

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT - FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME MRNS# 2 (a) - (r)

HISTORIC Burns Court

AND/OR COMMON Burns Court Historic District (Sarasota MRA)

2 LOCATION

STREET & NUMBER 400, 401, 410, 411, 416, 417, 422, 430, 431, 436, 437, 442, 443,
446 Burns Court; 418, 426, & 446 South Pineapple Avenue.

CITY, TOWN Sarasota VICINITY OF N/A Sarasota

STATE Florida COUNTY

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input checked="" type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Multiple ownership (please see attached)

STREET & NUMBER

CITY, TOWN STATE ZIP CODE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Sarasota County Court House Recording Department

STREET & NUMBER 2000 Main Street, P.O. Box 3079

CITY, TOWN Sarasota STATE FL ZIP CODE 33578

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Florida Master Site File (FMSF)
and Historic, Architectural and Archaeological Survey of Sarasota (HAASS)

DATE FMSF: 1977 HAASS: 1982 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS Division of Archives, History and Records Management Dept. of State

CITY, TOWN The Capitol Tallahassee STATE Florida ZIP CODE 32301

FMSF # 8So323, 8So331, 8So324, 8So332, 8So325, 8So333, 8So326, 8So334, 8So327
8So335, 8So328, 8So336, 8So329, 8So337, 8So330.

CONTINUATION SHEET

Item Number: 4: OWNER OF PROPERTY

Page Number:

MRNS # 2(a):	400 Burns Court	Frank F. Smith, Jr. P.O. Box 4216 Sarasota, Florida 33577
MRNS # 2(b):	401 Burns Court	Barton G. & Dorcas S. Lane 1144 West Way Drive Sarasota, Florida 33577
MRNS # 2(c):	410 Burns Court	F. Thomas Hopkins, III P.O. Box 4216 Sarasota, Florida 33578
MRNS # 2(d):	411 Burns Court	F. Thomas Hopkins, III P.O. Box 4216 Sarasota, Florida 33578
MRNS # 2(e):	416 Burns Court	F. Thomas Hopkins, III P.O. Box 4216 Sarasota, Florida 33578
MRNS # 2(f):	417 Burns Court	F. Thomas Hopkins, III P.O. Box 4216 Sarasota, Florida 33578
MRNS # 2(g):	422 Burns Court	E.C. Cromwell Life Int. Emma C. Sharp 394 Fishers Road Cr. Fishers, New York 14453
MRNS # 2(h):	423 Burns Court	F. Thomas Hopkins, III P.O. Box 4216 Sarasota, Florida 33578
MRNS # 2(i):	430 Burns Court	Willard R. * Mary A. Zimmerman 430 Burns Court Sarasota, Florida 33577
MRNS # 2(j):	431 Burns Court	Holle Lee Keith Rt. 1 - Box 187 Parrish, Florida 33564
MRNS # 2(k):	436 Burns Court	Helen & Elsie R. Watkins 436 Burns Court Sarasota, Florida 33577
MRNS # 2(l):	437 Burns Court	F. Thomas Hopkins, III P.O. Box 4216 Sarasota, Florida 33578

CONTINUATION SHEET

Item Number: 4: OWNERSHIP OF PROPERTY (cont.)

MRNS # 2(m): 442 Burns Court Donald A. & Marjorie A. Brackney
1235 Price Street, S.W.
Port Charlotte, Florida 33952

MRNS # 2(n): 443 Burns Court Henry P. Bourassa Life Est.
Jeannette P. Orr &
Julie I. Zanini
443 Burns Court
Sarasota, Florida 33577

MRNS # 2(o): 446 Burns Court F. Thomas Hopkins, III
P.O. Box 4216
Sarasota, Florida 33578

N.B.: The following S. Pineapple Avenue addresses are original garages for
Burns Court bungalows

MRNS # 2(p): 418 S. Pineapple Avenue F. Thomas Hopkins, III TTEE
Postal Drawer 4195
Sarasota, Florida 33578

MRNS # 2(q): 426 S. Pineapple Avenue Holle Lee Keith
Rt. 1, Box 187
Parrish, Florida 33564

MRNS # 2(r): 446 S. Pineapple Avenue F. Thomas Hopkins, III TTEE
Postal Drawer 4195
Sarasota, Florida 33578

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED. DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Burns Court Historic District consists of fifteen concrete block and masonry construction, stucco-finished, Mediterranean Revival Style, one-story bungalows, each with its own one-car garage housed in nine original garage outbuildings. Burns Court was constructed from 1924 to 1925 by the prominent developer, Owen Burns, with designs by Thomas Reed Martin of Martin Studios of Sarasota. The dwellings are located on a "U"-shaped vehicular access lane which is approached from the west side of the 400-block of South Pineapple Avenue. Burns Court was built as a co-operative subdivision.

