

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91001448

Date Listed: 10/3/91

Eagle Point Historic District  
Property Name

Sarasota  
County

FLORIDA  
State

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Janet E. Townsend  
Signature of the Keeper

10-3-91  
Date of Action

=====  
Amended Items in Nomination:

Section No. 10

This nomination was amended to show the scale for the Site Plan (with name key) as

1" = 350' (approximately).

The amendment was confirmed by phone with the Florida SHPO (10/3/91).

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

1448

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Eagle Point Historic District  
other names/site number Eagle Point Cam

2. Location

street & number 759 North Tamiami Trail N/A  not for publication  
city, town Venice  vicinity  
state Florida code FL county Sarasota code 115 zip code 34292

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>19</u>	<u>3</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>2</u>	<u>2</u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u>4</u> structures
	<input type="checkbox"/> object	<u>22</u>	<u>9</u> objects
			<u>9</u> Total

Name of related multiple property listing: \_\_\_\_\_

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

Suzanne P. Walker (deputy SHPO) 8/15/91  
Signature of certifying official State Historic Preservation Officer Date  
Florida Dept. of State, 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.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this 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.

removed from the National Register.

other, (explain:) \_\_\_\_\_

Janet E. Townsend 10-3-91

Signature of the Keeper

Date of Action

**6. Function or Use**

Historic Functions (enter categories from instructions)

DOMESTIC/camp  
RECREATION AND CULTURE/outdoor  
recreation

Current Functions (enter categories from instructions)

VACANT

**7. Description**

Architectural Classification  
(enter categories from instructions)

OTHER: frame vernacular

Materials (enter categories from instructions)

foundation brick  
walls wood/weatherboard  
roof asphalt  
other

Describe present and historic physical appearance.

Please see continuation sheet.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Entertainment/Recreation

Exploration/Settlement

Archaeology:

prehistoric

historic non-aboriginal

Period of Significance

1916-1941

500 B.C. - A.D. 800

Significant Dates

1916, 1918

Cultural Affiliation

Manasota

Significant Person

N/A

Architect/Builder

Evans, Michael T.L. (builder)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Please see continuation sheet.

See continuation sheet

**9. Major Bibliographical References**

Please see continuation sheet.

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other \_\_\_\_\_

**Specify repository:**

Bureau of Historic Preservation

**10. Geographical Data**

Acreage of property 12 acres (approximately)

**UTM References**

A 

17	35	16	4	40
Zone	Easting		Northing	

29

9	90	50
Zone	Northing	

C 

17	3	56	81	10
Zone	Easting		Northing	

2

9	90	80
Zone	Northing	

B 

17	3	56	64	10
Zone	Easting		Northing	

2

9	93	80
Zone	Northing	

D 

17	3	56	81	00
Zone	Easting		Northing	

2

9	89	40
Zone	Northing	

See continuation sheet

**Verbal Boundary Description**

See shaded area of Site Plan (with name key).

See continuation sheet

**Boundary Justification**

The boundary includes the entire 12 acre parcel that has been historically associated with the property.

See continuation sheet

**11. Form Prepared By**

name/title Tulie W. Taylor, Historic Sites Specialist Becky S. Schwarz,  
organization Bureau of Historic Preservation date 7-31-1991 Consultant  
street & number 500 S. Bronough St. telephone (904) 487-2333  
city or town Tallahassee state Florida zip code 32309

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## SUMMARY STATEMENT

Eagle Point Historic District occupies approximately 12 acres of a parcel of land located in coastal Sarasota County, Florida. Developed in 1916 as a seasonal hunting resort for wealthy Northerners, the District is bound on the east by the Tamiami Trail (U.S. 41), on the west by Roberts Bay and spoil fill, and on the south by a small drainage ditch. Twenty-two contributing historic resources are located on the property: nineteen buildings, one structure, and two archaeological sites. Eagle Point contains nine non-contributing resources: three buildings, four structures, and two archaeological sites.

## LANDSCAPE FEATURES

Eagle Point was originally a prominent geographic feature which jutted into Roberts Bay south of Curry Creek. This formation was enlarged in the late 1950s with the addition of approximately eleven acres of spoil fill in the northwest corner. The original western shoreline is discernable today only through careful inspection of ground surface and vegetation changes. (See site plan.)

About five feet above sea level at the highest point, Eagle Point was originally composed of several moderately- to well-drained soil types. Native vegetation consisted primarily of slash pine or longleaf pine, saw palmetto, runner oak, small scrub oak, and prickly pear cactus. Mangroves were present along the shore of Roberts Bay as they are today. An existing cedar and oak hammock along the southern boundary is similar to vegetation believed to be commonly found in the area in the early part of this century and before. The area immediately south of Eagle Point, across the small drainage canal, was originally another small spit of land extending into Roberts Bay. It was also enlarged with spoil fill and is currently occupied by a trailer park.

The contributing buildings were designed to create a rustic "close-to-nature" resort. They are all frame vernacular in style, and with one exception, painted barn red with white trim. The two-story clubhouse and flanking buildings were constructed in 1916. A boat basin was dredged from Roberts Bay at the same time. Additional cabins were built in 1918, the mid-1920s, and in the 1930s. The complex forms a rough semi-circle facing the

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northwest and Roberts Bay. On either side, cabins stretch out from the central clubhouse. The remaining buildings are clustered behind the clubhouse. Large pine trees surround the complex, providing a sense of seclusion from the nearby Tamiami Trail and city of Venice.

