

# 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#14

HISTORIC City Waterworks

AND/OR COMMON

### 2 LOCATION

STREET & NUMBER

1015 N. Orange Avenue

CITY, TOWN

Sarasota

VICINITY OF N/A

Sarasota

STATE

Florida

COUNTY

### 2 CLASSIFICATION

| CATEGORY  | OWNERSHIP                                   | STATUS                                       | PRESENT USE   |
|---|---|--|---|
| <input type="checkbox"/> DISTRICT               | <input checked="" type="checkbox"/> PUBLIC  | <input checked="" type="checkbox"/> OCCUPIED | <input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM            |
| <input checked="" type="checkbox"/> BUILDING(S) | <input type="checkbox"/> PRIVATE            | <input type="checkbox"/> UNOCCUPIED          | <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK               |
| <input type="checkbox"/> STRUCTURE              | <input type="checkbox"/> BOTH               | <input type="checkbox"/> WORK IN PROGRESS    | <input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE |
| <input type="checkbox"/> SITE                   | <input type="checkbox"/> PUBLIC ACQUISITION | <input 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 checked="" type="checkbox"/> OTHER: Waterworks                           |

### 3 OWNER OF PROPERTY

NAME

Department of Public Works - Gilbert Leacock, Director

cc: Kenneth Thompson  
Robert A. McLelland

STREET & NUMBER

1750 12th Street

CITY, TOWN

Sarasota

VICINITY OF

STATE

FL

ZIP CODE

33577

### 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Sarasota County Court House Recording Department

STREET & NUMBER

Room 10, 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) #8So302

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 32301

**7 DESCRIPTION**

| CONDITION                                |                                       | CHECK ONE                                     | CHECK ONE   |
|--|---------------------------------------|---|---|
| <input 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 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 Sarasota City Water Works at 1015 N. Orange Avenue is a two-story red brick Mediterranean Revival "T"-planned building built in 1926. The two-story eastern division served as the office of the water works and the western block as the high service distribution or pumping station. The building is symmetrical and rests on a stuccoed concrete foundation. The eastern elevation is topped by a hipped roof clad in red and yellow terra-cotta barrel tiles. A polygonal copper lantern appears at the top of the hipped roof. The roof of the western block is flat and drained by copper leaders and downspouts. The eastern elevation is divided into three bays with round and elliptically arched door and window openings at the ground floor with trabeated fenestration at the upper level. Wrought iron balconies appear at the ground floor raised on concrete slabs. The western block has four-bay facades divided by brick piers. Large industrial metal push-out windows provide light and air on the north and south elevations. Examples of original plumbing equipment remain inside the relatively unaltered building.

**TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE**

The two-story red brick, Mediterranean Revival building, located at 1015 North Orange Avenue, is part of a larger industrial complex shared by MRNS #15 which is the City Electric Light & Power Plant located at 1025 North Orange Avenue.

Number 1015 North Orange Avenue was built during the summer of 1926 as the City Water Works of the City of Sarasota. The building consists of two internal divisions, the easternmost two-story block having been used as the office for the City Waterworks system, the westernmost served as an industrial pumping station.<sup>2</sup> The easternmost block is of masonry or brick-wall construction and rests on a projecting base of stuccoed concrete. Massing of the building is symmetrical and the western elevation is divided into three bays, characterized by the use of round and elliptically arched door and window openings at the ground floor with trabeated fenestration at the second story. A 1929 newspaper photograph of the Sarasota Waterworks building indicates that the eastern or main elevation of the building was formerly approached by unadorned concrete stairs set on a slight ridge.<sup>3</sup> The building was gradually approached by the concrete stair. Today access is provided by a ramped incline. Original metal lamp standards with frosted globes flank the entrance approach both then and now. In the 1929 newspaper photograph, however, they appear to have been painted a dark color, while today they are picked out in a silver pigment.<sup>4</sup> The light standards which flank the entrance approach are of Westinghouse manufacturing. The two-story entrance block is topped by a hipped roof clad in terra-cotta barrel tiles of variegated hues, alternating between a red brick and yellow clay coloration. Barrel tiles also appear at the roof ridges. The roof is characterized by a wide overhang supported by wooden brackets. At the apex of the hipped roof appears a polygonal copper lantern with polygonal copper roof. Vents appear at each plane of this polygonal lantern. At the east elevation fenestration is regular, the windows consisting of ten-pane two-leaved, casement windows with four light transoms. Cast window sills at the second story level of the easternmost or entrance block have drip moldings. At the ground floor of the east or office block, multi-paned metal casement "French doors" open onto raised concrete slab balconies which are protected by wrought iron balcony railings twisted and straight supports and a decorative cipher "SWW" signifying Sarasota Water Works.