On the South Pineapple Avenue boundary of the District, the five original garage structures are linked visually by a stuccoed masonry wall which is pierced by pedestrian accesses -- round-arched gates and openings marked by masonry stylized brackets.

Each dwelling measures approximately 26 ft. x 40 ft., and is sited in a lot measuring approximately 42 ft. x 90 ft.² Each shares a generous front-yard setback and original sidewalk line appears at the front lot line of each dwelling. Monumentality of scale is achieved through skillful massing of the two-bay and tri-partite division facades while additional scale is provided through the use of various false parapet roof configurations. Massive exterior chimneys and Spanish Colonial Revival mini-"mirador" chimneys provide vertical accents. Climatic concerns are evident in the overall site plan and architecture: each dwelling is detached, thick walls provide insulation, high ceilings, open porches and French windows prevail, fireplaces are provided.

The Burns Court Historic District is remarkably intact: each dwelling, garage and the South Pineapple Avenue enclosure wall contribute to the character of the District.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The Burns Court Historic District is located in an area bounded on the east by South Pineapple Avenue; on the north near Ringling Boulevard; on the south above Kentucky Lane; on the west near South Palm Avenue. Vehicular access is provided by a "U"-shaped thoroughfare, with east/west entrances provided from the west side of the 400-block of South Pineapple Avenue. The north/south artery of Burns Court intersects with Spruce Street at the southern extremity of the District. The Burns Court Historic District consists of fifteen concrete block and masonry construction, stucco-finished, Mediterranean Revival Style, one-story bungalows each with its own garage housed in nine original garage outbuildings. Burns Court was constructed from 1924 to 1925 by the prominent developer Owen Burns, with designs by Thomas Reed Martin of Martin Studios of Sarasota.

The seven bungalows and garage outbuildings located on the southeast side of Burns Court (#'s 401, 411, 417, 423, 431, 437 and 443 Burns Court; 418, 426, and 446 South Pineapple Avenue) were described in a 1924 Sarasota Times article as follows:

"Burns Court, west side of Pineapple Avenue, (south of strawberry [sic]). seven stucco dwellings and garages, (eight more to follow). Each building 26 x 40 ft.,⁴ on 42 x 90 foot lot. Owen Burns owner and builder. Designed by Martin Studios."

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By 1925 the "eight more to follow" bungalows (Numbers 400, 410, 416, 422, 430, 436, 442 and 446 Burns Court) were nearing completion -- the corner buildings appear to be finished, while several of the mid-block dwellings are under construction in the 1925 aerial photograph detail attached (MRNS #2 Burns Court, #L-29, Close-up, Roll #A:15). According to the Sarasota City Directory of 1926, the seven bungalows located at the east side of Burns Court were designated as Numbers 2, 4, 6, 8, 10, 12, and 14 Burns Court; while the eight dwellings located on the west side were designated numbers 1, 3, 5, 7, 9, 11, 13, and 15 Burns Court. (FOR FURTHER CLARIFICATION OF ORIGINAL ADDRESSES PLEASE REFER TO LOCATION MAPS OF MRNS #2, BURNS COURT HISTORIC DISTRICT, AND PHOTOGRAPHIC DETAIL OF 1929 Sanborn Insurance Map: MRNS #2 BURNS COURT, 1929 Sanborn Insurance Co., Map p. 12, Roll #A: 35, attached.)

A co-operative subdivision with a garage provided for each dwelling, Burns Court was (and continues to be) a well-designed and planned enclave of primarily Mediterranean Revival Style with Spanish Colonial Revival and Mission Revival motifs. Each dwelling measures approximately 26 ft. x 40 ft. and is sited on a lot measuring approximately 42 ft. x 90 ft. Each bungalow shares a generous front yard setback and a back yard which buffers the dwellings and garages located at the eastern and western parameters of the Burns Court property lines. Original sidewalks appear at the front yard line of each dwelling. The sidewalk reflects the path of the vehicular access road, curving at the northern and southern boundaries of the Court, (at the north facade of #401 and the south facade of #443 Burns Court). Climatic concerns are evident in the overall site plan and architecture: each building is detached, thick walls provide insulation, high ceilings, open porches and French windows prevail, and fireplaces are provided. Successful climate design was part of the 1928 advertising copy of Burns Court: "Each house is of stucco construction, has four exposures, assuring the necessary cross ventilation." Although each dwelling appears small, the interior spaces are generous, providing "...a living room with French windows and fireplace, dining room, two bed rooms, separated by the bath room, kitchen with pantry, linen and clothes closets, and garage [(separate building)]."

