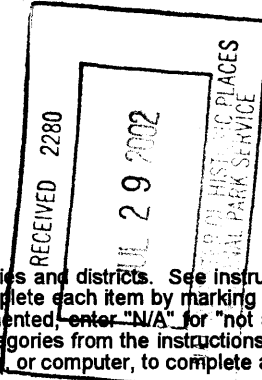


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1010

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name BISPHAM-WILSON HISTORIC DISTRICT

other names/site number Jackson F. Bispham House; Bispham-Wilson House and Service Station

2. Location

street & number 4613 South Tamiami Trail N/A not for publication

city or town Sarasota N/A vicinity

state FLORIDA code FL county Sarasota code 115 zip code 34231

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Justin Snyder Matthews 7/23/2002
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register See continuation sheet
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Edson A. Beall 9/14/02
Signature of the Keeper Date of Action

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
3	0	buildings
0	0	sites
0	0	structures
0	0	objects
3	0	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

COMMERCE/TRADE/Filling Station

Current Functions

(Enter categories from instructions)

EDUCATION/Art School

COMMERCE/TRADE/Photography Studio

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE/Wood Frame Vernacular

NO STYLE/Masonry Vernacular

Materials

(Enter categories from instructions)

foundation Concrete Pier, Stucco

walls Wood

Stucco

roof Metal; Tar and Gravel

other Wood: Porch

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object, or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey
recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

c. 1905

1952

Significant Dates

c. 1905

1952

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

- State Historic Preservation Office
Other State Agency
Federal agency
Local government
University
Other

Name of Repository

#

10. Geographical Data

Acreeage of Property Less than one

UTM References

(Place additional references on a continuation sheet.)

UTM grid for reference 1: Zone 17, Easting 348420, Northing 3018900

UTM grid for reference 3 and 4 with empty boxes for Zone, Easting, and Northing

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Daniel Delahaye, Historic Consultant/Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date July 2002

street & number R.A. Gray Building, 500 S. Brounough Street telephone (850) 245-6333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Colleen Cassidy/Arnold Berns

street & number Post Office Box 20589 telephone (941) 924-5224

city or town Sarasota state Florida zip code 34276

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

BISPHAM-WILSON HISTORIC DISTRICT
SARASOTA COUNTY, FLORIDA
DESCRIPTION

SUMMARY PARAGRAPH

The Bispham-Wilson Historic District comprises the Jackson S. Bispham House, constructed c. 1905, a small wood frame garage, built c. 1946, and a former Texaco auto service station which was erected in 1952. The former residence, now used as an art school, is a two-story, wood frame vernacular style house with a side-facing gable main roof. The building has an irregular ground plan and rests upon a non-historic concrete pier foundation. The exterior wall material is drop siding, and attached to the rectangular core of the structure are a one-story, pedimented entrance porch, a 1½ story east extension, which features a one-story, integrated porch at the northeast corner and a one-story ell on its south elevation. The original major fenestration consists of 1/1-light, double-hung wood sash windows. The former Texaco service station located immediately north of the house is a one-story, masonry vernacular building with stuccoed exterior walls. It has a rectangular ground plan and a flat roof surrounded by a low parapet. Both the former residence and gas station have been extensively rehabilitated, but still largely retain their historic appearance both outside and inside, as does the wood frame vernacular garage. The Texaco station even features its original hydraulic vehicle lift in one of the two service bays. Non-functional, historic gas pumps and signage are found on the exterior of the building. The originals were removed some time after the gas station closed in 1964. The building is now used as a commercial photography studio and privately-owned Texaco station museum.

SETTING

The Bispham-Wilson Historic District occupies a 130 feet wide by 150 feet wide tract of land at 4613 South Tamiami Trail (U.S. Highway 41) which is located approximately one and a half miles south of the center of downtown Sarasota. The property is found in a densely built up commercially zoned area, occupying part of Lots 13, 14, and 15 of Block B in the Orange Rest Park Subdivision of the city of Sarasota. These lots are bounded by South Tamiami Trail on the west, Fiesta Street on the south, a private residence on the east, and a small commercial strip shopping center on the north. Both the former house and the ex-service station face west toward South Tamiami Trail, a major transportation corridor that has historically linked the coastal communities of Sarasota County. It was the dominant west coast connector between Tampa and Miami from the time of its completion in 1928 until the opening of Interstate 75 in the late 1970s. This section of Tamiami Trail, at one time a rural and mainly residential area, is being steadily altered by developmental pressures fostered by accelerating urban expansion.