## CONTINUATION SHEET

Item Number: 7 (Description)

The western pavilion or block is a four-bay rectangular structure that reads as two stories but is actually a one-story space. The western block intersects the front office rectangular block and forms a "T" shaped plan. The exterior of this industrial structure is also of red brick and rests on a high stuccoed concrete foundation. Small basement windows consisting of three vertical panes pierce the basement or foundation area. The roof of this four-bay rear structure is flat and copper leaders and downspouts provide added drainage to the flat-roofed structure. The only other ornamentation consists of the use of a raised brick pier or buttress which appears at each of the four-bay demarcations. A concrete band molding appears at the parapet level and at the architrave level of the western industrial block.

Two of the seven electric motor-driven pumps are original. A raised inscription reads "Delavel, installed by Buford, Hall & Smith Power Plants and Power Plant Equipment, Atlanta Georgia." The motors were originally 2300 volts but were changed to 4400 in the 1940's. The original main piping is still intact and runs along the perimeter of the interior. Portions are inscribed with the manufacturer's initials, "ACP Co." with a date of 1930. The pipes are connected to the motors by valves, some of which are original, of Crane manufacture. The piping rests on concrete block and brick piers which are also original to the building.<sup>5</sup> A mezzanine balcony encircles the pumping area with original cast iron guard rails. A meter repair shop and storage area was once on the balcony but was relocated in 1944 to another building.<sup>6</sup> The work bench is still intact. The eastern block consists of two stories separated from the pumping area by "Mecco" fire doors produced by the Moeschel Edwards Corr. Co. of Cincinnati. The second story or office consists of three rooms and a bathroom. It was the residence of the public works superintendent family during the 1930's.

In 1937 the Director of Public Works informed the mayor in a letter that the facilities were insufficient in meeting the demands of Sarasota's growing population. It was decided to use a Public Works Administration grant of \$62,181, 45% of the total cost of \$138,180 for "the construction of improvements to the existing municipal waterworks system."<sup>7</sup> Those improvements were probably for the zeolite softening plant adjacent to the pumping station.

The pumping station remained in use until October of 1982 and is now in an abandoned state.

Conditions/Alterations: The main elliptically arched entranceway located at the eastern elevation has been altered and consists of a two leaved door devoid of ornamentation. The copper downspouts and leaders located at the north and south elevations of the western block are in poor repair and in some cases missing altogether. Vines have been allowed to grow over the western elevation or western extremity of the western block. Not only will the roots of the vines eventually damage the mortar of the brick structure, but moisture trapped in these overgrown vines will also damage the brick facade. The gymnasium-type push-out industrial windows located at the north and south elevations of the westernmost block are in need of paint.

## 8 SIGNIFICANCE

| PERIOD                                    | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW |   |   |  |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC      | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC  | <input 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 type="checkbox"/> OTHER (SPECIFY)     |
|   |  | <input type="checkbox"/> INVENTION              |   |  |

SPECIFIC DATES + 1926

BUILDER/ARCHITECT

Bohmer-Reinhart & Company

### SUMMARY OF STATEMENT OF SIGNIFICANCE

The Sarasota City Waterworks is a two-story red-brick and concrete Mediterranean Revival industrial building built in 1926 at 1015 N. Orange Avenue. The sale of bonds in 1924 enabled the City to enlarge the pumping capacity of the water system to supply the increasing needs of the growing population and to provide adequate pressure for fighting fires.<sup>8-11</sup> The handsome building is significant architecturally in the use of the Mediterranean Revival style in brick (the norm was stucco and cast-stone) and in the sophisticated use of segmented arched windows and door frames and the bi-chrome terra-cotta barrel tiling of the hip roof. The relatively unaltered building, in use until 1982, houses some of the original pump motors, valves, and piping.

### TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

When the Town of Sarasota was incorporated in 1902 Sarasota did not have an authorized water system. Water supply was provided only by shallow wells or water cisterns.<sup>12</sup> A successful bond issue providing for the building of a water works and sewage system passed a referendum on April 4, 1909 and subsequently a contract was awarded for the drilling of an artesian well and the laying of both sewage and water mains.<sup>13</sup> The need for an improved water system became acute not only to provide adequate drinking water for the increased population, but also to provide adequate water pressure to fight fires such as the major fire which destroyed many commercial buildings located on lower Main Street, such as the Lord and the Tonnelier Blocks in March of 1915.<sup>14</sup> By 1924 the City Council discussed a bond election for the purpose of raising money for the enlargements of both the city water and power plants. The original bond issue was to provide for an electric plant at a cost of \$125,000 and \$90,000 for the water plant.<sup>15</sup> Ordinance #202 presented to the City Council March of 1924 provided formally for the issuance of bonds for the City of Sarasota "in the amount of \$90,000 for the extension of the water system."<sup>16</sup> Fifteen bids were received on the bond issue for the water works improvements. The Bohmer-Reinhart & Company with their bid of par value of \$90,000 and "accrued interest of less than \$3,132" was the winning or awarded bid on the 5% water works bond issue.<sup>17</sup> On November 16, 1925 an additional bond issue of \$150,000 which called for the improvement and the extension of the water system was approved on 1/19/25--not a single vote was cast in opposition to this bond issue.<sup>18</sup> On 1/19/25 the City Council called for bids for a new water storage tank. Four companies tendered bids; the lowest bid, that of William Allen, in the amount of \$6,706 for the delivery of a square water storage tank, was accepted.<sup>19</sup> As would be expected, the City Waterworks main pumphouse was built of fire-proof construction with the exception of exposed steel reinforced beams.<sup>20</sup> Number 1015 N. Orange Avenue is part of a larger City Water Works complex consisting of reservoirs, pump and wellhouses. Not only is 1015 N. Orange significant as an indication or result of the expansion of the City of Sarasota, but it is also architecturally significant in

## CONTINUATION SHEET

Item Number: 8 (Significance)

the use of the Mediterranean Revival Style, executed in brick which was commonly used for industrial buildings in the City of Sarasota (such as the A.C.L. Freight Depot at 2227 Fruitville and in the City Power & Light Building located at 1025 N. Orange Avenue). A red brick building in the Mediterranean Revival style, however, was atypical in Sarasota. The two-story eastern block of the water works facility is handled in a sophisticated manner with its use of round and elliptically arched openings at the ground floor and continuously silled, metal casement windows located at the upper stories. The building is of a high grade of materials made with well-fired bricks and two-toned terra-cotta barrel tiles which cover the hipped roof. The copper vent located at the center of the hipped roof structure is not treated in a utilitarian manner, but rather as a vented polygonal copper-clad cupola. The newest Westinghouse lights were placed at either side of the entranceway to the waterworks house. Ground planting was provided in addition to palm trees which were planted at the periphery of the north and south elevations.<sup>21</sup> The cipher of the Sarasota Water Works, "SWW," is proudly displayed at the balcony levels of the ground floor east or main elevation of the City Water Works building.

The public utilities site at 1015 N. Orange Avenue consists of the Water Works pumping station, water softening plant (the original building was replaced in the 1950's), sea water reservoirs, and two water tank towers. The City Electric Light Plant, (MRN #15) is also on the premises. The pumping station supplied the distribution and pressure function of the waterworks. The softening system was based on an innovative zeolite ion exchange process where the hard, calcium and magnesium-rich groundwater pumped from well fields east of town could be made suitable for household use.

The porous zeolite material "filtered" the calcium and magnesium ions out of the raw groundwater by exchanging those ions with sodium molecules. The sodium was provided by rinsing the zeolite with sea water pumped from Sarasota Bay to the reservoirs on the premises. In this fashion, the zeolite was recycled for use again. The used seawater was pumped back into the Bay and the softened groundwater was chlorinated and pumped to water users. While much of the mechanical equipment in the pumping station has been gradually replaced over the years, two original pump motors, Crane valves and piping remain.

## CONTINUATION SHEET

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

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

<sup>1</sup> Sanborn Map Company Maps of Sarasota. New York: Sanborn Map Company, 1929, Sheet 9.

<sup>2</sup> Maps of Sarasota. 1929, Sheet 9.

<sup>3</sup> This Week in Sarasota Scrapbook. N.S. April 18, 1929. Located in Sarasota County Historical Archives, Sarasota, Florida.

<sup>4</sup> Ibid.

<sup>5</sup> Helen Berg, personal communication, January 9, 1984, Sarasota Department of Public Works.

<sup>6</sup> Minutes of City Council, City of Sarasota, May 5, 1937, Index, page 1023. Office of City Clerk, City Hall, Sarasota.

<sup>7</sup> Resolution 2086.7, Minutes of City Council, City of Sarasota, October 24, 1938, page 1203. Office of City Clerk, City Hall, Sarasota.

<sup>8</sup> Sarasota Times. March 2, 1924, p. 7, cols. 6 & 7.

