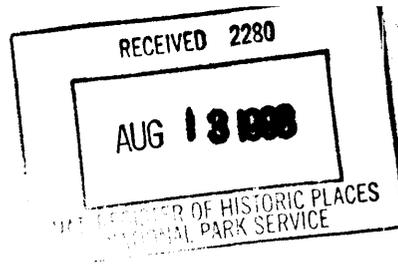


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1154

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 AMERICAN NATIONAL BANK BUILDING

other names/site number Orange Blossom Hotel

2. Location

street & number 1330 Main Street N/A not for publication

city or town Sarasota N/A vicinity

state FLORIDA code FL county Sarasota code 115 zip code 34236

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.)

[Signature] 7/30/98
Signature of certifying official/Title Date

Florida 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) _____

[Signature] 9-9-98
Signature of the Keeper Date of Action

AMERICAN NATIONAL BANK BUILDING

Name of Property

Sarasota Co., FL

County and State

5. Classification

Ownership of Property
(Choose as many boxes as apply)

- private
public-local
public-State
public-Federal

Category of Property
(Choose only one box)

- buildings
district
site
structure
object

Number of Resources within Property
(Do not include any previously listed resources in the count)

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, 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)

COMMERCE/TRADE/Financial Institution/Bank
DOMESTIC/Hotel

Current Functions
(Enter categories from instructions)

VACANT/WORK IN PROGRESS

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/
NEOCLASSICAL REVIVAL

Materials
(Enter categories from instructions)

foundation Concrete
walls Stucco
Concrete
roof Tar and Gravel
other

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.)

- Criteria A, B, C, D with checkboxes and descriptions.

Criteria Considerations

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

Property is:

- Criteria A, B, C, D, E, F, G with checkboxes and descriptions.

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):

- Documentation checkboxes: preliminary determination, previously listed, designated landmark, recorded by Historic American Buildings Survey, recorded by Historic American Engineering Record.

Areas of Significance

(Enter categories from instructions)

COMMERCE
COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1926-1948

Significant Dates

1926
1936
1946

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Smith, Francis Palmer

Blder: Unknown

Primary location of additional data:

- Location checkboxes: State Historic Preservation Office, Other State Agency, Federal agency, Local government, University, Other.

Name of Repository

#

AMERICAN NATIONAL BANK BUILDING
Name of Property

Sarasota Co., FL
County and State

10. Geographical Data

Acreege of Property Less than one

UTM References

(Place additional references on a continuation sheet.)

1	1	7	3	4	7	3	0	0	3	0	2	4	3	2	0
Zone	Easting				Northing										
2															

3															
Zone	Easting				Northing										
4															

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 Mikki Hartig, Historical & Architectural Research Services/Carl Shiver, Historic Sites Specialist

organization Bureau of Historic Preservation date July 1998

street & number R.A. Gray Building, 500 S. Bronough Street telephone (850) 487-2333

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 Foley Holding Corp.; Jay Foley President

street & number P.O. Box 2496 telephone (561) 362-4259

city or town Sarasota state Florida zip code 34230

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.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
PHYSICAL DESCRIPTION

SUMMARY

The American National Bank Building (Orange Blossom Hotel), located at 1330 Main Street in Downtown Sarasota, Florida, is a ten-story commercial building erected in 1926. The building also has a two-story extension on its southeast elevation. The Neoclassical style structure is composed of a reinforced concrete frame infilled with hollow tile that has been sheathed in brick and cast concrete panels. The building is vertically divided into the three sections typical of early skyscrapers: a base (first story and mezzanine), central shaft (3rd-9th stories), and crown (10th story). The building underwent major alterations in 1967 that resulted in the masking or removal of many of the structure's distinctive architectural features. A number of these features have been restored in a recent rehabilitation of the historic building.

SETTING

Sarasota is a city with a population of approximately 51,000 located in western Florida about 55 miles south of Tampa. The city is situated on Sarasota Bay, an inlet to the Gulf of Mexico. The downtown area contains a mixture of historic and modern buildings, most of the latter having been constructed within the last 30 years. Presently, downtown Sarasota has a number of large office complexes, fine dining establishments, and retail outlets. Main Street, where the American National Bank Building is located, still remains part of the commercial core of Sarasota. The downtown area has been revitalized in recent years, after a period of decline in the 1960s and 1970s. The historic former bank building is located at the southeast corner of lower Main Street and Palm Avenue. The upper stories of the building command an excellent view of the city's Bayfront Park and nearby Sarasota Bay. Although there are now many taller buildings in downtown Sarasota, the bank was one of the three tallest buildings on Main Street during the 1920s and has remained a visual landmark in the commercial center of the city for more than 70 years.

