porch. Then read the permits.

BUYING A CENTURY-OLD HOME

4

LOCAL HISTORIC DISTRICTS

0

MANDATORY NEIGHBORHOOD HOA

Flood, insurance *and older homes*

Kenwood sits on some of the highest ground in St. Petersburg, which shapes the conversation about flood risk. Wind, roofs and century-old systems usually matter more here.

Elevation. The neighborhood sits on a plateau about 50 feet above sea level. Redfin's climate data rates Historic Kenwood's flood factor as minor, estimating that about 4% of properties could be severely affected by flooding over the next 30 years.

Still check. Flood risk varies by lot and by drainage. Ask for the FEMA flood zone, any elevation certificate and the storm and claims history for every home. Low spots and alley drainage can matter.

Wind and roofs. Insurers look closely at roof age, roof-to-wall connections and opening protection. A wind mitigation inspection can document features that reduce premiums.

Century-old systems. Ask about wiring type and panel, plumbing materials, sewer lateral, foundation and piers, and termite history. Original features such as heart pine floors and wood windows are worth protecting, and worth inspecting.

Historic district rules. Inside a local historic district, exterior work such as windows, siding, porches, additions and demolition requires review through the city's historic preservation process. Plan renovation budgets and timelines accordingly.

Permits. Confirm that past additions, garage apartments and conversions were permitted. Unpermitted work can affect insurance, financing and resale.

BEFORE YOU WRITE AN OFFER, REQUEST

- FEMA flood zone and any elevation certificate
- Four-point and wind mitigation reports
- Insurance quotes from two carriers
- Permit and renovation history
- Local historic district status
- Sewer lateral and termite reports

High ground helps. *Good records help more.*

DUE DILIGENCE IN HISTORIC KENWOOD

A Kenwood listing sells the porch, the street *and the century behind them.*

Sell the story, *document the facts*

Buyers come to Historic Kenwood for character, and the right marketing tells that story: the porch, the original woodwork, the brick street out front, the walk to Central Avenue and the century of history behind it. A historic home deserves editorial photography and copy that place it within the neighborhood's story.

Then the facts close the sale. Buyers and their insurers will ask about roof age, systems, permits and historic district status. Sellers who have those answers ready, before the first showing, remove doubt and protect their price.

Pricing takes judgment. With original bungalows, restorations, expansions and new construction all selling on the same streets, the right comparisons come from carefully matched homes, adjusted for era, renovation, size, lot and district. Well-prepared, well-priced homes in Kenwood routinely move faster than the median.

A SELLER'S FILE

- Roof, HVAC and water heater ages
- Wind mitigation and four-point reports
- Permits and renovation history
- Local historic district approvals
- Survey and any flood or elevation records
- The house's own history and photos

Answers ready before the first showing *protect the price.*

PREPARING A KENWOOD LISTING

Historic Kenwood, *answered*

Where is Historic Kenwood?

Historic Kenwood is a National Register historic district about two miles west of downtown St. Petersburg in ZIP code 33713. It runs roughly from Central Avenue to 9th Avenue North, between I-275 and 34th Street North.

Why is it called historic?

The Kenwood Historic District was listed on the National Register of Historic Places in 2003, with 2,203 contributing buildings, most built between 1912 and 1945. Four local historic districts were later created within it.

Are there rules for renovating?

Inside the four local historic districts, exterior changes require review through the city's historic preservation process. National Register listing alone generally does not restrict private owners. Confirm the status of any address.

Does Historic Kenwood have an HOA?

Most single-family homes are not in a mandatory HOA. The Historic Kenwood Neighborhood Association is a voluntary civic organization. Some newer townhome communities have their own associations.

What is the Artist Enclave?

Since 2014, a city overlay district has allowed resident artists in Historic Kenwood to create, teach and sell art from their homes. The enclave hosts an annual studio tour.

What do homes cost?

Redfin reported a median sale price of about $590,000 for October 2026. Recent sales have ranged from about $255,000 for a small cottage to more than $1.4 million for larger renovated and new homes.

Is Historic Kenwood in a flood zone?

Most of the neighborhood sits on high ground about 50 feet above sea level, and Redfin rates its flood factor as minor. Flood zones still vary by lot, so check the FEMA zone and records for every home.

What is BungalowFest?

BungalowFest is the neighborhood association's annual architectural home tour, now in its third decade, featuring restored homes, artists and public art.

Can you walk to restaurants?

Yes. The Grand Central District on Central Avenue borders the neighborhood to the south, with restaurants, coffee shops, breweries and galleries.

Still curious? *The best answers are on a walk.*

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ABOUT MARK

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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 neighborhoods like Historic Kenwood are where that specialty comes alive. He has lived in Dunedin since 2013, and serves on the Florida Realtors® and National Association of Realtors® Boards of Directors and as 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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Office visits by appointment

Where this guide's *facts come from*

- National Register of Historic Places, Kenwood Historic District, reference 03000729, listed August 4, 2003, and nomination form (Uguccioni and Stewart, 2002)
- National Park Service NPGallery, Kenwood Historic District and Central High School (St. Petersburg High School) records
- Historic Kenwood Neighborhood Association, history, historic preservation and Art Lives Here pages, historickenwood.org
- 2026 BungalowFest Home Tour: Centennial Celebration audio tour and event listings (Patch, Visit St. Pete-Clearwater, WUSF)
- City of St. Petersburg, Community Planning and Preservation Commission staff report 19-90300002 (March 9, 2021)
- St. Pete Catalyst, Kenwood homeowners seek local historic district designation; Craftsman House coverage (Bill DeYoung)
- The Boston Globe, Florida bungalows are the stars in Historic Kenwood (2017)
- Creative Loafing Tampa Bay, Historic Kenwood neighborhood profile
- 83 Degrees Media and Creative Pinellas, Artist Enclave of Historic Kenwood
- City of St. Petersburg Parks and Recreation, Seminole Park
- Pinellas County Schools, St. Petersburg High School profiles and IB program materials; St. Pete Rising and WUSF on the school's history
- PSTA and City of St. Petersburg, SunRunner project information
- Visit St. Pete-Clearwater, St. Pete Catalyst, Creative Loafing and St. Pete Rising, Grand Central District dining coverage
- St. Pete Catalyst, WUSF and Bay News 9, St. Pete Pride 2026 coverage; St. Pete Catalyst on Haslam's Book Store
- Redfin, Historic Kenwood housing market and recently sold data, including First Street climate risk data, October 2026
- Stellar MLS data as published by RealNet Florida (July 17 to October 15, 2026); Homes.com and Neighborhoods.com market pages
- Hotels.com neighborhood distance data

Information is deemed reliable but not guaranteed and should be independently verified. Neighborhood boundaries, historic district rules, school assignments, park facilities, business hours, flood zones and market figures change and vary by source. Distances are approximate. This guide is for general information and is not legal, tax, insurance, engineering or financial advice. Photographs by Mark Middleton, presented without filters. 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 Historic Kenwood?
Let's walk it together.

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