<sup>9</sup> Minutes of City Council, City of Sarasota, March 1, 1924, Book 5, p. 68. Microfiche on file Central Records, City Hall Annex, Sarasota.

<sup>10</sup> Grismer, The Story of Sarasota, p. 241.

<sup>11</sup> Grismer, p. 241.

<sup>12</sup> Grismer, p. 149.

<sup>13</sup> Grismer, p. 163.

<sup>14</sup> Sarasota Times, March 11, 1915, front page, cols. 1 & 2.

<sup>15</sup> Sarasota Times, March 2, 1924, p. 7, cols. 6 & 7.

<sup>16</sup> Minutes of the City Council, City of Sarasota, March 1, 1924, Book 5, p. 68. Microfiche.

<sup>17</sup> Minutes of the City Council, City of Sarasota, July 7, 1924, Book 5, p. 86.

<sup>18</sup> Grismer, p. 241.

<sup>19</sup> Minutes of City Council, City of Sarasota. January 19, 1925 and January 21, 1925.

<sup>20</sup> Sanborn Map Company. Maps of Sarasota. 1929, Sheet 9.

<sup>21</sup> This Week in Sarasota Scrapbook. N. S. "Sarasota Water Works Building, dated April 18, 1929, located in Sarasota County Historical Archives, Sarasota, Florida.

**9 BIBLIOGRAPHICAL REFERENCES**

See Continuation Sheet, page 8.

**10 GEOGRAPHICAL DATA**

Site Size (Approx. Acreage of Property):

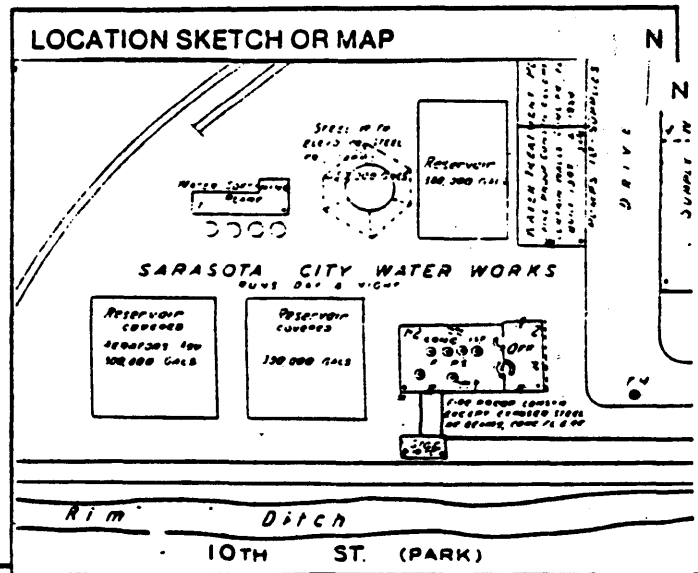
LT 1.0

UTM Coordinates:

1,7 | 3,4,7 | 7,1,5 | 3,0 | 2,5 | 4,0,0  
 ZONE EASTING NORTHING

USGS Sarasota 7.5 1973

| Township | Range | Section |
|----------|-------|---------|
| T36S     | R18E  | 18      |



**VERBAL BOUNDARY DESCRIPTION**

Beginning at the SE corner of SE $\frac{1}{4}$  of SW $\frac{1}{4}$  Section 18, thru N 332' to A point, 20' S of C/L of SAL Wye Tract thru SW LY Parallel and 20' S of Said Tract 762 7' to S line of said SE $\frac{1}{4}$  of SW $\frac{1}{4}$  thru E 630, 75' to POB, less Tract to FPL Co.

**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

DATE

c/o Planning Department

STREET & NUMBER

TELEPHONE

City Hall P. O. Box 1058

CITY OR TOWN

STATE

ZIP CODE

Sarasota

Florida

33578

Site No. Historic Resources of the  
Site Name City of Sarasota  
(Partial Inventory:  
Historic and Architectural  
Properties)

## CONTINUATION SHEET

Item Number: 9 (Bibliographical References)

Berg, Helen, personal communications, January 9, 1984, Sarasota Department of Public Works.

Grismer, Karl. The Story of Sarasota: M.E. Russell. 1946.

Minutes of the City Council, City of Sarasota. Books March 1, 1924, July 7, 1924, January 19, 1925, May 5, 1937, October 24, 1938.  
Records located in the office of the City Clerk, City Hall, Sarasota.

Sanborn Map Company. Maps of Sarasota. 1929. New York: Sanborn Map Company.

Sarasota Times. March 11, 1915 and March 2, 1924. Facsimile and microfilm located at Sarasota County Historical Archives, Sarasota, Florida.