North, west, and south of the property along South Tamiami Trail are contemporary retail commercial properties. Zoning has essentially limited commercial development along the east side of

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BISPHAM-WILSON HISTORIC DISTRICT
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the road to a relatively narrow strip approximately 150 feet deep, the depth of the original residential lots facing South Tamiami Trail; however, contemporary zoning west of South Tamiami Trail in this vicinity has altered the neighboring residential land use pattern. Commercial retail stores and a shopping center now occupy comparatively large land areas directly west of the property.

Orange Crest Park Subdivision, which mainly lies east of the historic district, is a fully developed residential neighborhood with a few commercial and public intrusions. Modest single and multi-family masonry vernacular residences dating to the 1960s typify the building stock. Residential buildings line most of the northern edge of Fiesta Street. The generally low-scale buildings are mostly contemporary single and multi-family residences. The southern edge of Fiesta Street is lined with commercial retail spaces, a vacant commercial lot, an electric power sub-station, and a public school access. Each is located on a sizable parcel when compared to its residential neighbors on the north.

PHYSICAL DESCRIPTION

Jackson F. Bispham House-Exterior

Main (West) Facade

The Jackson F. Bispham House (also known locally as the Bispham-Wilson House) occupies the northeast quarter of the property on which the three contributing resources stand. The exterior of the house has been painted with a startling, combination of non-historic colors comprising yellow walls and purple, mauve, and blue trim (Photo 1). A photograph of the building taken c. 1950 (Photo 2) shows that the building looks today largely as it appeared when the photo was taken. One exception is the second story sleeping porch that appears near the southwest corner of the house. It was constructed in the 1920s and removed c. 1955.¹ The Texaco service station that was constructed in 1952 does not appear in the photograph.

The core of this irregularly-shaped building has a dominant, steeply-pitched, side-facing gable roof surfaced with metal shingles. A simple dark red brick chimney is centered along the roof ridge. Its three-bay main (west) facade exhibits regularly spaced window and door openings in the horizontal wood drop siding (Photo 3). The center bay of the full-width, one-story porch leads to the original wood and glass panel entrance door. The entranceway is flanked by original single 1/1-light double hung sash windows set in plain frames with simple drip board at the top. The porch has a gable on hip roof, and the gable end—like the front gable of the main roof—is surfaced with decorative wood

¹ Cyrus Bispham, personal interview with Daniel Delahaye April 13, 1998.

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BISPHAM-WILSON HISTORIC DISTRICT
SARASOTA COUNTY, FLORIDA
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shingles. The porch roof is supported is surfaced with v-crimp metal sheeting and supported by Tuscan style wood columns, and a balustrade wall constructed of novelty wood siding lines the outer edges of the porch (Photo 4). Three, closely grouped 1/1-light double hung sash windows are located in the center of the second story of the main facade. These windows have been fitted with non-historic cloth awnings. Both the gable of the main roof and that of the porch feature classical style cornice returns. There is also a triangular louvered vent found in the center of the main gable.

South Elevation

The south elevation of the two-story section (Photos 5 & 6) of the house also features a triangular louvered vent in its center; however, the gable wall is covered with drop siding rather than wood shingles. There are three 1/1-light double hung sash windows on the south elevation, two on the second story and one on the first story. One of the second story windows has been fitted with a canvas awning. A square, fixed, single light window is also found on the first story. It is found near the east corner of the building and provides natural light for the former kitchen, now used as a "break room" by the art school.

South Extension

Attached to the southeast corner of the core building is an original one-story ell that was largely reconstructed during the renovation of the former residence because of its poor condition (Photos 5, 7 & 8). Now serving as studio space for art students, it was constructed shortly after the Bispham family moved into the building during the 1920s.² Reportedly, the space served as a "bunk house" for the dairy workers employed by the Bisphams.³ This section of the house was reduced to one story and enlarged to the south in order to provide more studio work space for the art school.

The ell has drop siding exterior walls and a gently sloping gable roof surfaced with v-crimp metal sheeting. The west wall of the extension features a single 1/1-light double hung sash window near the main body of the house and a pair of 1/1-light double hung sash windows near the southwest corner. The south elevation of the extension has two pairs of 1/1-light double hung sash windows and a triangular louvered vent in the gable. The eastern elevation of the extension serves as the main entrance to the art studio. Wooden steps and a wooden handicapped access ramp with a stick balustrade railing lead to a deck in front of a double leaf wood and glass door. To the south of the entranceway is a

² Cyrus Bispham, personal interview with Daniel Delahaye April 13, 1998, personal interview with Daniel Delahaye and Lorrie Muldowney July 9, 1998.

³ Arnold Berns, personal interview with Carl Shiver August 20, 2001.