The original camp was accessible only by a dirt road from Venice, three-quarters of a mile to the south. In 1918 construction of a paved highway was in progress. This road, which later became part of the Tamiami Trail, provided a link between Sarasota and Venice. It passed through Eagle Point between the semi-circle of cabins and the natural shoreline. (Photo 1) In the mid-1920s, the road was re-routed to the east of the hunting resort. The narrow pavement through Eagle Point and the original bridge to Venice remained intact through the 1940s. Today the primary entrance off U.S. 41 (Tamiami Trail) runs westward, approaching the historic complex north of the clubhouse, and continuing on to the original Tamiami Trail which leads to an entrance from the north. Smaller dirt paths provide access to each of the cabins from this principal axis.

During the 1910s, Sarasota was an overwhelmingly rural area. Citrus crops and cattle grazing required enormous amounts of land. By the beginning of the 1990s, Sarasota County had over 250,000 residents, most of them living in Sarasota and Venice. In recent years, the population of Sarasota County has sprawled out over the countryside, causing a decline in the amount of rural acreage.

CONTRIBUTING STRUCTURAL RESOURCES

Interior plans for all contributing buildings are included in the attachments.

The center of activity at the Eagle Point resort was the Clubhouse. (Photos 2-4) This building, constructed in 1916, contains the office, library/lounge, dining room, kitchen, and pantry downstairs plus four bachelor rooms and two bathrooms upstairs. It is a two-story, rectangular, frame vernacular building with a one-story kitchen ell on the east, a one-story enclosed porch (office) on the north, and a wrap-around one-story addition on the west and south. The building is clad with clapboard siding on the main structure, and with drop siding on

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the kitchen ell. Plain board trim is used throughout. Fenestration is regular, with wood 1/1 double hung sash (DHS) placed individually on the second floor and in a ribbon along the first floor west facade. Wood casement windows form a ribbon along the first floor south facade. Sliding wood windows enclose the north porch (office), except for the west wall where two pairs of sliding glass doors were placed during the 1970s or 1980s. The two-story core is protected by a gable-on-hip roof covered with asphalt shingles. The small gable projections probably originally contained latticed vents similar to those on the cabins, but are now covered with aluminum soffit material.

All of the one story portions of the building have hip roofs except for a small shed-roofed addition off the east side of the main building and a shed-roofed extension along the north wall of the kitchen ell. A central, interior brick chimney projects through the ridge of the two-story core. A second brick chimney is located on the exterior east wall of the north porch, and a third chimney, constructed of cement bricks, projects through the hip roof of the kitchen ell. The date of construction for the one-story appendages is unknown, although they were built prior to 1946.

Ten cabins extend north and southwest of the central clubhouse. These were constructed at various times but with similar materials and in a similar style. The roofs of the ten buildings are covered in asphalt shingles. All of the cabins are painted barn red with white board trim except for Cabin #1 which has always been painted white.

Cabin #1, built in the mid-1920s, is the largest of the cabins. It is rectangular in plan with a central extension on the east, a smaller coal furnace room addition at ground level on the east, and a small enclosed addition plus an open deck on the south end. (Photos 5 and 6) Sheathed with weatherboard siding painted white, this house rests on brick piers about two feet above grade. The roof is gable-on-hip with attic windows in each gable end. An interior brick chimney projects through the roof on the west side of the ridge. Fenestration is regular and consists of 1/1 DHS. Access to the cabin is provided by four riser stairs located on the east, west, and south sides of the building.

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The first floor plan consists of a five-bay screened porch, a large central living room, four bedrooms, a kitchen, and a C-shaped hallway. Pull-down attic stairs, located in the ceiling of the original foyer, lead to a full-height attic room which has been partially finished.

Continuing eastward toward the clubhouse is Cabin #2, also built during the 1920s. The smallest cabin in the compound, it is set about 18 inches above grade on brick piers. It is a square wood frame building and has a gable-on-hip roof. (Photo 7) Two small windows are set into each gable end. An attached screened porch is located off center on the northwest side. A single interior brick chimney projects through the roof near the ridge. Facing northeast, the principal facade consists of a central door with a small 1/1 DHS on the left and a larger 1/1 DHS on the right. A shed extension from the hip roof, supported by wood brackets, shelters the entrance stoop. A second set of steps leads to the screened porch. Additional windows on the other facades are regularly placed, 1/1 DHS.

The interior consists of a kitchen, a living room, a bedroom, and a bathroom. There is a storage attic accessed by a pull-down attic stair in the living room. The bricks in the living room fireplace on the southeast wall appear to be of a later date than the brick used for the fireplaces found in the earlier cabins. The screened porch appears to have been constructed at the same time as the cabin or soon after since the materials used are identical. Severe weather damage to some of the brick piers under the southwest side of the house are evident today. This was discovered to be a result of storm wind and water blowing down a path which once led directly to the bay from this cabin. This is the only cabin with this type of damage.

Cabin #3, constructed between 1916 and 1918, has two brick chimneys and a gable-on-hip roof. (Photo 8) The exterior is covered in drop siding. Fenestration is regular with 1/1 DHS, except for a group of three wood casement windows located at the south end of the east wall. The interior of Cabin #3 consists of one five bay porch, two smaller porches, two bedrooms, a kitchen, and a living room.

Cabin #4 is the only cabin with a simple hip roof. (Photo 9) Set on concrete trapezoidal piers, it has drop siding and a

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single interior brick chimney. The front elevation has a recessed screened porch. A single 1/1 DHS window is located to the left of the porch. Additional single 1/1 DHS windows are centrally located on the two end walls. A second screened porch occupies the west two-thirds of the rear elevation. The east one-third was enclosed in the 1960s for a kitchen. In addition to the kitchen and two porches, the floor plan includes a living room, two bedrooms, and two baths.