Monumentality of scale is achieved through skillful massing of the bi- and tri-partite division entrance facades. Additional scale is provided through the use of various false parapet roof configurations -- shaped, gabled, shed, battlemented and raised, moulded flat parapets rise above the overall flat roofed surfaces (the use of flat roofs in the semi-tropical climate of Sarasota appears to be a minor design flaw.

Massive exterior chimneys and Spanish Colonial Revival mini-"mirador" chimneys provide vertical accents in Thomas Reed Martin's design scheme. A variety of window and door openings appear: trabeated openings as well as round, segmental and ogee-arched openings occur. Facades of many of the Burns Court stucco-finished dwellings are painted white; the original stucco tint appears to have been a sandy pink (although time constraints precluded the undertaking of paint analysis of the stucco finishes.)

DESIGN TYPES: There are five pairs of bungalows which share design types. The repeated facade design types are not "carbon copies" but rather, "mirror images". The "mirror-image" pairs are as follows: Design Type I (#401 & #443 Burns Court, MRNS #2(b) & #2(n)); Design Type II (#410 & #442 Burns Court, MRNS #2(c) & #2(m)); Design Type III (#411 & #437 Burns Court, MRNS #2(d) & #2(l)); Design Type IV (#416 & #436 Burns Court, MRNS #2(e) & #2(k)); Design Type V (#422 & #430 Burns Court, MRNS #2(g) & #2(i)). In addition to the paired designs, three dwellings share a design type; the triplet design set of Design Type VI includes: #417, #431

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& 446 Burns Court (MRNS #2(f), #2(j) & #2(o)). The remaining or uncategorized dwellings, \$400 & #423 Burns Court share individual design elements present in other Burns Court Design Types, but not an exact "mirror-image" pattern.

Discussion of Design Types:

Design Type I: is represented by #401 & #443 Burns Court (MRNS #2(b) & #2(n))
Design Type I is a bi-partite entrance facade design consisting of an entrance porch and a four-bay living room block. The porch bay is set on a high masonry base. The porch bay is topped by a flat moulded roof parapet which is also used at the crest of the taller, four-bay living room block. The four-bay living room block is pierced by four wood casement, French windows, each with ten-light glazing configurations. An arcuated effect is achieved through the use of blind arches, carried on Tuscan pilasters, and located above each window opening. Located at the roof level of the four-bay block is a small chimney with shaped, open chimney cap. Special design emphasis is given to the north facade of #401 and the south facade of #443 Burns Court which face the east/west vehicular accesses of Burns Court. Photographic documentation of the north facade of #401 is provided by Aerial Photograph L - 29 (MRNS #2 Burns Court, #1 - 29, Close-up, Roll #A:15 ATTACHED).¹⁰ The north facade has a roof parapet, five "viga" or rafter-end projections, and symmetrical central entrance with round-arched door, protected by segmental arched projecting door hood (which is covered in barrel tiles) and flanked by small, round-arched windows. Early photographic documentation is also provided for the southern elevation of #443 Burns Court the 1928 photograph which appeared in Flory's "Hotels and Apartments in Sarasota, Florida" depicts similar side facade treatment.¹¹

Design Type II: Numbers 410 and 442 Burns Court (MRNS #2(c), #2(m)) have a bi-partite facade design. The entrance bay is the taller of the two divisions and the roof-line consists of projecting masonry piers which flank a moulded, semi-circular roof parapet. The entrance porch is approached by five brick steps and the wood screen door enframingent is flanked by vertical "side-light" screened openings. A blind arch springs from the door enframingent. Although topped by a small hipped roof (which was originally barrel-tiled), the secondary bay is lower in elevation than the entrance bay. The facade is pierced by a continuous-silled triple window.

Design Type III: Numbers 411 and 437 Burns Court (MRNS #2(d) & #2(l)) have bi-partite facades. A rhythm of round and segmentally-arched openings and the presence of a battered-profile exterior chimney, located at the center bay of the living block, and extending above the moulded cornice parapet, is characteristic of Design Type III. The prominent exterior chimney is stuccoed and decorated by a semi-circular concave motif. A small round-headed window opening with projecting sill and six-light wood casements is located at either side of the massive external chimney. The entrance bay is lower in elevation. Segmentally-arched screened openings pierce the entrance bay. The central screened door is flanked by vertical screened "side-lights" and topped by a segmentally-arched screened transome which encompasses the entire door and side-light enframingent (rather than reading as a Serlian motif). The raised porch is approached by a small flight of concrete stairs, protected by a massive concrete stair string (probably not original). Roof-lines vary in the pair of Design Type III dwellings. The entrance bay of number 411 is protected by a flat roof overhang; while the entrance by roof of number 437 Burns Court consists of projecting masonry piers which bracket the false shed-roof parapet which is clad in barrel tiles.