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BISPHAM-WILSON HISTORIC DISTRICT
SARASOTA COUNTY, FLORIDA
DESCRIPTION

single 1/1-light double hung sash window. To the north is a paired set of 1/1-light double hung sash windows.

East Elevation

The 1½-story section of the original house abuts the main body of the house on the west and the studio extension on the south (Photo 9). It has drop siding exterior wall cladding and is covered by a steeply sloped gable roof that is surfaced with v-crimp metal sheeting. Its east wall has only one 1/1-light double hung sash window on the first story, but has two identical windows in the gable wall above. The north slope of the roof on this section of the house extends to accommodate an integrated corner porch with no access steps. Originally, the porch provided access to an exterior stairway leading to the second floor. The stairs were enclosed with horizontal wood drop siding c. 1939, and a single-pane pocket window was installed on the new north wall.⁴ The stairway was removed and the porch was given its current appearance c. 1960.⁵ The small wall area where the porch roof meets the east elevation is filled with wood shingles. The porch features a single 1/1-light double hung sash window and a wood and glass paneled doorway that leads to the studio space. The wood paneled door on the west wall of the porch that once led to the secondary stairs is still extant; however, it is no longer operable. Because of the existence of the porch, the porch the east elevation of this section of the house extends several feet north of the wall of the north elevation of the two-story section of the house.

North Elevation

The north elevation (Photos 10 & 11) of the two-story section features two 1/1-light double hung sash windows on each story. The gable wall of this elevation is filled with drop siding and features a triangular louvered vent in its center. The two upper windows have been fitted with non-historic cloth awnings.

⁴ Cyrus Bispham, personal interview with Daniel Delahaye April 13, 1998. Personal interview with Daniel Delahaye and Lorrie Muldowney July 9, 1998.

⁵ Wilson, Clark, telephone interview with Daniel Delahaye April 10, 1998. Telephone interview with Daniel Delahaye July 14, 1998.

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BISPHAM-WILSON HISTORIC DISTRICT
SARASOTA COUNTY, FLORIDA
DESCRIPTION

Jackson F. Bispham House-Interior

First Floor

The house has an irregular interior plan. In its 1960 configuration, the building had eight major rooms, four on each floor. These rooms share notable features, including a plaster finish on wood lath, eight foot ceilings, a lack of crown molding, modest window and door moldings, wood panel doors, a simple base molding, and wood floors. In the 1998 renovation, the two rooms at rear of the first floor were combined to create the present art students studio. The main entrance opens into what was originally the living room or parlor, now a retail art gallery (Photos 12 & 13). The stairs to the second floor are located in the northeast corner of the room and ascend along the east wall. To the south of the living room is the former dining room, now a picture frame shop (Photo 14), which is connected to the living room via a wide passageway without doors. A fireplace is found in the wall separating the living and dining room areas. There are no fireplaces on the second floor. A doorway under the staircase at the rear of the living room gives access to both the rear studio (Photo 15) and the kitchen/break room (Photo 16). There is also a small storage space beneath the stairs. The former dining room also has a doorway connecting it with the kitchen break room. The kitchen/break room features an industrial style, metal double sink that is used by students to clean brushes and other art implements after classes and a handicapped accessible water fountain. A handicapped accessible restroom is found just west of the studio area (Photo 17).

Second Floor

The second floor has four former bedrooms connected by a central hallway located just south of the stair landing (Photo 18). All of the bedroom spaces, except the one at the northeast corner of the floor have small closets associated with them. There is one restroom on the second floor, located at the rear of the hall next to the rear bedroom (Photo 19). The room located at the southwest corner of the second floor (Photo 20) is furnished as a business office and is sparsely furnished with a computer desk and standard padded office chair. The walls and ceiling have been plastered, but the floor remains wood and has been painted or stained a dark color, as have all the floors of all the other rooms. The room to the north, immediately across the hall, is a design studio and has been furnished with a drafting table, storage cabinets and other paraphernalia (Photo 21). The walls and ceiling of the this room have also been plastered. The room north of the office, near the stair landing, serves as a lounge and library (Photo 22). Once again, the walls and ceiling have been plastered. The room at the east end of the floor is used as storage space (Photo 23). The walls and ceiling are horizontal board-and-bead planking that have been painted. The ceiling partly follows the slope of the gable roof and is often referred to as

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BISPHAM-WILSON HISTORIC DISTRICT
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a camp ceiling. The wood floor is covered by wall to wall carpeting. The upstairs bathroom also has a "camp" ceiling. There is a toilet and washbasin, but no tub or shower. Unlike the restroom on the first floor, the one on the second floor is not handicapped accessible.