South of the clubhouse lies Cabin #5. Rectangular in plan, it has a gable on hip roof and two exterior brick chimneys. (Photo 10) Clapboard siding is primarily used, with drop siding found on one addition. This cabin is set about 18 inches above grade on brick piers. The front facade consists of a screened porch which originally had five bays, but now has only four since the northern bay is now enclosed. The two southern bays have also been enclosed with contemporary metal awning windows. These windows are the only visible detractions from the original appearance of the cabin. The central door remains intact. Additional windows on the remaining three elevations are individually placed 1/1 DHS. A central hallway, four bedrooms, and three baths make up the cabin's interior. Two of the baths and built-in closets were added sometime before World War II.

North of the clubhouse lies Cabin #6, which is similar to Cabin #5. (Photo 11) The major difference between the two buildings is that the north end of Cabin #6 was enclosed with 1/1 DHS to function as a kitchen. The rest of the porch remains screened. Opposite in plan to cabin #5, Cabin #6 has a shed-roofed addition on the north end. A coal furnace room was added to the north wall with a second chimney attached to the original chimney. The interior of Cabin #6 has a kitchen and only two bathrooms. Like Cabin #5, small closets were added in select corners of each bedroom.

Cabin #7 is an H-shaped building. (Photo 12) Drop siding is used throughout. Two brick chimneys extend through the gable-on-hip roof which has two small windows set in each gable end. Shed roofs extend over each of the four porches which form the legs of the H. Each porch is partially enclosed with 1/1 DHS. Additional DHS windows are placed regularly on the north and south end walls. Two small 1/1 DHS windows are set in the east and west walls between the porches. Set on brick piers about a

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foot above grade, Cabin #7 appears unchanged from the exterior since its only alterations are the addition of kitchen facilities in the rear enclosed porches. Cabin #7 originally contained four individual bedroom suites, each with a bathroom, closet, and partially enclosed entrance porch. It was later modified to form two two-bedroom suites.

Cabin #8 and Cabin #9 were originally identical in plan and exterior configuration. (Photos 13-14) Rectangular with drop siding, these cabins have gable-on-hip roofs with two small windows at each gable end. Brick chimneys extend through the east and west hip roof sections. Simple concrete steps with three risers each lead to four individual entrances at each corner. Cabin #8 rests on brick piers. Cabin #9 rests on concrete block piers and was rotated on its southwest corner in 1962 to avoid the widening of the adjacent Tamiami Trail/U.S. 41. Fenestration in both cabins is regular in groups of two and three. The interior plans of the two buildings are symmetrical with four bedrooms, an entrance porch in each corner, and two bathrooms. The rear porches now contain kitchen facilities which were added in the 1960s.

The northernmost cabin, Cabin #10, was moved from the Edgewood area during the Great Depression. It is the only vernacular bungalow style building at Eagle Point. (Photo 15) Rectangular in plan with a gable roof, it has a gable-roofed entrance porch which extends off the front facade. A second gabled addition and a shed-roofed screened porch extend off the rear facade. A shallow protrusion is centered on the northwest facade. Clad with weatherboard, this cabin rests on brick piers about a foot above grade. Paired 1/1 DHS windows are typical, with a single smaller 1/1 DHS window centered on the northwest protrusion. One interior brick chimney extends through the roof at the ridge near the rear. A second brick chimney is offset on the exterior southeast facade. The interior plan consists of a kitchen, two baths, two bedrooms, and a living room.

The eight contributing utilitarian buildings east of the clubhouse are small and basic in design. They are all simple wood frame vernacular buildings with either clapboard or drop siding and board trim. They are also painted barn red with white trim.

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The caretaker's house is clad with drop siding and rests on concrete trapezoidal piers about a foot above grade. (Photo 16) Double gables running north-south flank a central gabled roof which runs east-west. The center portion of the south wall projects outward a few feet. The north entrance is set slightly off-center to the east, leading into the kitchen. Also in the caretaker's house is a dining room, a bedroom, and a bath. There are no apparent modifications to the exterior of the house, although there may be a few interior alterations necessary for daily living conveniences.

The servants' quarters is a small rectangular building containing three bedrooms, each with its own exterior access door. (Photo 17) A small toilet room is attached to the east end, with an exterior door on the south side. A window (2/2 DHS) at the right of each door provides light and air to each room. The gable roof runs east-west. This building is clad with clapboard and rests on concrete trapezoidal piers about a foot above grade. Single concrete steps (2 tread) lead to each door. The servants' quarters has not undergone any alterations.

The laundry is a very small L-shaped building with drop siding, a gable roof, and an attached shed roof addition forming the ell on the rear. (Photo 32) The building on the west side rests above grade on concrete trapezoidal piers and contains the laundry facilities for the resort. A single door faces west with a 1/1 DHS window to the right; an additional window accentuates the north and south end walls. The rear addition was built after 1946 to provide better bathroom facilities for the servants. Set on a concrete slab on grade, this room is accessed from the east and contains a bathtub, shower stall, toilet, lavatory, and hot water heater.

The coal house is a rectangular gable roofed building clad with clapboard siding. (Photo 18) A five paneled wood door and a 1/1 DHS window are centered on the north and south ends of the building, respectively. Set on short piers, the coal house rests only a few inches above grade. No apparent changes have been made to this building.

Another small rectangular gable roofed building, the pump house, is located east of the caretaker's house. A pair of wood five panel doors access the building at the north wall. (Photo 19) A

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2/2 DHS is centrally placed on the west wall. Drop siding is used throughout. This building is also set only a few inches above grade on piers. No apparent changes have been made to the exterior.