PHYSICAL DESCRIPTION

Exterior

The Neoclassical style American National Bank Building, constructed in 1926 (Photos 1 & 2), is a ten-story structure with a penthouse (Photo 3) containing storage space and the building's elevator equipment. The storage space was originally designed as locker rooms for building employees.¹ At one time, a cypress tank used to provide water for fire protection stood on the roof of the building. It was removed c. 1989. The building is constructed of a reinforced concrete frame and hollow clay tile curtain walls surfaced with brick and cast concrete. The L-shaped building rests on a concrete foundation resting on wooden pilings. Massive beams with steel lath were combined to

¹ Copy of original working drawings in possession of current owner.

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NATIONAL REGISTER OF HISTORIC PLACES
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Section number 7 Page 2

AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
PHYSICAL DESCRIPTION

offer the maximum in fire and hurricane protection at the time.² The approximately 6,700 square foot building is located on a 79 X 85 foot plot of land, almost all of which is taken up by the building. There is no on-site parking. Although constructed to house a bank on the first floor and mezzanine, with professional offices in the upper stories, the building has for most of its existence been used as a hotel and residential apartments.

Originally, the 3rd through 9th floor shaft of the "skyscraper" portion of the building was faced with red brick (Photo 4), but the entire brick surface was waterproofed with silicone and covered in stucco during major renovation in 1967 (Photo 5). The entire renovation project took less than six months.³ The more recent rehabilitation of the building, beginning in 1994, involved, in part, the removal of the stucco from the exterior of first story and mezzanine levels and from the tenth and eleventh stories. After test areas were sampled for potential removal, the stucco was not removed from the 3rd to the 9th stories because of economic restraints and fear of damaging the underlying brick and mortar. Subsequent to consultation with architect Walter Marder of the Florida Division of Historical Resources, it was decided that allowing the stucco finish to remain on this section of the building did meet the Secretary of the Interior Standards regarding protection of the original masonry material.

Much of the original exterior ornament was either removed or covered with stucco during the 1967 "modernization" of the building. The remaining original features included the colossal pilasters found on the base and crown of the building and the cornice separating the first story and mezzanine levels from the upper part of the structure. The massive, classical style cornice that served as the building's parapet had also been removed. Restoration of the major details found on the base of the building by removal of the stucco applied in the 1967 was completed in 1994. A new cornice, reflecting but not imitating the original, was applied to the parapet surrounding the 10-story structure in 1994 (Photos 1 & 4). Replacement of the missing cornice was undertaken, using compatible styling and materials to meet the Secretary of the Interior's Standards for Rehabilitation and Guidelines.⁴

A two-story addition, constructed c. 1946, embraces the southeast elevation of the original structure. Like the main block of the building, the addition has a built-up roof, and its walls are covered with stucco. The secondary structure is simple in design and devoid of ornamentation (Photo 6).

On the ninth and tenth floors, the aluminum sash windows, installed in 1967 have been replaced with 1/1 fixed light windows, above which is a fixed single light transom window. Prior approval for this new windows configuration was received from the Division of Historical Resources. The remaining windows will be reconfigured during Phase II of the building's rehabilitation, involving substantial interior renovations. The existence of mechanical systems below

²Sarasota Herald Tribune, December 15, 1926.

³Ibid., October 20, 1968.

⁴Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Revised 1983), U.S. Department of the Interior National Park Service Preservation Assistance Division, Washington, D.C., pg. 15

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NATIONAL REGISTER OF HISTORIC PLACES
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Section number 7 Page 3

AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
PHYSICAL DESCRIPTION

original ceilings and the installation of dropped ceilings to conceal those systems during the 1967 renovation prohibits work on these windows until Phase II is underway. In the interim, the window and transom frames have been painted to match the exterior trim color.

The recent rehabilitation has restored the original first floor and mezzanine window and door openings. Stucco obscuring decorative cast iron panels above and below the large window openings has also been removed, and the panels have been appropriately cleaned and painted. The upper panels display American eagle motifs (Photo 7). The removal of the stucco has uncovered the original door surrounds and flanking pilasters of the building's main entry, located in the chamfered northern corner of the building at the intersection of Main Street and Palm Avenue (Photo 1). The secondary entrance on the northwest side of the building (Photo 8) retains its original concrete classical, pedimented portico, which is flanked by colossal pilasters (Photo 9). An additional door on the north side of the building still awaits restoration.

Interior

The main entrance to the building provides access to the main first floor lobby. The overall floor plan of the building was altered in 1967. The lobby, however, remains basically intact, minus its original decorative elements. Little is known about the original decorative scheme except for those features that appear in a copy of the original working drawings now in the possession of the current owner. Extensive renovations to the existing interior spaces in Phase II will include restoring the original public spaces on the first floor and mezzanine levels. The lobby still retains its original marble stair guard and rail, marble floors, and its two original hand-operated Otis passenger elevators, which remain in use. It is reputed that only three other buildings in Florida still have such elevators also operated by hand.⁵ The first floor restrooms also retain their marble floors and stalls. The three original bank vaults, which were located off the main lobby area, were removed in 1967 and the vault room was converted into a small library with shelving.