House Move and Alterations

Around 1956, the house was moved approximately 35 feet northeast on its lot and set on its present concrete pier foundation to allow for the construction of an addition to the nearby Texaco service station which had been erected in 1952. The Bispham House was extensively renovated 1998-1999 using the Secretary of the Interior's Standards for the purpose of receiving the benefits of the federal tax incentives for the rehabilitation of a historic building for commercial purposes. Although the rear addition—which had become severely deteriorated—was extensively modified, the appearance of the rest of the building was left largely unchanged.

Garage

The two-bay, Wood frame vernacular style garage (Photo 24) faces north. It was constructed c. 1946 with features that included a front-facing gable roof, horizontal wood weatherboard siding, an offset pedestrian entrance on the west wall, and a concrete slab foundation. The building has been minimally altered. Around 1970 the original roofing material was replaced with v-crimp sheet metal, and the in 1998, two sets of paired plywood doors were installed over the originally open north end. This building is now used for the storage of the owner's private collection of Texaco memorabilia.

Texaco Service Station

The former Texaco service station was constructed in 1952. A photograph taken shortly after the station opened for business (Photo 25), shows that the building originally had only one service bay. The wood frame residence, by this time owned by Nelson Wilson, appears in the background. Another photograph, taken in 1961 (Photo 26) shows the enlarged building.

The former station (Photos 28-33) is a stuccoed, masonry vernacular building that rests on a continuous concrete block foundation. It has a flat roof surrounded by a plain low parapet, and it features plate glass windows, two vehicle bay doorways that are still operable, and secondary restroom doors and windows typical of gas stations constructed during the 1950s. Except for repainting and the replacement of signage that reflects its present function as a photography studio, the exterior of the building has remained largely unchanged in appearance since 1956, when the building was enlarged to

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BISPHAM-WILSON HISTORIC DISTRICT
SARASOTA COUNTY, FLORIDA
DESCRIPTION

the south to accommodate a second service bay. The signage lettering, however, recalls the character of that used on such stations during the 1950s. The large "TEXACO" sign that presently stands atop the parapet at the northwest corner of the building was salvaged from a demolished service station. The service island at the front of the building now features renovated (non-functioning) period Texaco "Fire Chief" and "Sky Chief" gas pumps that were salvaged from another location. The interior of the building retains its office section, and one of the two service bays still has its original pneumatic vehicle lift. The restrooms have been restored and are fully functional. Most of the interior space is used as a photography studio including an exhibition area of framed and matted photographs for sale by the gallery.

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CONTINUATION SHEET**

Section number 8 Page 1

BISPHAM-WILSON HISTORIC DISTRICT
SARASOTA COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY PARAGRAPH

The Bispham-Wilson Historic District is locally significant under criterion C in the area of Architecture. The house, was constructed c.1905 as the home of C.M. Howard, who owned the orange groves surrounding the building. In the 1920s, it became the residence of Jackson and Katherine Bispham, whose neighboring Bayside Dairy served Sarasota at that location from 1927 to 1950. In 1952, the house and tract of land immediately surrounding it was sold to Nelson J. and Dorothy A. Wilson who lived in the house for twelve years. Nelson Wilson operated the Texaco service station located immediately south of the house from 1952 to 1964. The former residence represents a variation of wood frame vernacular architecture by exhibiting some features of the Queen Anne style. The building displays a refinement in materials and construction and is a rare example of an early rural two-story frame vernacular farmhouse still standing within the present city limits of Sarasota. The Texaco station represents a trend undertaken by national petroleum companies after World War II to build "modern" automobile service stations whose convenient auto service and repair facilities, architectural style, and signage would appeal to the motoring public.

HISTORICAL CONTEXT—JACKSON F. BISPHAM HOUSE

Manatee County records indicate the 20 acre parcel that later comprised the Orange Rest Park Subdivision was owned by Richard Jeffcott as early as 1890.⁶ It transferred from his estate in 1905 to C.M. Howard, who was associated with C.M. Jones and Company, a local lumber business.⁷ The first mention in the Manatee County tax rolls of any portion of the land being cultivated is made in 1907. Tax roll data indicate that five acres had been planted with citrus trees at that time, increasing to ten acres in 1911 and twenty in 1913. The property lay well south of the municipal limits of Sarasota, which at the time was little more than a village, having a population of only 840 semi-permanent residents.⁸ The parcel remained in Howard's possession—or that of his wife, Ruth—until 1922, after which it changed ownership four times before being purchased by the Jackson F. Bispham and his wife, Katherine.⁹ Although no direct historical information dates the construction of the house occupied by the Bisphams between c. 1927 and 1950, historical building surveys for Sarasota County and stylistic analysis indicate a probable date of construction during the Howards' ownership between c. 1905 and c.