Garage A, a long rectangular building, is composed of seven equally spaced bays. (Photo 20) The five eastern bays open with swinging wooden doors facing south whereas the two western bays are enclosed. The westernmost bay is accessed by a pair of wood five panel doors facing south and the adjacent bay is served by a single wood five panel door facing north. A single 2/2 DHS window dominates the west end wall. Rolled composite roofing covers the shallow offset gabled roof.

To the north lies another garage. Garage B is a large rectangular building clad with drop siding. (Photos 21 and 22) Three garage bays, each with a pair of swinging wooden doors, open toward the west. A single 2/2 DHS lights the garage on both the north and south end walls. An asphalt shingled gable roof covers the garage portion, and a shed roof covers the rear servants' room addition along the east side. Two exterior doors face east, and one faces the south. Windows in the addition are 1/1 DHS. Except for the addition of new wooden swinging garage doors, no apparent changes have been made to this building.

A small, rectangular boat house lies east of the boat basin and dock. (Photo 23) Used to store some of the skiffs during the off-season, this wood frame structure originally had a thatched gable roof. This was replaced with wood rafters and asphalt shingles in the 1960s. The building retains the drop siding and, on the west side, a pair of vertical board swinging doors as shown in earlier photographs.

An early tennis court, built in the 1920s, is the only contributing structure and is located northeast of cabins #1 and #2. (Photo 24)

## Alterations to Contributing Resources

Alterations to the contributing resources consist mostly of the enclosure of porches for the addition of bathrooms and kitchens to some of the residential buildings. In a few instances, new rooms have been built on to the cabins. Overall changes to the

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Eagle Point Historic District have been minor. The District retains its historic integrity of location, materials, feeling, association, workmanship, design, and setting.

NON-CONTRIBUTING STRUCTURAL RESOURCES

Only three buildings and four structures located within the historic district are considered non-contributing.

A kennel and shed were built circa 1963. Located southeast of the service buildings, the kennel is a long rectangular wood frame building with plywood siding and a corrugated metal shed roof facing east. The structure rests on a concrete slab on grade. A large fan dominates the north wall. A single offset door is located in the east wall while seven square window-like openings with plywood shutters penetrate the west wall. (Photo 25)

A wood frame rectangular shed lies west of the kennel, facing southeast. Siding consists of horizontal planks with no trim. A low shed roof with composition roll roofing slopes down toward the rear. A single wood door of vertical planks and a fixed glass window accentuate the main facade. (Photo 26)

A swimming pool was built west of the original Tamiami Trail in 1963 (photo 26), and a modern tennis court (photo 1), east of the original Trail, was added the following year.

A concrete block furnace house for cabin #3 was built after 1946. (Photo 28) It is a small, square brick building with a pyramid roof of composite material. It has no windows. The only opening is a doorway which dominates the south facade.

A large, wood framed water tower rises about fifty feet to support a cylindrical metal water tank. (Photo 19) This tower, constructed of five sections with diagonal cross braces, was rebuilt after 1946 by a local carpenter.

The existing T-shaped wooden boat dock was built in the mid-to late 1960s after the spoil fill was added and altered the original boat basin and dock. (Photo 29)

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An Archaeological Survey of the Eagle Point Property was prepared in 1989 by Archaeological Consultants, Inc. for Richard W. Bass Associates, Inc. The survey evaluated and recorded three prehistoric sites and one historic site. Two of the prehistoric sites, Eagle Point Site (8S0439) and Eagle Point Site II (8S01301) lacked adequate data to be eligible for listing in the National Register of Historic Places. A third prehistoric Site, Eagle Point III (8S01302), was considered regionally significant for its association with the Manasota culture (500 B.C. to A.D. 800). The historic site, the Eagle Point/Tamiami Trail Site (8S01853) was part of the original highway between Sarasota and Venice and was considered significant to the development of Eagle Point.

CONTRIBUTING ARCHAEOLOGICAL RESOURCESEagle Point/Tamiami Trail Site (8S01853)

This historic site is a small segment of the original Tamiami Trail leading off of present-day U.S. 41 and extending in a southwesterly direction through Eagle Point. Nine feet wide, it ends at the small drainage canal where a wooden bridge once spanned Roberts Bay leading to Venice. Only a portion of the old roadway remains exposed. It is used as an entrance to the camp. Although this historic site was not considered regionally significant from an archaeological stand point, it was determined to be significant to the historic development of Eagle Point and Sarasota County. In the mid-1920s, the Tamiami Trail was rerouted east of the camp where it is currently located. (Photo 1 and Site Plan)

Eagle Point Site III (8S01302)

Eagle Point III is a small, well preserved shell midden located in a cedar and oak hammock along the small drainage canal at the south end of the property. (Photos 30-31) It contains a small but dense deposit of shellfish, fish and deer bones, and aboriginal ceramics. This small, roughly oval shaped midden measures about sixty feet by sixty feet, and is eighteen to thirty inches in depth in some places. The midden is composed primarily of oyster, quahog, and fighting conch. Some whelk and

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scallop shells also were observed. Ceramics were sand tempered plain. Rim and lip treatment suggest a date of about 300 B.C. to about A.D. 400, when the Manasota culture (500 B.C. to A.D. 800) dominated the area.

NON-CONTRIBUTING ARCHAEOLOGICAL RESOURCESEagle Point Site (8S0439)

Eagle Point Site is estimated to be roughly 300 feet long and approximately 100 feet at its widest point. Prior to dredging activities and swimming pool construction the site may have been larger. Systematic subsurface testing located a small amount of lithic material. Based on the evidence available, Eagle Point is believed to represent a spatially isolated activity area or camp occupied by prehistoric peoples perhaps for a short time approximately 3,000 to 5,000 years ago during the Middle Archaic archaeological period. While the recorded locations of lithic materials constitute useful data for settlement studies, the low artifact density and lack of culturally significant stratigraphic data indicate that the potential for additional research is low. As a result, the site is not considered regionally significant or potentially eligible for inclusion in the National Register.