This Week in Sarasota Scrapbook, n.s., "Sarasota Water Works Building."  
Located in Sarasota Historical Archives, Sarasota, Florida.

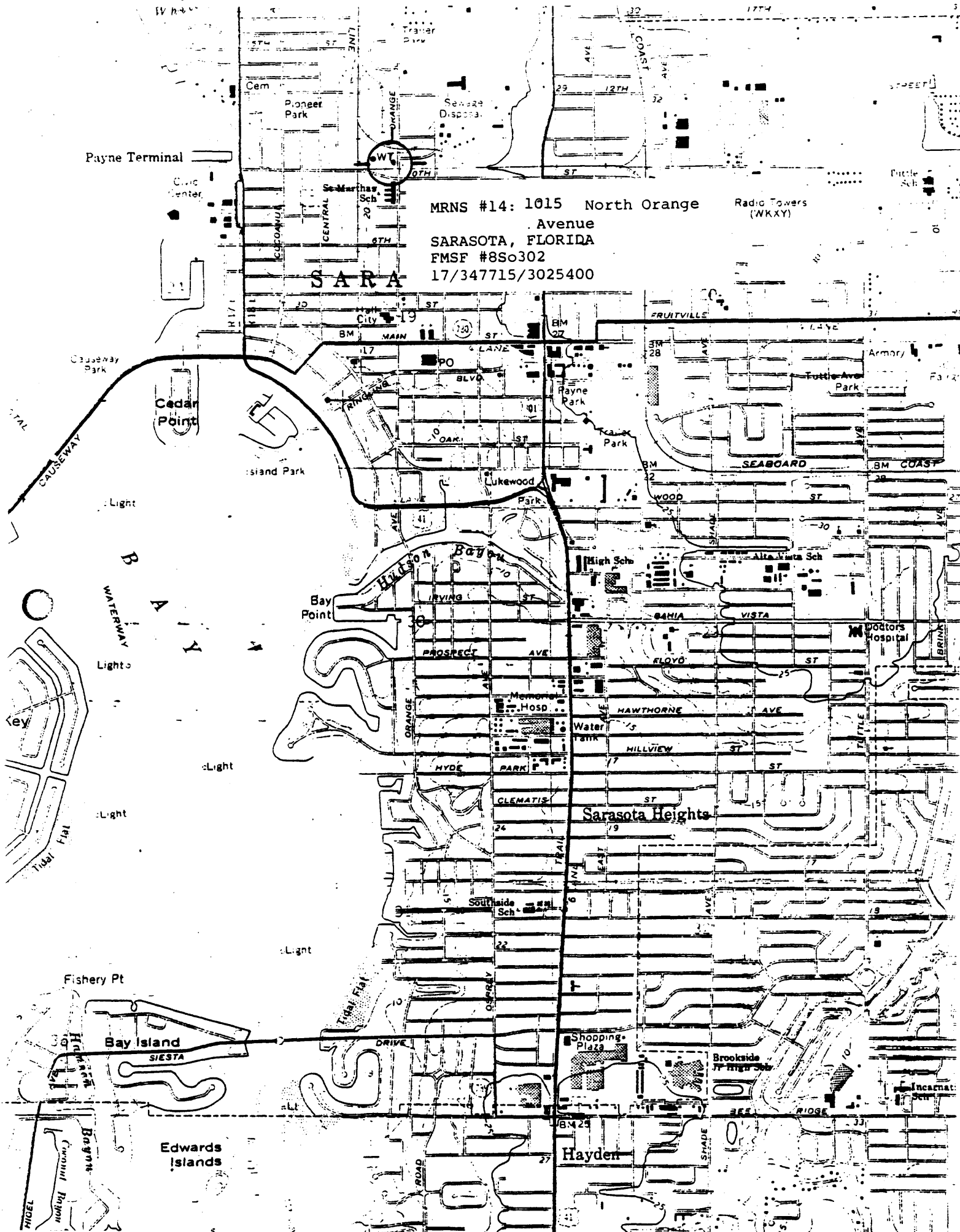


Payne Terminal

MRNS #14: 1015 North Orange Avenue  
SARASOTA, FLORIDA  
FMSF #8So302  
17/347715/3025400

Radio Towers (WKXY)

SARASOTA



Civic Center

Cem

Pioneer Park

Sewage Disposal

St. Martha's Sch

Walt City

PO

Bay Point

Cedar Point

Island Park

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Fishery Pt

Bay Island

Edwards Islands

Shopping Plaza

Brookside Jr High Sch

Hayden

Incarnat Sch