The mezzanine level, originally open to the lobby, has been enclosed with partitions. Original office spaces and the floor plans on the upper floors were also reconfigured in the 1967 remodeling. Alterations included the installation of new partitions, plumbing, heating, and air conditioning systems. Elevators and interior doors were reconditioned and a new fire alarm system was installed.⁶ Interior ceilings were dropped to accommodate the installation of a sprinkler system and new mechanical systems. Small elevator lobbies located on floors two through ten lead to central corridors on each floor. Virtually all of the original interior historic fabric on these floors has been either removed or obscured. Existing rental housing units on floors three through eight consist mostly of one-bedroom apartments with kitchenettes. The ninth and tenth floor have been converted to a single apartment suite.

⁵Sarasota Herald Tribune, May 2, 1989.

⁶Ibid., October 20, 1968.

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

SUMMARY

The American National Bank Building is significant at the local level under Criterion A for its association with the physical and economic development of downtown Sarasota during the Florida real estate boom of the 1920s. The history of the building is also tied to the collapse of the boom period which resulted in the failure of the American National Bank in 1928. Although briefly occupied by another banking organization, the building was converted into a tourist hotel in 1934. The hotel was host to thousands of visitors to Sarasota until 1965 when it was converted into residential apartments for retired persons. The building was designed by architect Francis P. Smith of Atlanta, a partner in the firm of Pringle and Smith, which designed commercial, industrial, residential and religious structures in Atlanta and throughout the southern states.

HISTORICAL CONTEXT

The city of Sarasota had its beginnings with the establishment of a post office in 1878. In 1884, land in what is now the downtown Sarasota area was purchased by the Florida Mortgage and Investment Company, a British corporation that surveyed and platted acreage for sale to settlers. Late in 1885, a group of immigrants from Great Britain arrived at the newly platted, but as yet undeveloped, village of Sarasota. The little settlement developed rapidly, with the construction of residences, business buildings, hotels, and other improvements. Also in 1885, the area was linked with the outside world by the steamship Mistletoe, which made daily trips between Sarasota and Tampa. There, Henry Plant's South Florida Railway provided a transportation link to points farther north.

In 1902, the Town of Sarasota was established as the area's first form of local government. Beginning in 1903, the Florida West Shore Railway began to bring visitors and permanent residents to the growing community. This railroad was purchased by the Seaboard Air Line Railway in 1909.⁷ Rail transportation also brought the community a large variety of manufactured goods and building materials not previously available.⁸ Markets for Sarasota's fishing, citrus, and agricultural industries were expanded, and commerce began to increase. Tourists and settlers were attracted to the area, and the permanent population grew steadily.⁹

By 1907, taxes were being levied on real estate, and in 1908 the town of Sarasota began issuing bonds to raise the funds needed to provide the conveniences of a modern city.¹⁰ The population of Sarasota had grown by 1910 to 840. In 1911, a bond issue was passed to pay for a new municipal waterworks and sewer system. In

⁷ Elmer G. Sulzer, Ghost Railroads of Sarasota County (Sarasota Historical Society, 1971), 31.

⁸ Kira Zender, Historic Summary for the Preservation Element, March 29, 1991, p. 3

⁹ Karl Grismer, The Story of Sarasota (Tampa, Florida: The Florida Growers Press, 1949), 149.

¹⁰ Grismer, p. 150.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 8 Page 2

AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

1912, a well was drilled near the intersection of Lemon Avenue and Main Street and a reservoir built to provide the town with water for drinking and for fire fighting. Electricity for lighting at night became available in 1910, but it was not available during the day until 1916. By 1913, Sarasota had two banks and telephone service. Other amenities found in the community for the benefit of local residents were an 18-hole golf course, a baseball field, and excellent fishing areas for recreation. The city also acquired the Sarasota Yacht Club, an ice plant, cemetery, and a theater. All of these improvements generated residential and commercial construction and brought new growth to Sarasota. Buildings began to spring up in the downtown area to serve the growing population that had swollen to an estimated 1276 people by early 1912.¹¹ Automobiles began to make an appearance often sharing the roads with animal powered carriages and wagons.¹² Between 1910 and 1920, a series of influential citizens arrived in Sarasota, setting the stage for development. Among them were the Ringlings of the Ringling Circus fame, who in turn brought other influential and prominent residents to Sarasota.

Throughout the 1920s, spurred by what was known as the Florida Land Boom, residential subdivisions were platted throughout an expanded Sarasota city limits. Cheap land prices and the guarantee of quick profits swept the city into a dizzying whirl of development. Sarasota's downtown development was coupled with expanding suburban residential areas, and the city was fast becoming a developing resort community. Construction following the First World War produced what would become a modern city. In 1921, the new county of Sarasota was carved from southern Manatee County, with the city of Sarasota becoming the county seat.¹³ In 1925-1926, over five hundred structures were built in Sarasota, half of them residences.¹⁴ In 1926, the economy of Florida, which had been buoyed by frenzied speculation in real estate, began a downward spiral as the land boom of the 1920s collapsed.

