



V.M. Ybor Home Tour 2023

a not-so-typical tour of this historic, eclectic, and diverse community



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Thank you for joining us for the eleventh V.M. Ybor Home Tour. We welcome you to visit one of Tampa's most historic, diverse, and eclectic neighborhoods as we celebrate the continuing effort to preserve the unique and distinctive architecture of greater Ybor City! This tour has been made possible by the sponsorships and in-kind support of the many great local companies and organizations.



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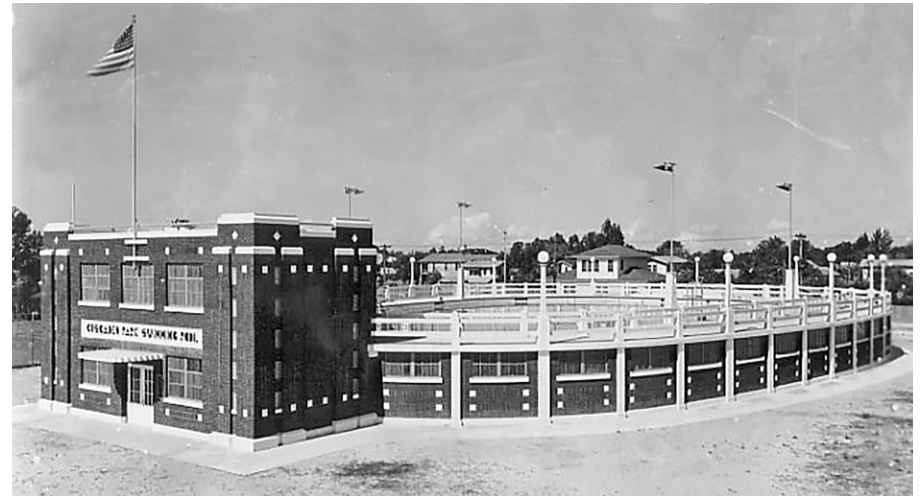




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Historic photo of Cuscaden Pool (above)
 Historic photo of the Latin American Service Station,
 1023 E. Columbus Drive (below)



Photos courtesy Tampa-Hillsborough
 County Public Library System



① J.C. Newman Cigar Company
2701 N. 16th Street

J.C. Newman Cigar Company's long history dates back more than a century to 1895, when Julius Caesar Newman rolled his first cigars in the family barn in Cleveland, Ohio. From humble beginnings as a one-man cigar factory, the cigar family has survived and prospered through the Roaring Twenties, the Great Depression, two world wars, the Cuban Embargo, excessive taxes, smoking bans and the rapid consolidation of the cigar industry.

The company joined the Tampa cigar manufacturing community in 1954 when Mr. J.C. Newman determined that the company's future lay in the manufacture of premium cigars. He resolved to relocate to Tampa, which enjoyed a world-class reputation for producing high-quality premium cigars. The move also brought him closer to his primary source of tobacco: Cuba.

J.C. Newman found his ideal manufacturing location at a landmark cigar factory in Ybor City. Built in 1910, the Regensburg factory was one of the last and largest cigar factories ever built in Tampa. Like every cigar factory in town, the Regensburg had a nickname: El Reloj, Spanish for "The Clock." For generations, residents had risen and retired to the hourly chimes ringing from its tall brick clock tower. After decades of silence, the landmark El Reloj now rings again thanks to a loving restoration by the Newman family in 2002.



J.C. Newman is America's oldest family-owned premium cigar maker and the last operating cigar factory in Cigar City. With a portfolio of famous brands from the ultra-premium Diamond Crown and Diamond Crown MAXIMUS to Cuesta-Rey, La Unica, and Brick House, the J.C. Newman name is synonymous with excellence in cigar manufacturing. This structure is a contributing to Ybor City's local and national historic district



B 1212 E. 15th Avenue
Beverage Stop (exterior only)
John and Trista Snook

This classic Ybor bungalow was originally owned by Joaquin and Luisa Rubio in the 1920s. Mr. Rubio was a local cigar maker by trade. However, by 1932 Mr. Rubio had passed away and Luisa continued ownership of the property for at least another decade. The home was eventually converted to a duplex in the 1940s but converted back to a single family home in the last decade.