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Page Number:

Design Type IV: Numbers 416 and 436 (MRNS #2(e) & #2(k)) are the most altered pair of dwellings. The facade consists of tri-partite division -- two lesser blocks with flat molded cornice parapet are located at either side of the prominent central pavilion which displays a gable-end projection with moulded fascia. The gable-end of #416 is pierced by a rectangular louvered vent. The original center chimney also present at #416 Burns Court with gable-shaped chimney cap clad in barrel tiles mirrors the gable-end projection of the central pavilion below. The chimney is vented by pierced masonry openings creating a "mirador" effect in miniature. The major design element is a four-window opening at the projecting center bay division. The window opening is protected by a shed window hood, clad in barrel tiling. The hood projection is supported by wood rafter-ends, which are braced by ornamental metal brackets, sigmoid in form. The lesser, flanking bays are symmetrical in handling but altered.

Design Type V: In numbers 422 and 430 Burns Court (MRNS #2(g) & #2(i)) the facade is divided into two blocks topped by a molded flat parapet. The major bay, which is slightly higher in elevation, is dominated by a battered profile exterior chimney, which projects above the flat parapet roof line. The exterior chimney at #422 Burns Court is topped by a barrel-tiled, gabled chimney cap with pierced masonry vents. The use of the Spanish Colonial Revival "viga", or projecting rafter end, which pierces the stuccoed masonry surface at either side of the external chimney at #430 Burns Court is noteworthy. The primary design motif present in Design Type V, is the use of ogee-arched window and door openings. Wood enframed ogee-arched windows flank the external chimney. Original two-leaved wood casement windows with eight-light divisions per leaf, appear at #422 Burns Court. The screened entrance porch is also pierced by ogee-arched openings located at the entrance facade and side flank of each corner porch.

Design Type VI: Numbers 417, 431 & 446 Burns Court (MRNS #2(f), 2(j) & 2(o)) share facade designs (referred to above as the triplet set). The prototype design consists of two main or bi-partite facade divisions. The entrance bay is lesser in height than either the adjoining rear block or the adjoining living room block located at the front facade. The porch door located at the entrance bay is set within a round-arched enframing and flanked by "side-lights" at either side, forming a Serlian motif. A round-arched opening also appears at the side elevation of each corner porch, which is topped by a molded, flat roof parapet. The living room block adjacent to the entrance porch is characterized by the use of three masonry pierced parapet projections which are shaped at the north and south corners and separated by two shed roof parapets, clad in barrel tiles. The parapet reads as a battlement with the shed roof parapets occupying the embrasure area. Narrow vertical concave depressions mark the corner piers and a blind oculus appears beneath the center battlement at Numbers 417 and 431. Paired terra-cotta scuppers provide additional design texture. Three French doors set in round-arched openings once opened on to the concrete slab balcony below the three-window opening. A metal balcony railing with diamond and oval design motifs still exists at #431 Burns Court. "Mission" in massing and rusticity, an exterior chimney is located at the side elevation of each living room block of each triplet-design dwelling.

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Atypical: Neither #400 (MRNS #2(a)) or #423 Burns Court (#2(h)) shares a design partner. Each shares individual design elements represented by other Burns Court dwellings, but neither has a "mirror-image" partner. Number 400 Burns Court has been rather unsympathetically altered, but once shared the three-bay Serlian-motif fenestration present in other Burns Court dwellings. At 400 Burns Court a concrete slab balcony floats beneath the filled window area and the entrance porch has also suffered alterations. Although the roofing material is not original, the shed roof projection above the entrance porch is original in form.¹² Similarly, #432 Burns Court shares a "footprint" with other Burns Court dwellings. The tri-partite facade is similar in massing to #416 & 436 Burns Court. The central bay is taller in elevation than the flanking wings, and each roof-line is marked by a molded flat roof parapet. The central bay is pierced by a triple window opening with barrel-tiled shed hood, supported on wood brackets. Alterations have disturbed the door and corresponding window located at the flanking wings. These alterations are reversible.