HISTORICAL SIGNIFICANCE

In May 1925, Sarasota's Belle Haven Hotel (originally the DeSoto Hotel) was put up for sale and sold to Forest Adair of the Adair Realty and Trust Company for \$533,000.¹⁵ Constructed in 1886, the hotel was a landmark on the Sarasota waterfront, housing many of Sarasota's affluent and distinguished visitors.¹⁶ The Adair Realty and Trust Company of Atlanta, Georgia, had been established in 1865 by George Adair and was one of the oldest real estate firms in continuous service in the South. The company's subsidiary, Adair & Sentor, under the guidance of George Perry, Jr. and Forest Adair, operated as a brokerage firm, placing loans for insurance companies. The firm was responsible for

¹¹ Grismer, pp. 163, 170.

¹² Ibid.

¹³ Ibid., pg. 11

¹⁴ "Historic Preservation Element, City of Sarasota Comprehensive Plan," City of Sarasota, Florida, July, 1986, p. 11.

¹⁵ This Week in Sarasota, May 7, 1925.

¹⁶ Janet Snyder Matthews, Journey to Centennial Sarasota, Continental Heritage Press, Tulsa, Oklahoma, 1985, pg. 114.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 3

AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

financing building projects throughout the South, including Florida and the city of Sarasota.¹⁷ Some Adair financed projects included the construction of the Venetian Hotel (no longer extant) in Miami and the Polk Hotel in Haines City (listed in the N.R. 03/17/1994). The Adair Realty and Trust Company both financed and developed Whitfield Estates, a residential area of Sarasota developed in the 1920s that has yielded two National Register districts (Broughton Street Historic District, 10/29/1993 and Lantana Avenue Historic District, 03/08/1997).

After purchasing the Belle Haven Hotel property in Sarasota, Forest Adair made plans to demolish the old hotel and erect a modern 17-story hotel on a portion of the site. It had also been rumored that he was interested in constructing an office building in Sarasota.¹⁸ The foundation of the new hotel was laid in March, 1926, and by the beginning of April the building had risen four stories. The work was progressing rapidly, with all the building materials having arrived and ready for use.¹⁹

On April 29, 1926, an article appeared in This Week in Sarasota entitled, "New Belle Haven Hotel on Bay Front Marks New Epoch in History of Sarasota and Its Commanding Position as Resort City." The article was accompanied by an architectural rendering of what the hotel would look like upon completion. The cost of construction was estimated at the astronomical sum of between \$3,000,000 to \$3,500,000. The project site was identified as just west of the site of the Belle Haven Hotel, the demolition of which had been completed only a few days earlier. The construction of the new hotel was expected to furnish employment for approximately 800 workers. A noted asset of the new hotel would be the views of Sarasota Bay its many windows would offer.

Near the end of April, 1926, Adair abandoned plans to erect the building as a hotel and entered negotiations with the American National Bank in Sarasota to take over the construction project for the purpose of completing it as a bank and professional office building. The American National Bank had been formed in 1925 with capital stock of \$100,000.²⁰ It opened for business in the Thacker Block on Main Street on June 6, 1925; however, within a year of opening, the bank found itself in need of more space, and the officers began to consider options for erecting their own building.²¹ The bank instead seized the opportunity to purchase the as yet incomplete Adair Hotel and were able to redirect the construction project for banking and office use. The construction costs of the building were provided by bond financing underwritten by Adair Realty and Trust. The building was completed in December, 1926, reportedly at a cost of \$650,000.²²

¹⁷Perry Adair, grandson of Forrest Adair, Telephone Communication with Mikki Hartig on April 25, 1994, between Sarasota, Florida and Roswell, Georgia.

¹⁸This Week in Sarasota, April 30, 1926.

¹⁹Ibid., April 8, 1926.

²⁰Sarasota Herald Tribune, April 16, 1925.

²¹Ibid., May 28, 1925.

²²Sarasota Herald, April 26, 1946.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4

AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

The architect for both projects was Francis Palmer Smith, who was a partner in the Atlanta based architectural firm of Pringle & Smith. He was born in Cincinnati, Ohio, in 1886. He attended the Technical School of Cincinnati and then entered the Department of Architecture at the University of Pennsylvania, graduating with a B.S. in architecture in 1907.²³ In 1909, Smith moved to Atlanta, Georgia, to become the first director of the Georgia School of Architecture—later the Georgia Institute of Technology—a position he held for thirteen years.²⁴ In Atlanta he met Robert Pringle who persuaded him to join Pringle in establishing their own architectural firm.²⁵ Robert Pringle was a self-taught architect who developed an expertise in the engineering aspects of construction design. Pringle was born c.1886 in Summerville, North Carolina. He later moved to Charleston where he worked as an apprentice draftsman. Around 1910, Pringle went to work as a draftsman for architect W.T. Downing in Atlanta where he met his future partner.