Lush native landscaping and the restored front porch create a welcoming entry and add to historic 15th Avenue streetscape. A large deck was added to the rear of the property and takes advantage of the private backyard.

This home is a contributing structure to Ybor City's local and national historic landmark districts.

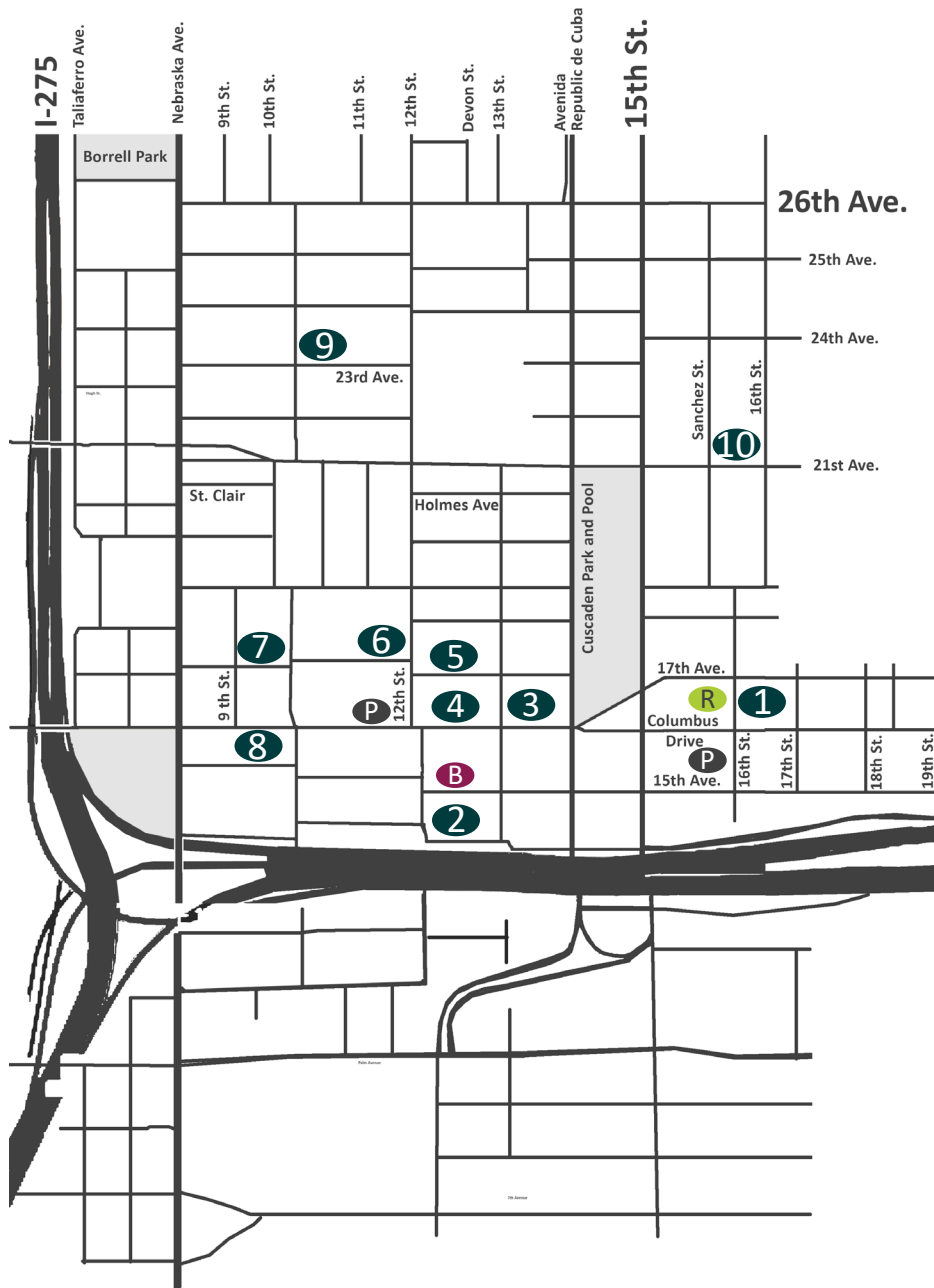


2 1206 E. 14th Avenue ↗
Angel and Regina Gonzalez

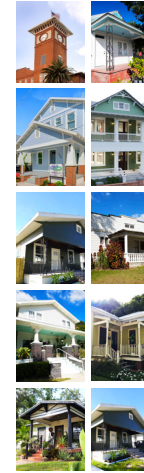
This traditional Ybor casita is one of two casitas on a single lot and has been owned by the same family since 1948. They were originally purchased from extended family members for just \$2,150. 1206 E. 14th Avenue served as the happy childhood home to current Owner, Regina, her parents, and three siblings. Built in 1908, this casita is an excellent example of traditional Ybor housing stock in the early 20th century.

This home has restored wood double-hung windows, a new, period-appropriate S-curve metal roof, and access to the tropical oasis in the back yard via covered rear entry. The home has recently undergone significant structural stabilization and finish upgrades throughout. Future plans include rehabilitation of the front porch to include wood decking and traditional columns.

This home is a contributing structure to Ybor City's local and national historic landmark districts.



V.M. Ybor Home Tour Map 2023



- 1 J.C. Newman Cigar Company R P
- 2 1206 E. 14th Avenue ➤
- 3 1304 E. Columbus Drive
- 4 1208 E. Columbus Drive
- 5 1214 E. 17th Avenue
- 6 1024 E. 17th Avenue
- 7 912 E. 17th Avenue
- 8 917 E. Columbus Drive
- 9 1004 E. 23rd Avenue
- 10 3002 N. 16th Street ➤

- B Beverage Station, 1212 E. 15th Avenue
- R Registration, Cigar Workers Park
- P Parking

Below: Historic photo of the north side of the 1200 block of Columbus Drive (formerly La Michiga) 1933

Photos courtesy Tampa-Hillsborough County Public Library System





3 1304 E. Columbus Drive Joe and Barbara Lopez