⁶ Manatee County Clerk of the Circuit Court. Tax Rolls: 1890-1920.

⁷ Sarasota Alliance for Historic Preservation, "Designation Report 95-HD-10, 1620 6th Street, the C.M. Howard Residence," on file at the City of Sarasota Planning Department, 1995, pp. 6-7.

⁸ Karl Grismer, *The Story of Sarasota* (Tampa: The Florida Grower Press, 1946), p. 170.

⁹ Sarasota Alliance for Historic Preservation, Op. cit.

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Section number 8 Page 2

BISPHAM-WILSON HISTORIC DISTRICT
SARASOTA COUNTY, FLORIDA
SIGNIFICANCE

1907.¹⁰ Sarasota County records on file with the Clerk of the Circuit Court show this parcel located in Orange Rest Park was purchased by the Bisphams in 1927.¹¹ The subdivision had been platted and filed for record just two years earlier, but the residence appears to have been already standing. Family member and former resident of the house, Cyrus Bispham, indicates the house was located on the site many years before 1927, and he recalled seeing other early buildings in the vicinity when he was a child.¹²

Subdivision plats indicate that land in this section of suburban Sarasota was beginning to be subdivided in the early decades of the twentieth century. A plat for Phillippee Park, located along Phillippee Creek in Sections 7 and 8 of Township 37S, Range 18E, was filed for record in 1916.¹³ Further east along Phillippee Creek, the Sarasota Venice Company River Subdivision was platted and filed for record in 1920.

There was a decided upturn in platting activity as the Florida Land Boom heated up in the mid-1920s. Data on file with the Sarasota County Clerk of the Circuit Court indicate that Harbor Oaks and Harbor Oaks II, just north of the Jackson S. Bispham House, were platted in 1925 and 1926. Ridgewood, to the southeast, was platted in 1925, the same year the plat for Orange Rest Park was filed for record.¹⁴ In January of 1926 the Orange Rest property was transferred to the Trust Company of Sarasota¹⁵ that, in turn, sold lots 13-15 of block B to the Bisphams in October of 1927.¹⁶ New platting activity in the area ceased in 1927, just as the Land Bust was hitting Sarasota County. Although a great deal of platting activity had taken place in the vicinity in the 1910s and 1920s, only minimal development had taken place by the mid-1940s. Most of the surrounding Orange Crest Park Subdivision remained planted in citrus groves. In fact, citrus trees were replanted in those areas of the subdivision that had been cleared for residential construction.¹⁷ All but the Bispham site was replatted as Orange Crest Park in 1952, leaving the three lots comprising the Bispham House site to constitute what remained as Orange Rest Park.

¹⁰ Ibid.

¹¹ Trust Co. of Sarasota to J.F. and Katherine G. Bispham, book 93, page 89, October 8, 1927.

¹² Cyrus Bispham, personal interview with Daniel Delahaye April 13, 1998. personal interview with Daniel Delahaye and Lorrie Muldowney July 9, 1998.

¹³ Official Records of Manatee County, Phillippee Park, plat book A, page 45, filed for record April 8, 1916.

¹⁴ Official Records of Sarasota County, Orange Rest Park, plat book 2, page 114, filed for record December 29, 1925.

¹⁵ A.E. Gocio, et al. to Trust Company of Sarasota, book 63, page 283, January 15, 1926.

¹⁶ Trust Co. of Sarasota to J.F. and Katherine G. Bispham, book 93, page 89, October 8, 1927.

¹⁷ Cyrus Bispham, personal interview with Daniel Delahaye April 13, 1998. Personal interview with Daniel Delahaye and Lorrie Muldowney July 9, 1998.

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Section number 8 Page 3

BISPHAM-WILSON HISTORIC DISTRICT
SARASOTA COUNTY, FLORIDA
SIGNIFICANCE

The Bispham family was uprooted from its Longboat Key farmstead in Sarasota County by a hurricane that devastated the island in 1921. Shortly thereafter, Jackson F. Bispham went into the dairy business on the mainland on a tract of land located a few miles south of the City of Sarasota. They had Dairy Permit No. 2 for Sarasota County, which had just separated from Manatee County. During the 65 years of its existence, the Bispham family dairy provided dairy products to the Sarasota community. The dairy operated at four different locations: North Orange Avenue, South Tamiami Trail, the Gulf Gate area, and just south of Clark Road.