Smith and Pringle set up their office in Atlanta. Together, they designed some of Atlanta's early skyscrapers and finest residences. Smith was a talented designer and good at rendering sketches. He was licensed as an architect in Georgia, Alabama, Tennessee, and Florida. Smith ran the firm's office and was responsible for designing, production, and working drawings.²⁶ Pringle worked as the contact member of the firm,²⁷ excelling in acquiring clients and keeping the financial end of the practice going. Pringle was an acquaintance of George and Forest Adair, often playing golf with them and their mutual friend, the celebrated golfer Bobby Jones.²⁸ Several commissions in the Sarasota area, in addition to the Adair Hotel/American National Bank project, were awarded to Smith and Pringle by the Adair Realty and Trust Company in the 1920s. These included the Sara Bay Country Club (now the Whitfield Estates Country Club) and several homes in the Whitfield Estates residential development.²⁹

Upon completion of the building, the American National Bank immediately moved into its new location, being housed in its "sumptuous bank quarters" on the first floor.³⁰ The Land Title Guaranty and Mortgage Company also occupied space on the first floor.³¹ There were 124 office rental spaces in the upper floors and many large Sarasota firms took over suites that included superb views of the city and Sarasota Bay. Early occupants of the building included six real estate firms, two accountants, an insurance company, a stenographer, a dentist, a physician, a

²³The Atlanta Journal and Constitution, December 9, 1962.

²⁴ Henry Howard Smith III, son of Francis Smith, in a written communication to Mikki Hartig dated March 3, 1994 from Atlanta, Georgia to Sarasota, Florida.

²⁵ Preston Stevens, Building a Firm, Publisher and publication date unknown, pg. 68.

²⁶ Francis P. Smith, "Education and Experience Record" original filed with Major Albert V. McVey, Personnel Officer, Atlanta District Engineer Office, April 1942, pg. 1.

²⁷ Ibid.

²⁸ Mary Pringle Troutman, Telephone Communication to Mikki Hartig on May 14, 1994 between Sarasota, Florida and Atlanta, Georgia.

²⁹ Atlanta Journal, copy of undated article

³⁰ Ibid., December 15, 1926.

³¹ R.L. Polk, Sarasota City Directory, 1927-1928 (combined), pg. 366.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5

AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

contractor, and an investment company.³² Steam heat was provided to all parts of the building which also had a water storage and filtration tank on the roof to provide water to fire fighting standpipes and hoses located on each floor. Three vaults made by the Diebolt Safe and Lock Company of Toledo, Ohio, were installed on the first floor³³

Faced with the collapse of the Florida Land Boom, which began in 1926 following a severe hurricane in Miami, many banks and business firms in Sarasota and throughout the state went bankrupt. Many houses and apartments were sold at cut-rate prices to satisfy mortgages. A number Sarasota banks were forced to close, including the American National Bank which closed its doors on May 15, 1928.³⁴ Just over a year later, the first floor of the building became the headquarters Palmer National Bank and Trust Company of Sarasota.³⁵ The Palmer Bank had a capital and surplus account of \$200,000 and was a member of the new Federal Reserve System.

When the bank formally opened on July 20, 1929, bank officials stated that the volume of business to the new establishment far exceeded their expectations, with deposits of \$338,000.³⁶ Within a year, however, the Palmer Bank moved its operations to the space formerly occupied by the First Bank and Trust Company in the Lord Building at the corner of Main Street and Central Avenue.³⁷ The first floor of the American National Bank Building was left vacant for the next six years, although offices on the upper floors continued to be occupied by various business concerns until 1935.³⁸

Despite the effects of the Great Depression nationwide, Sarasota began to see an increase in tourism during the mid-1930s, although not in the numbers that had visited the city during the boom period of the 1920s. Several major hotels built in the 1920s had managed to survive and continued offering accommodations to visitors. Encouraged by the increased numbers of tourists and seasonal visitors, Joseph Spadaro of Boca Grande, Florida, acquired the American National Bank Building in 1936 with plans to convert it into an apartment hotel.³⁹ In August of that year, he obtained a building permit to remodel the building as a tourist hotel with 125 rooms, to be named the Orange Blossom Hotel.⁴⁰ The city directories for Sarasota during the 1930s and 1940s describe the building as "fireproof, constructed of steel and concrete, with steam heat, two elevators, and 125 rooms."⁴¹ The hotel's Aztec Room, a small cocktail

³² Ibid.

³³ Sarasota Herald, December 15, 1926.