Eagle Point II Site (8S01301)

Data obtained from subsurface testing and surface reconnaissance indicates that the Eagle Point II Site presently measures about 100 feet by fifty feet. Excavation for the swimming pool in the 1960s destroyed some of the site. The western-most extent of the site may have been obliterated by dredge and fill activities, although much of the original shore line can be traced through the use of maps, and observation of vegetable and soil changes.

Based on the evidence available, Eagle Point Site II is believed to represent a spatially isolated intermittent camp occupied by prehistoric peoples for short periods of time, probably on a seasonal basis, while exploiting local resources. Ceramic evidence indicates that this site was used between 300 B.C. and A.D. 400 during the Manasota culture (500 B.C. to 800 A.D.). While the recorded location and ceramic inventory constitute useful data for settlement and ceramic studies, the disturbance due to the swimming pool, low artifact density and lack of

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culturally significant stratigraphic data indicate that the potential for additional research is low. As a result, the site is not considered regionally significant or potentially eligible for inclusion in the National Register.

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Eagle Point Historic District is locally significant under Criterion A in the areas of exploration/settlement and entertainment/recreation as an early twentieth century hunting and fishing resort in south Florida designed exclusively for wealthy northerners. It is also significant under Criterion D for two archaeological sites that are likely to provide important data on the development of the Tamiami Trail/U.S. 41 in Sarasota County and the little known Manasota culture (500 B.C. to 800 A.D.) of the central Florida Gulf Coast.

HISTORICAL CONTEXT

Other than cattlemen, there were few permanent residents in present-day Sarasota County in the decades immediately following the Civil War. During the 1880s, the Florida legislature sold large tracts of land to holding and improvement companies with timber, railroad, and other interests. Owners of such parcels in the Sarasota Bay region included entrepreneur Hamilton Disston, the Jacksonville, Tampa, and Key West Railroad, the Florida Southern Railway, British developer Edward J. Freed, and timberman John K. Russell.

A steady trickle of settlers began to move to the land along Sarasota Bay and Roberts Bay in the 1890s. In 1892, the Manatee & Sarasota Railway and Drainage Co. started railway service between Bradenton and the settlement of Sarasota. Unreliable and plagued by financial troubles, the railroad went out of business in 1895, by which time the population of Sarasota had increased to 600 people. The Seaboard Air Line Railroad established service between the two cities in 1903. Promotional ventures arranged by land development companies brought trains filled with people to the area, some from as far away as Minnesota, to purchase land. Most of these new settlers farmed, fished, or worked in the timber industry. With the railroad, local products could be shipped to northern markets. This expanded the economy and made the railroad an integral part of daily life. The first paved road between Bradenton and Sarasota opened in 1912, furthering the development of the area.

It was during this time that Sarasota acquired some of its most influential residents. In 1910, Mrs. Potter Palmer, a wealthy Chicagoan, purchased huge tracts of land in current Sarasota County. One of every four acres in modern Sarasota County was acquired by Mrs. Palmer with her brother, her two sons, and their

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corporation partners. She set up the Sarasota-Venice Company whose interests included real estate development, citrus production and experimental vegetable growing in the interior as well as an experimental ranching program in the Miakka area. In 1912, she persuaded the Seaboard Air Line Railroad to extend service to some of her property on Roberts Bay, where she initiated the development of the town of Venice.

Other wealthy people began to invest in the Sarasota Bay area, primarily in winter estates. Among these were Edson Keith, vice-president of the Keith Brothers Hat and Glove Company, C. N. Payne, the Standard Oil magnate, and shoe manufacturer J. B. Cousins. Some, such as circus magnate John Ringling, also invested in land development projects. His interests included subdivisions, luxury hotels, cattle, and forest products.

Like the rest of Florida, Sarasota County developed rapidly during the Boom Period (c. 1924-1926). The county itself came into existence in 1921. Because Sarasota County was still a part of Manatee County at the beginning of the 1920s, statistics on its population growth are unavailable. However, documentation shows that the City of Sarasota's population grew rapidly in the Boom era. In 1920, Sarasota's population was 3,000. By 1926, it had grown to 15,000. Other existing communities increased in number: Englewood claimed 200 residents in 1925, and Fruitville supported 174 farms. Osprey and Nokomis also grew as fishing became more feasible because of improved transportation to distant markets.

The Tamiami Trail was completed between Tampa and Miami in 1928. The Trail was the first modern highway to link the two cities via Fort Myers and the Everglades. Construction began on segments of the road as early as 1916. The portion of the Trail between Tampa and Venice was completed in 1918. Originally financed by individual counties, the project was taken over by the state in 1924. As was true with the railroad, settlement and economic development followed the Trail and other roadways which were built along the Gulf Coast during the 1910s and 1920s. Perhaps the most significant change resulting from road construction was the addition of trucking as a means for transporting fruit and other agricultural products grown in south Florida.

The Land Boom ended in 1926 setting off an economic depression in Florida three years earlier than the rest of the country. With railroad companies and banks declaring bankruptcy, many of the county's businesses failed, forcing families into poverty. In

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1929, the Mediterranean fruit fly infested citrus groves all over central and south Florida. Sarasota's citrus groves were quarantined. Some groves had to be burned to the ground to prevent the spread of the pest. The slump in citrus production and its related industries deepened the county's dismal economic situation which did not improve drastically until the 1940s.