Before moving to the Tamiami Trail location, the Bispham dairy operation was located for a few months on what is now North Orange Avenue. At the Tamiami Trail site, Jackson Bispham initially rented a parcel of land north of today's Landings Shopping Center on which to pasture his dairy cows. According to an interview with his son, Cyrus Bispham, his father paid a quart of milk a day to the owner of the land for its use. Through rent or purchase they eventually acquired further acreage generally accessible by the roadway that was to become the Tamiami Trail. Eventually, twenty acres southwest of the home site was purchased for running the dairy. The dairy was located near Sarasota Bay, which led to its being named the Bayside Dairy.¹⁸ The dairy related properties were accessible from Tamiami Trail, which facilitated daily delivery of the dairy products by truck in the days before refrigeration. The family-owned dairy was relocated once again in the early 1950s to a new, larger facility. Deed records show the home site was purchased and held by Robert G. and Zelda K. Ward in October 1951 and sold in January of 1952 to Nelson J. and Dorothy A. Wilson. The Wards do not appear to have occupied the residence.

STATEMENT OF SIGNIFICANCE

Architectural Significance-Jackson F. Bispham House

The Bispham House is one of the earliest remaining examples of a two-story frame vernacular farmhouse in Sarasota County. The building also incorporates a number of features characteristic of the Queen Anne style and is often referred to as Folk Victorian. The side-gabled, massed (two rooms deep) structure is a typical representative of a Late Victorian house type that was once widely distributed throughout the United States. Notable on the Jackson F. Bispham House is the contrast between the elaborate front porch with simple two-story body of the house. The one-story porch combines a front-gable, central entrance bay with hip wings. The corners of the porch are supported by slender columns

¹⁸ Personal interview with Daniel Delahaye and Lorrie Muldowney July 9, 1998; Jack Zilles, Sarasota County Fair Salutes America: A History of Agriculture of Sarasota County, 47.

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having both bases and capitals, but are not related to any classical order. Half columns abut the facade wall of the house at the rear of the porch.

Another decorative detail related to the Queen Anne, as expressed in Folk Victorian house types is the use of decorative shingles in both the facade gable of the main roof and in the gable of the entrance porch. The gables exhibit alternating rows of butt and bias-cut shingles that are framed by the almost classical-style raking cornices and cornice returns that surround the gable ends.

The interior of the house is also typical of late Queen Anne and Folk Victorian house types. The basic layout is a hall-and-parlor plan, with two major rooms at the front of the house and no central hall. The rooms of the first floor vary in size and are connected to one another in a seemingly haphazard placement of doorways. The only notable decorative features on the first floor are the stairway and the living room fireplace. The stairs features a massive turned newel post, spindle balusters and a molded handrail, which is a familiar aspect of Queen Anne styling. The mantelpiece, however, is a plain wooden structure with a simple cornice shelf, a paneled frieze, and plain pilasters at the sides. The second floor does feature a central hallway connecting the four major rooms, but the rooms vary in size and proportions and do not all lie astride the passageway.

A survey of historic resources in the general vicinity of the Jackson S. Bispham House found no similar architectural resources of equal quality and physical condition. Frame vernacular architecture was not historically based on technical or academic training, but was the common wood frame construction of self-taught builders. The resulting form represents derivations of construction techniques and materials available to local builders, combined with cost awareness and sensibility. Vernacular buildings are often found to reflect local adaptations to historic cultural patterns popularized, in part, by the increasingly widespread availability of pattern books. Decorative features inspired by contemporary stylistic preferences were usually minimal but could be applied liberally, exhibiting stylistic references without constituting a style of architecture in and of themselves. Residences and their associated outbuildings historically comprised the most common wood frame property type, although many wood frame vernacular style commercial and industrial buildings, as well as other non-residential buildings were constructed.

HISTORICAL CONTEXT—TEXACO SERVICE STATION

Nelson Wilson operated the Texaco service station located immediately south of the house from 1952 to 1964. The Wilsons came from Providence, Rhode Island, bringing with them a growing family and plans they had purchased from the Texas Company in New England for a Texaco service station.

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Construction was begun on the site in 1952 and completed that same year. The family lived in the former Bispham residence next door, making only minimal changes to the building. For the first year or so the south sleeping porch was rented out. Soon thereafter, the porch was removed.¹⁹ As with any family business, each member was eventually expected to help out, including the five children: Clark, Elizabeth, Jill, Patsy, and Ted.

The station, located on the outskirts of town, was a small building with a single service bay, but since it was sited on a major thoroughfare it was soon able to expand. The north service bay was added in 1956. The addition followed Texaco-imposed design guidelines and was ultimately indistinguishable from original construction. The station and house were, however, located too close to allow for the modest addition. Consequently the house was moved about 35 feet northeast on the site and set on a concrete pier foundation.