³⁴ Karl Grismer, The Story of Sarasota, The Florida Growers Press, Tampa, Florida, 1946, pg. 221.

³⁵ This Week in Sarasota, April 29, 1929 and July 25, 1929.

³⁶ Ibid., This Week in Sarasota, July 25, 1929, and Grismer, pg. 264.

³⁷ Ibid.

³⁸ Polk, 1936.

³⁹ Sarasota Herald, June 29, 1936.

⁴⁰ Sarasota Herald-Tribune, August 18, 1936.

⁴¹ Polk.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 6

AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

lounge in the lobby, became popular with guests and locals.⁴² Spadero sold the hotel to Louis Swed, of Tampa and Associates in 1946 for \$225,000. Swed's colleagues, Jack Shapiro and M.B. Sullivan, were Miami hotel operators. Together they formed the Orange Blossom Hotel Corporation which remodeled the hotel, completely redecorating the rooms and adding the present two-story addition which was used for a restaurant.⁴³

In 1950, the corporation sold the hotel to Elizabeth Fitzie, and Mr. and Mrs. Thomas Kewley for approximately \$300,000.⁴⁴ The Kewleys had formerly owned the Hotel Atheran in Oshkosh, Wisconsin. The new owners took an active part in the hotel's operation and assumed management of the dining room.⁴⁵ In 1951, the hotel provided accommodations for several stars of the movie "The Greatest Show on Earth," being filmed at the time in Sarasota. During the 1950's radio and television transmission equipment was installed on the roof of the building, and on one occasion, Dave Garaway broadcast the show "Wide, Wide World" from the hotel. The hotel continued in operation until 1965 when it closed, having become dilapidated and losing patronage because of competition from Sarasota's newer beach resorts.⁴⁶

In 1967, the Trustees of the Sarasota Non-Profit Foundation acquired the vacant building and converted it into apartments to provide low-cost housing for low-income senior citizens. The new Orange Blossom Club Apartments gave qualifying residents 55 years of age and older a lifetime tenancy.⁴⁷ The firm of Horner, Nelson, Schneider & Associates, Inc., consultants and development specialists in retirement projects, was retained to plan and supervise the entire conversion and modernization project.⁴⁸ The renovation project creating 60 apartments was completed in 1968. Despite its insensitivity to the building's original architectural integrity, the renovation project won acclaim from Building Magazine in an article in its September, 1968, issue. It was listed as one of only a few projects in the nation to receive the magazine's "Modernization Citation."⁴⁹ In the late 1980s, the building ceased operation as a retirement residential facility.

The building was purchased in 1994 by Foley Holding Corporation, whose principal officer and director is Jay Foley. The rehabilitation work undertaken since that time has been completed under Foley's direct supervision with assistance from his brother, Donald Foley. John J. Jetton, A.I.A., was retained as the project architect, and Ritz Construction Company was employed as the project contractor. Following the final phase of rehabilitation, the third

⁴² Ibid., May 2, 1989.

⁴³ Ibid., April 26, 1946.

⁴⁴ Herald-Tribune, December 3, 1950.

⁴⁵ Ibid.

⁴⁶ Naylor, Gwen, Orange Blossom patron during the 1950s. Telephone Communication with Mikki Hartig on May 13, 1994 in Sarasota, Florida.

⁴⁷ Sarasota Herald-Tribune, June 4, 1987.

⁴⁸ Ibid., June 4, 1967.

⁴⁹ Ibid., October 20, 1968.

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AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
STATEMENT OF SIGNIFICANCE

through eighth floors of the building will either continue in use as rental apartments or be converted back to hotel use, with the first floor and mezzanine being occupied by a hotel lobby and/or retail or commercial space.

The historic American National Bank Building is eligible for listing in the National Register of Historic Places, being locally significant under Criterion A in the areas of Commerce and Community Planning and Development for its association with the financial and commercial development of Sarasota during the Florida Boom and with the reestablishment of the local tourist industry in the 1930's following the collapse of the real estate boom. The building served as a banking institution and high-rise office building from 1926 to 1935 and subsequently played an important role as the Orange Blossom Hotel, serving Sarasota's tourist trade between 1936 and 1965.

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AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

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AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

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AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
MAJOR BIBLIOGRAPHICAL REFERENCES

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Section number 10 Page 1

AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
BOUNDARY DESCRIPTION & JUSTIFICATION

SECTION 10. Legal Description

Lots 1 and 2, a replat of Lots 2 and 4 of Block C of Town of Sarasota and of Lots 1,2,3 and 4, of Blocks C of resubdivision of blocks C and D of Plat of Sarasota, as recorded in Plat Book 2, Page 13, public records of Sarasota County, Florida.

Boundary Justification

The boundaries of the proposed site include the entire building and site that have historically been associated with the property.