Garage Outbuildings: Each of the fifteen Burns Court dwellings has its own garage--those associated with numbers 400 - 446 Burns Court are paired garage structures, or four sets of two attached single-car garage structures, associated with the eight dwellings. These attached garage structures are located at the western boundary of the District. On the South Pineapple Avenue side of the District, the garage buildings associated with numbers 401 - 443 Burns Court vary in plan, in a pattern which alternates from single to paired garage buildings--there are five garage outbuildings which house the seven one-car garages. The South Pineapple Avenue garages are linked visually by a stuccoed masonry wall which intersects at the east facade of each garage. The intersection of wall with garage facade is marked by a stylized Mission console or buttress flange. Off-street pedestrian access is provided by a pair of round-arched masonry gate openings, originally protected by wood slat gates. Access is also marked by wall-openings flanked by masonry brackets. The design of these one-story, stucco-clad structures reflects the Mediterranean Revival with Spanish Colonial and Mediterranean Revival Styled overtone treatment of the Burns Court dwellings. Each garage is a flat-roofed building with a raised flat roof parapet. Three of the four garage facades is pierced by a single window opening, while the fourth facade originally provided vehicular access through a pair of wood garage doors. The two paired garages located on the South Pineapple Avenue side of the District have been enlarged--additions have been added to the west facades; while others have been converted into apartment or commercial uses: a boutique occupies the garage associated with #446 Burns Court; a beauty parlor and boutique have occupied the paired garage associated with #431 Burns Court.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW		
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION	Association with prominent developer and prominent local architect	

SPECIFIC DATES 1924, 1925

BUILDER/ARCHITECT Owen Burns/Thomas Reed Martin

SUMMARY OF STATEMENT OF SIGNIFICANCE

The Burns Court Historic District consists of fifteen detached dwellings and nine garage outbuildings providing fifteen one-car garages for the corresponding dwelling units. Each dwelling was a detached structure with a stucco facade designed in the Mediterranean Revival Style with Spanish Colonial Revival and Mission overtones by the significant regional architect Thomas Reed Martin for the development owner/builder Mr. Owen Burns.¹³ Burns Court was the first Sarasota development to be designed and planned as a co-operative subdivision.¹⁴ The District is remarkably intact with original site features which include the original sidewalk and vehicular access layouts, outbuildings and original masonry walled enclosure located at the South Pineapple Avenue side. Each dwelling was designed with climatic sensitivity including four facade exposures characterized by the use of casement windows and porches which provided adequate cross-ventilation as well as thick-walled construction and high ceilinged rooms. The owner/builder of Burns Court, Mr. Owen Burns, was a significant force in the development of Sarasota, having secured the holdings of J. Hamilton Gillespie which represented approximately 75 percent of the corporate limits of the City of Sarasota.¹⁵ Mr. Burns was a primary force in the real estate development and construction realms of the City of Sarasota. In partnership with Mr. G. M. McAlpin, the Burns & McAlpin Company was engaged in the curb and sidewalk paving of Sarasota, as well as building construction.¹⁶ Mr. Burns executed one of the largest land-fill operations in the State of Florida with a land-fill development which extended from his house on North Gulfstream to Sunset Park and Golden Gate Point.¹⁷ The El Vernona Hotel (MRNS #33, 111 North Tamiami Trail) was one of Mr. Burns' owner-constructed projects which received coverage; other Broadway projects included: El Vernona Apartments (MRNS #38) and the Burns Realty Company (MRNS #32). The architect who designed Burns Court, Thomas Reed Martin, arrived in Sarasota in the early part of the century and developed "the Oaks," the local residence of Mrs. Potter Palmer of Chicago.¹⁸ Mr. Martin's work also included residences of H. B. Williams (MRNS #19) and L. D. Reagin, (MRNS #20).¹⁹

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The Burns Court Historic District consists of fifteen detached, stucco-facade, Mediterranean Revival Style (with Spanish Colonial Revival and Mission overtones), one-story bungalows with fifteen original garages. The seven bungalows and corresponding garage outbuildings located at the east side of Burns Court (Numbers 401, 411, 417, 423, 431, 437 and 443 Burns Court) were described in the Sarasota Times of 1924 as follows: "Burns Court, west side of Pineapple Avenue (south of Strawberry). Seven stucco dwellings and garages (eight more to follow). Each building 26 x 40 ft., on 42 x 90 foot lot. Owen Burns owner and builder. Designed by Martin Studios."²⁰

Site Name Historic Resources of the
City of Sarasota
(Partial Inventory:
Historic and Architectu
Properties)

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Item Number: 8 (Significance)

Page Number:

By 1926 the "eight more to follow"²¹ had been completed and were referred to in the Sarasota City Directory as numbers 1 through 15.²² Built as a "co-operative home subdivision,"²³ the fifteen bungalows with corresponding garage out-buildings are remarkably intact including sidewalk layout and walled enclosure which buffers the Court from busy South Pineapple Avenue. Burns Court was significant as the "first co-operative home subdivision," built in the City of Sarasota.²⁴ By 1926 the fifteen bungalows were occupied with Number 14 occupied by I. R. Burns (the brother of Owen Burns) and Number 15 occupied by J. R. North (of the Ringling family).²⁵