In the post World War II era, Sarasota County experienced a new prosperity and a surge of new residents and winter visitors. Today, with a population of over 270,000, most of Sarasota County's residents live along the Gulf Coast. The county remains a winter retreat for wealthy northerners. Its economy is based on light industry and agriculture.

HISTORIC SIGNIFICANCE

In 1910, Mrs. Potter Palmer, widow of the Chicago business magnate, acquired over ten thousand acres in present day Sarasota County from the state of Florida. Shortly thereafter she, her sons and several partners created the Sarasota-Venice Company to manage and promote her land holdings. To demonstrate the region's potential for development, Mrs. Palmer established showcase projects to market her properties, among them a cattle ranch, orange grove, vegetable farm, and her winter residence at Spanish Point.

In 1916, Mrs. Palmer hired M.T.L. Evans, manager of a Wyoming summer dude ranch, to build a winter hunting and fishing camp on Sarasota-Venice Company land along Roberts Bay. Under the ownership of the Palmers' holding company, Eagle Point was designed as a rustic winter resort where the Sarasota-Venice Company could host prominent guests and attract potential investors to undeveloped holdings on the market.

Popular with wealthy sportsmen and their families, Eagle Point operated at full capacity during the winter months from its completion in late 1916 until its closure in the 1980s. The camp complex consisted of one story frame vernacular cabins situated around a two story frame vernacular clubhouse which contained the dining room, lounge, library, and bachelor quarters. Forming a rough semi-circle, the complex faced northwest towards Roberts Bay. The residences featured glass or screen enclosed porches which reflected the use of the buildings during the winter months.

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A dredged boat basin provided access to Roberts Bay and its abundance of fish and shellfish. Guests at the camp caught trout and redfish in the bay and gathered oysters offshore on a bar at the mouth of Hatchet Creek. In March and April, kingfish began to run in the Gulf. Tarpon were hooked in season, and an annual tarpon tournament at Venice brought fishermen to Eagle Point from across the nation. Palmer-owned lands, which stretched east to the Myakka River, were cultivated for use as private bird-shooting fields.

The first modern highway between Sarasota and Venice, part of the Tamiami Trail, was constructed through Eagle Point in 1918. Sponsored and financed by the Sarasota-Venice Road and Bridge District, a county agency, it passed between the camp's string of cabins and Roberts Bay. The road made access to the area much easier, which was vital to the development of local real estate. In the 1920s, the road was moved east of the camp, probably to accommodate the increasing number of cars and to allow Eagle Point more privacy. The Trail's original nine foot wide pavement through Eagle Point remains intact although the bridge to Venice was removed in the 1940s.

The Sarasota-Venice Company sold Eagle Point to M.T.L. Evans, its manager, in the early spring of 1918. Sale of the 30-acre resort may have been triggered by Mrs. Palmer's sudden bout with cancer. She died seven weeks after the sale. In 1923, in the midst of a financial crisis, Evans sold the property to longtime guest F. Kingsbury Curtis. Evans continued to manage the property under Curtis' ownership until 1926.

F. Kingsbury Curtis, a New York patent lawyer and financier, was not an absentee owner of Eagle Point. Residing there during the winter with his wife and children, Curtis was active in various real estate developments, including Venice Homes, Inc., a company holding properties around Venice. In 1923, the year Curtis bought Eagle Point, a Baltimore corporation, Venetia Inc., acquired tens of thousands of acres in Sarasota County. Venetia Inc.'s officers included partners in Curtis' New York law firm, then called Curtis-Mallet-Prevost. The corporation's principal place of business was Lake Wales, Florida. Thomas Roberts, a Venetia Inc. officer and a trust account manager for Curtis-Mallet, became a regular visitor to Eagle Point and overseer of its accounts. After Curtis purchased Eagle Point, the club's original Palmer-owned hunting grounds were replaced by a 16,000 acre tract acquired by Venetia, Inc. Curtis built two additional residential buildings on the property, one for his wife and

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children, and one for his mother-in-law. To the east of these cabins, he built a tennis court.

Throughout the 1920s and 1930s, Eagle Point continued to operate as an exclusive winter hunting resort for wealthy northerners, many of whom developed real estate projects in Sarasota County. Herman Myers took over management of the camp in 1926 from M.T.L. Evans. The resort underwent few changes in the 1930s except for the addition of a bungalow style residence, which was moved from the Edgewood area of Venice. Kingsbury Curtis died in 1936, leaving Eagle Point to his heirs who operated the camp until 1988 when it was closed.

In the years following World War II, Eagle Point began to change in clientele and purpose. Projects to deepen areas of Roberts Bay for shipping reduced the numbers of fish and limited sport fishing opportunities. No longer a winter resort dominated by wealthy northerners turned real estate investors, the camp became a quail shooting club. Land was leased from Venetia, Inc. and intensely cultivated for quail habitation. Membership was limited to a dozen people, at an annual charge of \$1200 plus \$150 per hunting day at Eagle Point.

Eagle Point Historic District is significant as an early 20th century hunting and fishing resort for wealthy northerners wintering in Sarasota County. It is also significant for its association with land holding companies which developed large portions of the county during the Florida Land Boom. The remaining segment of the original Tamiami Trail is one of the last portions of the original highway that is still extant. The first modern highway between Sarasota and Venice, it provided greater access to the county and thus contributed to the development of the area. This resort site has remained intact over the past 75 years with only the most necessary of modern conveniences added. It retains its historic integrity of design, materials, setting, location, association, feeling, and workmanship.