This remained a family owned and operated Texaco station until 1964. At that time, as a result of mounting corporate and personal factors, Wilson dropped Texaco to become affiliated with Murphy Oil (Spur). In 1988, Wilson went independent. The gas tanks were finally removed in 1991; however, the station building was used as an automotive repair facility until 1996.²⁰ The property was purchased at the close of 1997 by Colleen Cassidy, who also purchased the Bispham House. During the period the property was unoccupied, a wood fence was erected on the west and south. In combination with a chain link fence previously erected and the south wall of a neighboring commercial building, the district's buildings were enclosed to provide a measure of security. Subsequently the former service station has been rehabilitated for use as a photographic studio and plans have been made to rehabilitate the home for use as an art school.

STATEMENT OF SIGNIFICANCE

Architectural Significance-Sarasota Texaco Service Station

There was little standardization of products or services at gas stations before the 1920s. Stations even sold several different brands of gasoline at one location. Oil company executives began to realize that new marketing strategies would have to be adopted in order to dominate other producers of the same product. The fierce competition that ensued led companies to adopt slogans and logos.

¹⁹ Clark Wilson, telephone interview with Daniel Delahaye, July 14, 1998.

²⁰ Ibid.

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Whereas early gas stations tended to be independent operations, by the 1920s, the major oil companies began to construct their own and control every phase of the operation.²¹

Architecturally, the appearance of gas stations varied greatly from location to location during the 1920s and 1930s. There was no precedent or fixed idea of what the station should look like. Some stations were flamboyant or whimsical in appearance, constructed to catch the eye of the speeding motorist. Many others reflected the commercial and even residential styles of the era and took on “dignified” American Colonial, Tudor, and—especially in Florida—Mediterranean designs. During the 1940s, the acceptance of the modern movement in architecture eclipsed the use of historical or fantastic styles. Straightforward, no-nonsense designs reflecting a more “functional” aesthetic began to dominate the architectural scene.²²

Although the cool modernism of the International style never dominated the design of gas stations, it had a profound influence in moving to simpler more dignified building designs. A prototype Texaco model designed by Walter Dorwin Teague in 1937 emerged as America’s most familiar type of service station and persisted into the 1960s. It featured a smooth, white exterior with simple but elegant trim. A streamlined crown—composed of three plain green bands encircling the building, red stars evenly placed above the bands and bold red lettering all set off against a white background—established the corporate identity. Teague’s stations could be adapted to every part of the country. Truly sophisticated industrial packages, these stations could be made of any material so long as they retained their smooth, white veneer. When climate required, a canopy could be added that extended forward from the building’s cornice, carrying the distinctive three green bands around its smooth corners. Architectural Forum presented Teague’s designs in 1937, stating that “they are simple, practical, and have an unmistakable modern look.”²³

The Texaco station that constitutes one of the main features of the Bispham-Wilson Historic District is architecturally significant as a good, well-preserved example of the type of gas station designed by Walter Dorwin Teague in 1937 for the Texaco Oil Company. It was the model followed not only by Texaco but also by other major oil companies for nearly thirty years. The station retains the major features of the classic Texaco station: a smooth, white exterior with simple but elegant trim, a streamlined crown—composed of three plain green bands encircling the building, red stars evenly placed

²¹ Daniel I. Vieyra, “Fill’er Up” An Architectural History of America’s Gas Stations (New York: Macmillan Publishing Co., Inc., 1979) 3-4.

²² Daniel I. Vieyra, “Fill’er Up” An Architectural History of America’s Gas Stations (New York: Macmillan Publishing Co., Inc., 1979) 35.

²³ Daniel I. Vieyra., 71

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above the bands and bold red lettering all set off against a white background. There are no other Texaco stations of comparable age in Sarasota that retain such a high degree of original fabric and detailing.

Although the present appearance of the gas station is the result of extensive rehabilitation, every effort has been made by the present owner to preserve the theme of the station without creating an exact replica. The major signage of the building clearly proclaims the function of the building is a professional photographer's studio, but care has also been taken to proclaim its historic use through a variety of visual and physical features found both on the exterior and interior of the building that recall its 1950s appearance. These include the non-functional historic gas pumps, signage, and the original hydraulic vehicle lift found in the south service bay. The owner of the photography studio continues to add other artifacts as they become available, such as the period Coca-Cola vending machine that now stands between the two vehicle service bays. The building is now used as a commercial photography studio and privately-owned Texaco station museum.

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GEOGRAPHICAL DATA

Verbal Boundary Description

Lots 13-15, Block B, of Orange Rest Park, according to the map or plat thereof as recorded in Plat Book 2, Page 114, of the Public Records of Sarasota County, Florida. Section 5, Township 37 South, Range 18 East.

Boundary Justification

All of the historic resources associated with the Bispham-Wilson Historic District are located within the bounds of the above described property.