The owner/builder of Burns Court, Mr. Owen Burns, first came to Sarasota to take advantage of the excellent sports fishing which the area provided.²⁶ Mr. Burns was born on the eastern shore of Maryland in 1869 and first visited Sarasota in 1910.²⁷ By 1913 Mr. & Mrs. Burns had purchased the Halton Sanitarium located on Gulfstream Avenue: "The home of Mr. & Mrs. Owen Burns on the bay front being made over during their absence in New York. Originally built for a sanitarium, there were many partitions, and most of these are being torn out and the rooms made larger."²⁸ By the early "teens" Mr. Burns had established the Burns Realty Company with an office located at 229 Main Street as well as the Burns Dredging Company.²⁹ Mr. Burns also worked in partnership with Mr. G. M. McAlpin as "Burns & McAlpin," a company which was engaged in curbing and sidewalk paving and building construction.³⁰ Owen Burns was a significant force in the development of the City of Sarasota, both in the construction realm and the real estate field, having purchased "more than 75 percent of the present city from Col. J. Hamilton Gillespie."³¹ One of the largest land fills in the State of Florida was exected "from his . . . home, 310 North Gulf Stream Avenue to Sunset Park and Golden Gate point."³² By 1926 the Burns Realty Company, Burns Supply Company were located at Broadway and 7th Street in a U-shaped structure with the current street address of 101 North Tamiami Trail (opposite the current First Street). The Burns Realty Company building was designed by Dwight James Baum, and discussion of the structure is covered under MRNS #32, The Burns Realty Company/Karl Bickel House. By 1927-28 the office included a listing for Burns Construction Company³³ which was responsible for the construction of the Ringling Causeway "which connected Lido Beach with Ringling Isles."³⁴ Named after Mrs. Burns, the former Vernona Hill Freeman, the El Vernona Hotel (MRNS #33, 111 North Tamiami Trail) was one of Mr. Burns' owner/built projects of national note. In addition to his real estate and construction careers, Mr. Burns was also a member of the City Planning Board.³⁵ At the time of his death, Mr. Burns was the owner and operator of the Tre-Ripe Citrus Guaza preserving company which was located on the former Seventh Street (which today is First Street).³⁶

The architect who designed Burns Court, Thomas Reed Martin, was born in Menasha, Wisconsin in 1866.³⁷ Having studied and worked in the architectural field in Chicago, Mr. Martin moved to Sarasota in 1910 and secured his first local commission to construct the "Oaks" for Mrs. Potter Palmer.³⁸ The firm of Mr. Martin, Martin's Studio, was located at 306 Main Street with services listed as follows: "blue-prints, landscape architects, lighting fixtures, pottery, interior decorating," with emphasis on the design of "original Floridan homes."³⁹ Thomas Reed Martin is alleged to have been the original architect commissioned to design John Ringling's

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Item Number: 8 (Significance)

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residence, "Ca'd'Zan," (although his design was not ultimately executed).⁴⁰ He is credited with having designed more than 500 houses in the Sarasota area,⁴¹ commissions which included the H. B. Williams Residence (MRNS #19, 1509 South Orange Avenue) and the L. D. Reagin Residence (MRNS #20, 1213 North Palm Avenue).⁴² Mr. Martin's design capabilities ranged from the design of "Floridan homes" to the adaptation of modern materials including the use of glass block and formed concrete in later commissions, including The Newton Shockley Residence located at Golden Gate Point.⁴³ Mr. Martin and his son, Frank Martin, designed several of the WPA-funded public buildings located at Plaza Santa Domingo, Sarasota.⁴⁴ Thomas Reed Martin died in 1949 at the age of 83.⁴⁵

The Burns Court dwellings were designed with significant climatic sensitivity, each building "has four exposures, assuring the necessary cross-ventilation"⁴⁶ with the casement windows and entrance porches which provided exposure to the Sarasota Bay breezes. Each building offers a range of architectural design elements in the Mediterranean Revival Style with Spanish Colonial Revival and Mission overtones. Most of the units share design partners of "mirror images," rather than "carbon copy" designs. The use of segmental, round and ogee arched door and window openings as well as a variety of roof parapet shapes provides a design vocabulary which relieve a potential monotony which a lesser architect might have committed.

The fifteen dwellings and corresponding nine garage outbuildings, sidewalk and vehicular access patterns, and masonry wall enclosures are remarkably intact. The Burns Court Historic District is a remarkable enclave, significant for its site integrity as well as the association with the prominent developer, Owen Burns, and as a design of the significant regional architect, Thomas Reed Martin.