#### PREHISTORIC ARCHAEOLOGICAL RESOURCES

##### Manasota Culture

The Manasota culture existed in the Manatee-Sarasota region from approximately 500 B.C. to A.D. 800. The Manasota culture was based on the intensive exploitation of coastal and inland resources and was characterized by a more sedentary lifestyle

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than that of previous cultures of the central Florida Gulf coast. The people of the Manasota culture lived along the coastline most of the year, but periodically ventured inland along the banks of rivers to fish, hunt game, and gather wild plants.

Early Manasota culture adopted some characteristics from the late Archaic period (3000 B.C. to 1000 B.C.), such as the use of tools formed from shell and bone. Indians of the late Manasota period interred their dead in burial mounds, a trait of the Weeden Island culture which was located primarily to the north. Influenced by cultures from the Mississippi Valley, the Weeden Island and late Manasota cultures probably evolved into the Safety Harbor culture which existed in central Florida approximately from 1000 A.D. to 1500 A.D.

The Manasota Period is characterized by sand-tempered pottery, new types of shell and bone tool manufacturing, and ceremonial activities associated with burying the dead.

### SIGNIFICANCE STATEMENT

The Eagle Point III Shell Midden (8SO1302)

The Eagle Point III Shell Midden is a regionally significant prehistoric archaeological site located in Eagle Point Historic District in Sarasota County, Florida. The midden is significant because of its potential for yielding additional data on the Manasota culture, an important but little-known prehistoric culture that existed on the central Florida Gulf coast between 500 B. C. and A.D. 800. The limited archaeological testing conducted at the site in 1989 revealed the presence of an accumulation of debris, consisting of many species of shellfish as well as the bones of fish and deer and pieces of ceramics. Rim and lip treatment suggest a date of about 300 B.C. to about A.D. 400.

The landscape around Eagle Point provided an ideal locale for hunting, fishing, shellfish gathering, and plant collecting activities during the prehistoric period. The assemblage of shellfish remains and animal bone contained in the midden attests to the diversity of habitats exploited. Unlike nearby sites such as the larger Palmer and Roberts Bay villages which have large, thick cultural deposits indicative of more permanent habitation, the Eagle Point III Midden was a short-term exploitative camp where marine resources were utilized. If properly collected, data from the midden can provide much information concerning

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aboriginal diet, former climatic and environmental variables, and settlement patterning in southwest Florida.

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1. Eagle Point Historic District
2. Venice, Sarasota County, Florida
3. Rebecca Spain Schwarz
4. December 13, 1990
5. Rebecca Spain Schwarz
6. Original Tamiami Trail, camera facing northeast
7. Photo 1

1. Eagle Point Historic District
2. Venice, Sarasota County, Florida
3. Daniel Delahaye
4. February 1990
5. Sarasota County Department of Historical Resources
6. Clubhouse, west elevation, camera facing east
7. Photo 2

Items 1-5 are the same for photos 2-4.

6. Clubhouse, northwest corner, camera facing southwest
7. Photo 3

6. Clubhouse, north facade, camera facing southwest
7. Photo 4

1. Eagle Point Historic District
2. Venice, Sarasota County, Florida
3. Rebecca Spain Schwarz
4. December 13, 1990
5. Rebecca Spain Schwarz
6. Cabin #1, east facade, camera facing northwest
7. Photo 5

Items 1-5 are the same for photos 5-29.

6. Cabin #1, west facade, camera facing northeast
7. Photo 6

6. Cabin #2, north corner, camera facing south
7. Photo 7

6. Cabin #3, north and west sides, camera facing southeast
7. Photo 8

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- 6. Cabin #4, north corner, camera facing south
- 7. Photo 9
  
- 6. Cabin #5, southwest corner, camera facing northeast
- 7. Photo 10
  
- 6. Cabin #6, west elevation, camera facing east
- 7. Photo 11
  
- 6. Cabin #7, southwest corner, camera facing northeast
- 7. Photo 12
  
- 6. Cabin #8, camera facing northeast
- 7. Photo 13
  
- 6. Cabin #9, northwest corner, camera facing east
- 7. Photo 14
  
- 6. Cabin #10, west corner, camera facing east
- 7. Photo 15
  
- 6. Caretaker's house and coal house, south facades, camera facing northeast
- 7. Photo 16
  
- 6. Servants' quarters, south facade, camera facing northwest
- 7. Photo 17
  
- 6. Water tower, coal house, and west end of caretaker's house, camera facing northeast
- 7. Photo 18
  
- 6. Pump house, north facade, camera facing southeast
- 7. Photo 19
  
- 6. Garage A, southwest corner, camera facing northeast
- 7. Photo 20
  
- 6. Garage B, south and east facades, camera facing northwest
- 7. Photo 21
  
- 6. Garage B, west facade, camera facing east
- 7. Photo 22

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- 6. Boathouse, southwest corner, camera facing northeast
- 7. Photo 23
  
- 6. South tennis court, camera facing north
- 7. Photo 24
  
- 6. Kennel, southwest corner, camera facing northeast
- 7. Photo 25
  
- 6. Shed near kennel, northeast corner, camera facing southwest
- 7. Photo 26
  
- 6. Swimming pool, camera facing northwest
- 7. Photo 27
  
- 6. Furnace house, south facade, camera facing north
- 7. Photo 28
  
- 6. Boat basin and dock, camera facing northeast
- 7. Photo 29
  
- 1. Eagle Point Historic District
- 2. Venice, Sarasota County, Florida
- 3. Laura M. Weant
- 4. July 1991
- 5. Rebecca Spain Schwarz
- 6. Eagle Point III Site, closeup along drainage canal, camera facing west
- 7. Photo 30

Items 1-5 are the same for photos 30-31.