This new construction home was built by life-long residents of Ybor City, Joe and Barbara Lopez, on an exceptionally challenging 35-foot-wide vacant lot. The incised front porch takes advantage of the new wider sidewalks and street trees that were recently added as part of the Columbus Drive Streetscape project. The interior features an open layout with first floor public space that graciously opens onto a covered rear porch, four second-floor bedrooms, and three full baths with classic finishes.

The new home was approved by the Barrio Latino Commission and is an excellent example of new construction that compliments the neighborhood's historic fabric.

This home is located in Ybor City's local and national historic landmark districts.



4 1208 E. Columbus Drive Drew and Christy Burkhead

The grace and charm of historic Ybor, blends seamlessly with the simplicity and convenience of modern materials in his newly constructed, single-family home. The affectionately named "Alignment House" is a three-story, single-family residence with a separate guest apartment above a detached two car garage.

Built with creative design and structural longevity in mind, this home combines form and function to create a sanctuary of comfort, acceptance, and healing. This welcome new addition to the Columbus Drive streetscape won Barrio Latino Commission approval and successfully developed what was once a long-vacant lot.

This home is located in Ybor City's local and national historic landmark districts.



5 1214 E. 17th Avenue
Melissa Franzack

This classic 1908 Ybor bungalow was originally owned by Mr. Rafael Torres and his wife Marie, according to Polk City Directories. Mr. Torres owned a restaurant located on Twiggs Street in downtown Tampa and likely used the extensive streetcar system to travel from Ybor to work every day.

This home has been thoughtfully updated, maintaining many original details including wood moldings and plaster details. The large front porch boasts prominent, original brick and concrete columns, and provides a perfect spot for a morning coffee. The kitchen and baths have been updated with modern amenities and the rear deck provides a fantastic respite to enjoy the native plantings and peaceful backyard setting.

This home is located in Ybor City's local and national historic landmark districts.