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PHOTO INVENTORY

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2. Bispham-Wilson House, 4613 S. Tamiami Trail, Sarasota (Sarasota County), Florida
3. 2002
4. Arnold Berns
5. Arnold Berns, Studio 41, Sarasota, Florida
6. Main (West) Facade and South Elevation, Looking Northeast
7. Photo 1 of 33

1. Bispham-Wilson Historic District
2. 4613 S. Tamiami Trail, Sarasota (Sarasota County), Florida
3. c. 1950
4. Unknown
5. Sarasota Historical Society
6. Main (West) Façade and North Elevation, Looking Southeast
7. Photo 2 of 33

1. Bispham-Wilson Historic District
2. Bispham-Wilson House, 4613 S. Tamiami Trail, Sarasota (Sarasota County), Florida
3. 2002
4. Arnold Berns
5. Arnold Berns, Studio 41, Sarasota, Florida
6. Main (West) Facade, Looking East
7. Photo 3 of 33

Items 1-5 are the same for the remaining photographs unless otherwise noted.

6. Main (West) Facade, Looking Southeast
7. Photo 4 of 33

6. Main (West) Facade and South Elevation, Looking Northeast
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6. South Elevation, Looking North
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- 6. South and East Elevations of South Ell, Looking Northwest
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- 6. East Elevations of South Ell and East Extension, Looking Northwest
- 7. Photo 8 of 33

- 6. East and North Elevations Showing Northeast Porch, Looking Southwest
- 7. Photo 9 of 33

- 6. North Elevation, Looking Southeast
- 7. Photo 10 of 33

- 6. North Elevation Showing Window Details, Looking Southeast
- 7. Photo 11 of 33

- 6. Former Living Room (Picture Gallery), Looking Northeast from Main Entrance
- 7. Photo 12 of 33

- 6. Former Living Room (Picture Gallery), Looking Southwest from Stairs
- 7. Photo 13 of 33

- 6. Former Dining Room (Frame Workshop), Looking South from Picture Gallery
- 7. Photo 14 of 33

- 6. Art Students Studio, Looking Northeast from Southwest Corner of Room
- 7. Photo 15 of 33

- 6. Former Kitchen (Break Room), Looking South from Stair Passageway
- 7. Photo 16 of 33

- 6. Public Restroom, Looking Northeast from Art Students Studio
- 7. Photo 17 of 33

- 6. Second Floor Hallway, Looking East from West End of Hall
- 7. Photo 18 of 33

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6. Second Floor Restroom, Looking Southeast from Hallway
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6. Second Floor Office, Looking Southwest from Doorway
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6. Second Floor Drafting/Design Room, Looking Northwest from Doorway
7. Photo 21 of 33

6. Second Floor Lounge/Library, Looking Southeast from Doorway
7. Photo 22 of 33

6. Second Floor Storage Area, Looking Northeast
7. Photo 23 of 33

6. Wood Frame Garage, Main (North) Facade and West Elevation, Looking Southeast
7. Photo 24 of 33

1. Bispham-Wilson Historic District
2. Former Texaco Station, 4613 S. Tamiami Trail, Sarasota (Sarasota County), Florida
3. c. 1952
4. Unknown
5. Sarasota Historical Society
6. Main (West) Facade and South Elevation, Looking Northeast
7. Photo 25 of 33

1. Bispham-Wilson Historic District
2. Former Texaco Station, 4613 S. Tamiami Trail, Sarasota (Sarasota County), Florida
3. May 1961
4. Unknown
5. Sarasota Historical Society
6. Main (West) Facade and North Elevation, Looking Southeast
7. Photo 26 of 33

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PHOTOGRAPHS

1. Bispham-Wilson Historic District
2. Former Texaco Station, 4613 S. Tamiami Trail, Sarasota (Sarasota County), Florida
3. 2002
4. Arnold Berns
5. Arnold Berns, Studio 41, Sarasota, Florida
6. Main (West) Facade, Looking Northeast
7. Photo 27 of 33

Items 1-5 are the same for the remaining photographs unless otherwise noted.

6. Main (West) Facade, Looking Southeast
7. Photo 28 of 33

6. Main (West) Facade, Detail of Main Entrance, Looking Southeast
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6. Main (West) Facade, Detail of South Vehicle Bay (Photo Gallery), Looking East
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6. Interior, North Vehicle Bay (Photo Gallery), Looking West
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6. Interior, Office, Looking South from South Vehicle Bay (Photo Gallery)
7. Photo 32 of 33

6. Interior, Office and Storeroom, Looking Southeast from South Vehicle Bay (Photo Gallery)
7. Photo 33 of 33