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AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
PHOTOGRAPHS

PHOTO INVENTORY

1. American National Bank Building
2. 1330 Main Street, Sarasota, Florida
3. Mikki Hartig
4. 1995
5. Historical and Architectural Research Services
6. Northwest and Northeast Elevations, Looking South
7. 1 of 9

Items 1-5 are the same for photographs except where indicated.

6. Northwest and Southwest Elevations, Looking East
7. 2 of 9

6. Northwest and Northeast Elevations, Looking South
7. 3 of 9

3. Unknown
4. c. 1946
5. Sarasota Historical Society
6. Northwest and Northeast Elevations, Looking South
7. 4 of 9

3. Unknown
4. c. 1968
5. Sarasota Historical Society
6. Northwest and Northeast elevations, camera facing south
7. 5 of 9

6. Northwest and Southeast Elevations, Looking Southwest
7. 6 of 9

6. Exterior (Detail) First Story Window with Eagle Motif Panel, Looking Southwest
7. 7 of 9

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AMERICAN NATIONAL BANK BUILDING
SARASOTA COUNTY, FLORIDA
PHOTOGRAPHS

6. Northwest and Southwest Elevations, Looking East
7. 8 of 9

6. Northwest entrance, Looking Southeast
7. 9 of 9

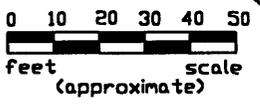
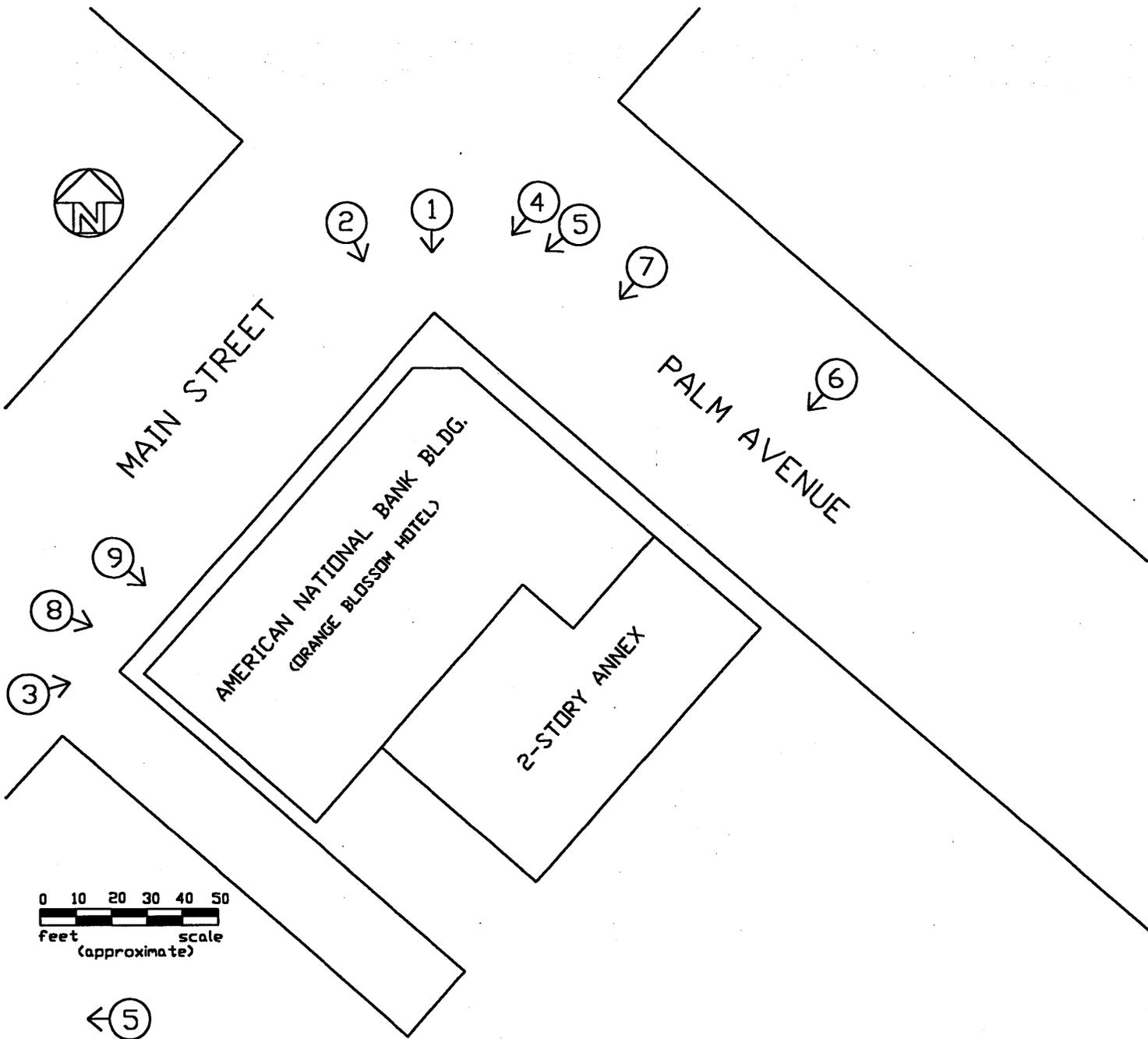
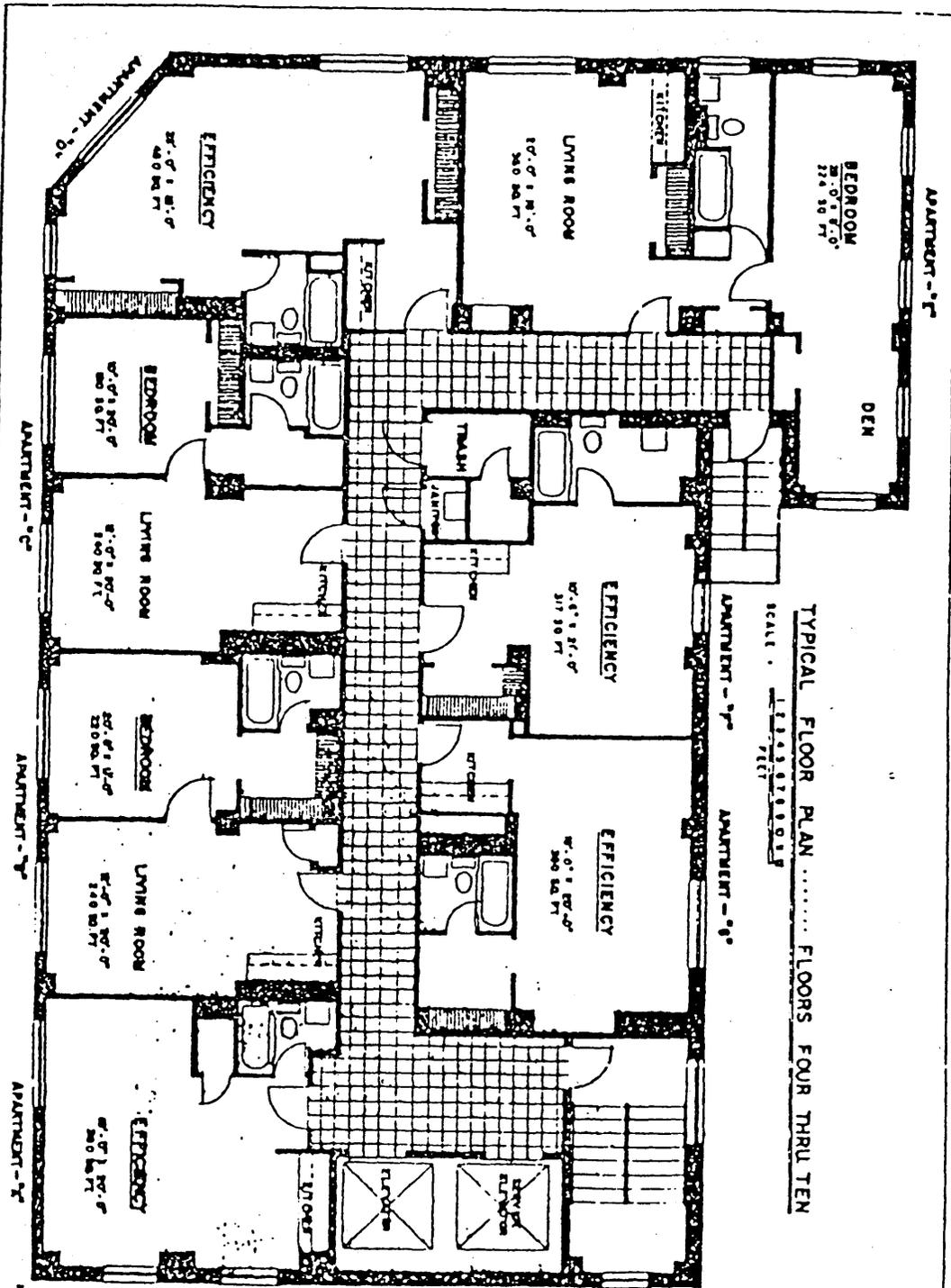


PHOTO NUMBERS

AMERICAN NATIONAL BANK BUILDING
1330 MAIN STREET
SARASOTA (SARASOTA COUNTY), FLORIDA

AMERICAN NATIONAL BANK BUILDING
 SARASOTA (SARASOTA COUNTY), FLORIDA



TYPICAL FLOOR PLAN FLOORS FOUR THRU TEN
 SCALE . 1/8" = 1'-0"
 FEET

ORANGE BLOSSOM CLUB APARTMENTS
 PALM AVENUE AT MAIN STREET, SARASOTA, FLORIDA