6 1024 E. Columbus Drive
Bob Turner and Lindsay Trench

This one-of-a-kind concrete block house was built in 1900, making it one of the oldest homes in the V.M. Ybor neighborhood. The property was owned by Francis Christ, a teacher at Woodrow Wilson Middle School. Local residents report that this home was once two stories, but was reduced to a single story for tax purposes in the middle of the 20th century.

The property had been vacant for close to 20 years when Bob, the current owner, purchased it and began restoration work. Work to date has included reopening the original wrap-around front porch, repairs to all the original plaster, and installation of a new kitchen. Future plans include the rehabilitation of the front porch columns and installation of new, period-appropriate railings.

This home is a contributing structure to Ybor City's local and national historic district.



7 912 E. 17th Avenue
Barbara Scott

This grand two-story Ybor home was built in 1925 by Cesar Medina, Owner of Holsum Bakery. Later the home was owned by Violet Tarago, a relative of Mr. Medina. It was divided into 2 independent living areas in 1960 with the interior stair being converted to a large pantry. Ms. Scott became the third owner of this property, purchasing the home 32 years ago.

This home has a beautifully proportioned wrap around porch and porte-cocher. The home has been lovingly maintained, with upgrades to all plumbing, mechanical and electrical systems. The classic floor plan remains and the kitchen has been updated and restored with a period-appropriate black and white checkerboard theme. Ceiling tiles and carpet have been removed and replaced with drywall and wood flooring respectively. Future plans include the loving maintenance of this grand piece of Ybor history.

This home is a contributing structure to Ybor City's local and national historic landmark districts.



8 917 E. Columbus Drive
Tarry and Kelly Grimsdale

This Columbus Drive home is one half of a set of architectural "twins". These structures were relocated from 920 and 922 E. 12th Avenue by FDOT in 2014, transferred to the City, and then purchased by the Grimsdales. The 658 square foot homes were built in the Folk Victorian style - a more unique style for Ybor in 1913. The western-most home was originally owned by Everaldo and Delphina Fernandez. Mr. Fernandez was a cigar-maker in Ybor City.

Tarry and Kelly are in the process of restoring the eastern-most structure, having completed the first twin structure in early 2018. Special attention will be given to the selection of period-appropriate detailing inside and out, including reconstruction of the L-shaped front porch, which will feature turned wood columns and period-appropriate railings.

This residence is a contributing structure to Ybor City's local and national historic district.



9 1004 E. 23rd Avenue
Jason Joseph and Justin Chen

This classic cottage was built in 1920 by local pipefitter, Irvin, and his wife Bonnie Beech. They resided at the home for five years according to Polk City Directories. The home was later owned by C.C. Craft, and his wife Maggie. Mr. Craft was the proprietor of a septic tank business located on Florida Avenue. This was one of the first homes built north of 21st Avenue.

The home's generous front porch features mosaic tile and original trim, while the interior has been wonderfully updated to include a blend of modern and classic features. Jason and Justin have transformed the property to an urban farm oasis, complete with 7 hens and 5 rabbits, providing a bounty of fresh eggs in the 'hood. Future plans for the property include the completion of a new sun porch, perfect for enjoying the oversized backyard.

This home is located just outside Ybor City's local and national historic landmark districts.



10 3002 N. 16th Street ↗
Nicholas and Gabrielle Medrano

This 1925 Ybor bungalow was originally owned by Felix and Mary Gardana. Felix worked for decades as a cigar maker at a local cigar factory. The home is currently being renovated to include a more open floor plan, new period-appropriate trim and moldings, and updated kitchen and bathrooms.

The wide, welcoming front porch adds to the classic appeal of this historic structure. Recent upgrades to the structural, electrical, and plumbing systems ensure that the home will be safe for decades to come.

Nick and Gabby live on this block and are rehabilitating this home for use as a vacation rental. Future furnishings will celebrate Ybor's rich cigar and cultural heritage.

This home is located just outside Ybor City's local and national historic landmark districts.



Kelly Grimsdale

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thegrimsdalegroup.com

Grateful to have sold:

915 E. 17th Avenue

1019 E. 17th Avenue

1308 E. Holmes Avenue

1309 E. Holmes Avenue

2801 N. 10th Street

1212 E. 15th Avenue

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