CONTINUATION SHEET

Item Number:

NOTES FOR NOMINATION PROPOSAL - FLORIDA
NATIONAL REGISTER OF HISTORIC PLACES
MULTIPLE RESOURCE NOMINATION SARASOTA

- ¹ Sarasota Times, March 6, 1924, Section 3, p. 17 and Aerial Photograph L - 29 on file in the Sarasota County Historical Commission Archives.
- ² Sarasota Times, March 6, 1924, Section 3, p. 17.
- ³ Sarasota Times, March 6, 1924, Section 3, p. 17 and Aerial Photograph L - 29 on file in the Sarasota County Historical Commission Archives.
- ⁴ Sarasota Times, p. 17.
- ⁵ Aerial Photograph L - 29 on file in the Sarasota County Historical Commission Archives.
- ⁶ Polk's Sarasota City Directory, 1926, p. 299. Located at the Sarasota County Historical Commission Archives, Sarasota, Florida.
- ⁷ Sarasota Times, p. 17.
- ⁸ Roger V. Flory, "Hotel & Apartment in Sarasota, Florida", Sarasota 1928, p. 3, Located at Sarasota County Historical Commission Archives, Sarasota, Florida.
- ⁹ Ibid.
- ¹⁰ Aerial Photograph L - 29, on file in the Sarasota County Historical Commission Archives.
- ¹¹ Flory, p. 3.
- ¹² Aerial Photograph L-29, on file in the Sarasota County Historical Commission Archives.
- ¹³ Sarasota Times, March 6, 1924, Section 3, p. 17.
- ¹⁴ Higel Obituary File, v. 2, p. 168, August 28, 1937. Located at Sarasota County Historical Archives, Sarasota, Florida.
- ¹⁵ Ibid.
- ¹⁶ Sarasota Times, May 1, 1913, p. 5, col. 3.
- ¹⁷ Higel Obituary File, v. 2, p. 168, August 28, 1937. Located at Sarasota County Historical Archives, Sarasota, Florida.
- ¹⁸ Ibid., October 21, 1949.

Site Name Historic Resources of the
City of Sarasota
(Partial Inventory:
Historic and Architectural
Properties)

CONTINUATION SHEET

Item Number: 7 (Description), 8 (Significance) continued

Page Number:

41 Ibid.

42 Sarasota Herald, September 9, 1926.

43 "First Golden Gate Point House Uses Exceptional Methods of Construction,"
N.S., N.D. Thomas Reed Martin File, Sarasota County Historical Archives,
Sarasota, Florida.

44 Grismer, The Story of Sarasota, p. 316.

45 Higel Obituary File, October 21, 1949.

46 Flory, Roger. Hotels and Apartments in Sarasota, Florida. Sarasota:
Roger V. Flory, 1928, p. 3.

CONTINUATION SHEET

Item Number: 7 (Description), 8 (Significance)

Page Number:

- ¹⁹Sarasota Herald, September 9, 1926, front page.
- ²⁰Sarasota Times, March 6, 1924, Section 3, p. 17.
- ²¹Ibid.
- ²²Polk's Sarasota City Directory, 1926, p. 299. Located at Sarasota County Historical Archives, Sarasota, Florida.
- ²³Higel Obituary File, v. 2, p. 168. August 28, 1937.
- ²⁴Ibid.
- ²⁵Polk's Sarasota City Directory, 1926, p. 299. Located at Sarasota County Historical Archives, Sarasota, Florida.
- ²⁶Miss Lillian Burns, Personal Correspondence, May 1983.
- ²⁷Higel Obituary File, v. 2, p. 168, August 28, 1937.
- ²⁸Sarasota Times, August 7, 1913, p. 5, col. 2.
- ²⁹Sarasota Florida City Directory, 1918, pp. 195-196. Located at Sarasota County Historical Archives, Sarasota, Florida.
- ³⁰Sarasota Times, May 1, 1913, p. 5, col. 3.
- ³¹Higel Obituary File, v. 2, p. 168, August 28, 1937.
- ³²Ibid.
- ³³Sarasota City Directory, 1927-28, p. 352.
- ³⁴Higel Obituary File, v. 2, p. 168, August 28, 1937.
- ³⁵Minutes of the City Council, City of Sarasota, Book V, p. 67, May 26, 1924.
- ³⁶Higel Obituary File, v. 2, p. 168.
- ³⁷Higel Obituary File, October 21, 1949.
- ³⁸Ibid.
- ³⁹Polk's Sarasota City and County Directory, 1923-1924, p. 131. Located at Sarasota County Historical Archives, Sarasota, Florida.
- ⁴⁰Grismer, The Story of Sarasota, p. 316.

9 BIBLIOGRAPHICAL REFERENCES

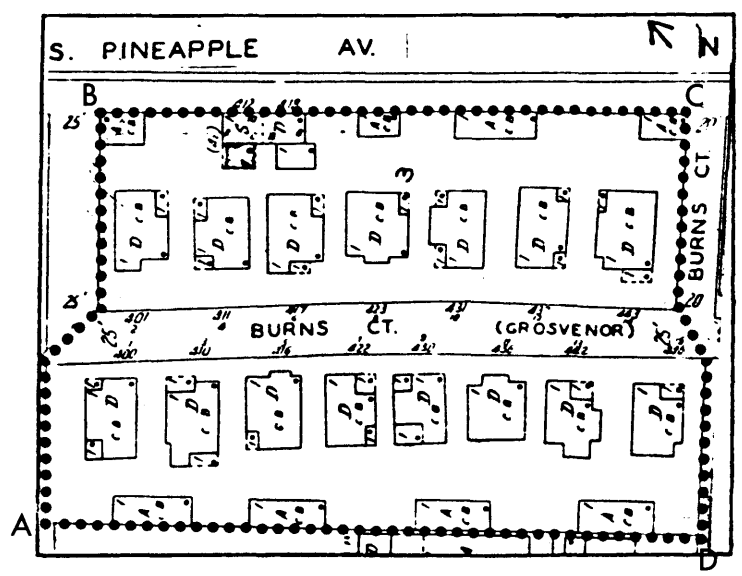
SEE CONTINUATION SHEETS

10 GEOGRAPHICAL DATA

UTM REFERENCES:

POINT A 17/3024²⁶⁰~~050~~⁹⁰/3475~~60~~⁵⁰
 POINT B 17/3024²⁷⁵~~100~~⁵⁵/3476~~40~~⁴⁰
 POINT C 17/3023⁴¹⁵~~980~~⁷⁰/3476~~90~~⁵⁰
 POINT D 17/3023⁴⁷⁵~~940~~⁵⁰/3476~~15~~¹⁵

ACERAGE: Apx. 2 acres



VERBAL BOUNDARY DESCRIPTION

Proceed WEST from SE corner of Lot 14 to SW corner of Lot 15; then NORTH along West lot line of Lots 15, 13, 11, 9, 7, 5, 3 to NW corner of Lot 1; then EAST along North lot line of Lot 1 to NW corner of Lot 2; then EAST to NE corner of Lot 2; then SOUTH along East lot lines of Lots 2, 4, 8, 10, 12, 14 to point of beginning.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE
N/A			

11 FORM PREPARED BY

NAME / TITLE

Sarah Latham Kearns / Preservation Consultant, City of Sarasota

ORGANIZATION

c/o Planning Department

DATE

May 1983

STREET & NUMBER

City Hall P.O. Box 1058

TELEPHONE

(813) 365-2200 Est.

CITY OR TOWN

Sarasota

STATE

Florida.

ZIP CODE

33578

Site Name Historic Resources of the
 City of Sarasota
 (Partial Inventory:
 Historic and Architectural
 Properties)
 Page Number:

CONTINUATION SHEET

Item Number: 9 (Bibliographical References)

Page Number:

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 August 28, 1937, v. 2. p. 168. "T. R. Martin, 83, Pioneer Local Architect,
 Dies," N.S. October 21, 1949. Located at Sarasota County Historical Archives,
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 Historical Archives, Sarasota, Florida.

Sarasota Times. April 4, 1912. October 17, 1912. May 1, 1913. June 12, 1913.
 August 7, 1913. August 21, 1913. March 6, 1924. Located at Sarasota County
 Historical Archives, Sarasota, Florida.

"Thomas Case's Home Example of New Trend," N.S., N.D. On file, Thomas Reed Martin
 File. Located at Sarasota County Historical Archives, Sarasota, Florida.

NORTH —→

UTM REF. D

UTM REF. A

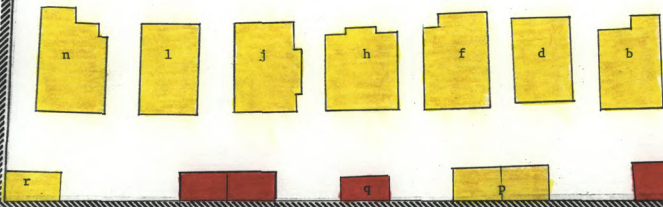


PRUCE STREET

BURNS COURT

UTM REF. C

UTM REF. B



PINEAPPLE AVENUE

BURNS COURT HISTORIC DISTRICT
 MRN #2
 SARASOTA, FL

KEY: RED: UNALTERED
 YELLOW: ALTERED BUT CONTRIBUTING



UNALTERED PROPERTIES



ALTERED BUT CONTRIBUTING PROPERTIES



BOUNDARY OF DISTRICT