- 6. Eagle Point III Site, camera facing west
- 7. Photo 31
  
- 1. Eagle Point Historic District
- 2. Venice, Sarasota County, Florida
- 3. Rebecca Spain Schwarz
- 4. December 13, 1990
- 5. Rebecca Spain Schwarz
- 6. Laundry building, northwest elevation, camera facing south
- 7. Photo 32

Site Plan (with name key)

Eagle Point Historic District  
Sarasota County, Florida

CONTRIBUTING STRUCTURES

- 1 CABIN #1
- 2 CABIN #2
- 3 CABIN #3
- 4 CABIN #4
- 5 CABIN #5
- 6 CABIN #6
- 7 CABIN #7
- 8 CABIN #8
- 9 CABIN #9
- 10 CABIN #10
- 11 CLUBHOUSE
- 12 SERVANTS' QUARTERS
- 13 CARETAKER'S HOUSE
- 14 LAUNDRY
- 15 COAL HOUSE
- 16 PUMP HOUSE
- 17 GARAGE "A"
- 18 GARAGE "B"
- 19 WATER TOWER (non-contributing)
- 20 BOAT HOUSE
- 21 TENNIS COURT

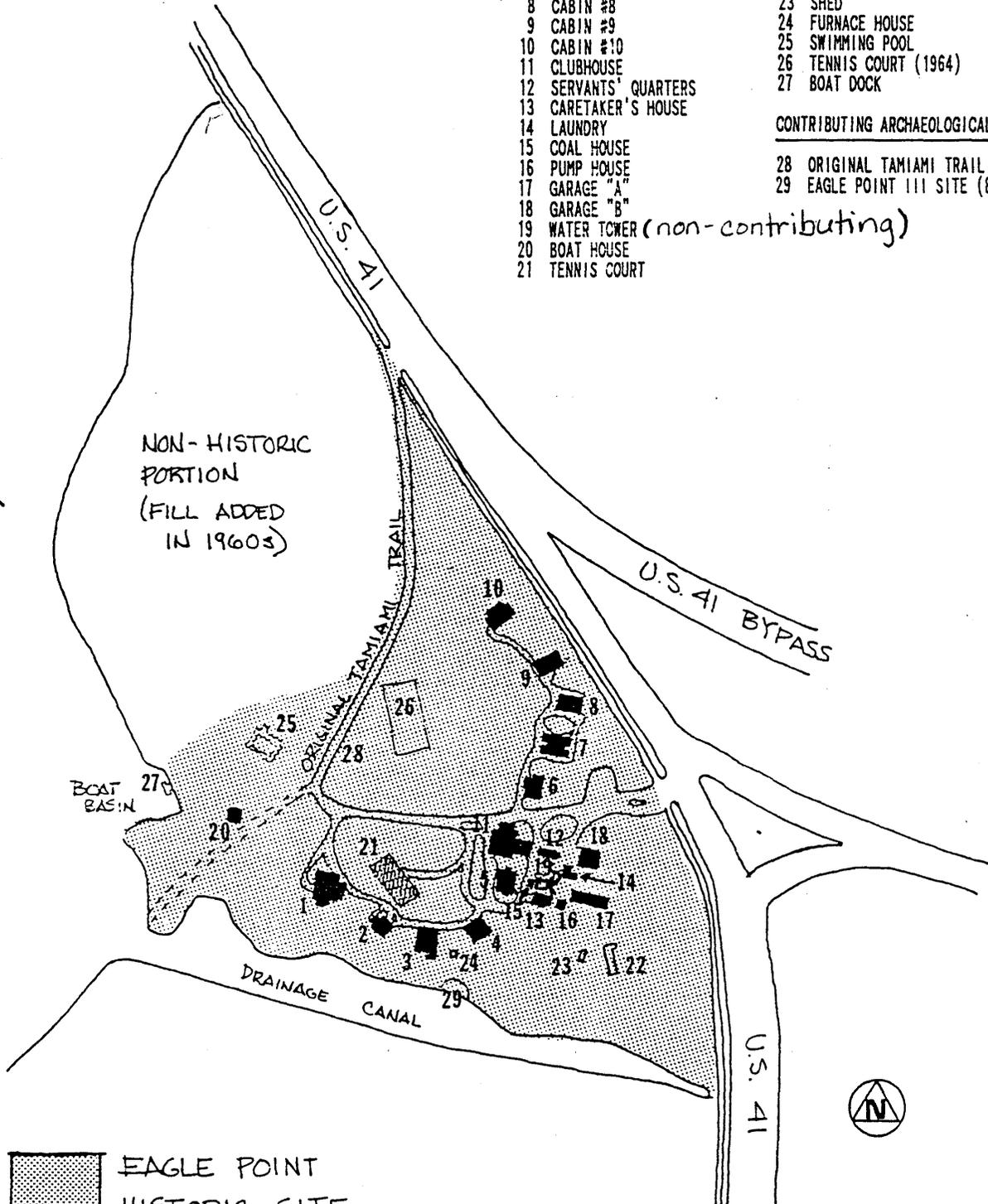
NON-CONTRIBUTING STRUCTURES

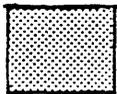
- 22 KENNEL
- 23 SHED
- 24 FURNACE HOUSE
- 25 SWIMMING POOL
- 26 TENNIS COURT (1964)
- 27 BOAT DOCK

CONTRIBUTING ARCHAEOLOGICAL SITES

- 28 ORIGINAL TAMIAMI TRAIL (8So1853)
- 29 EAGLE POINT III SITE (8So1302)

Roberts Bay



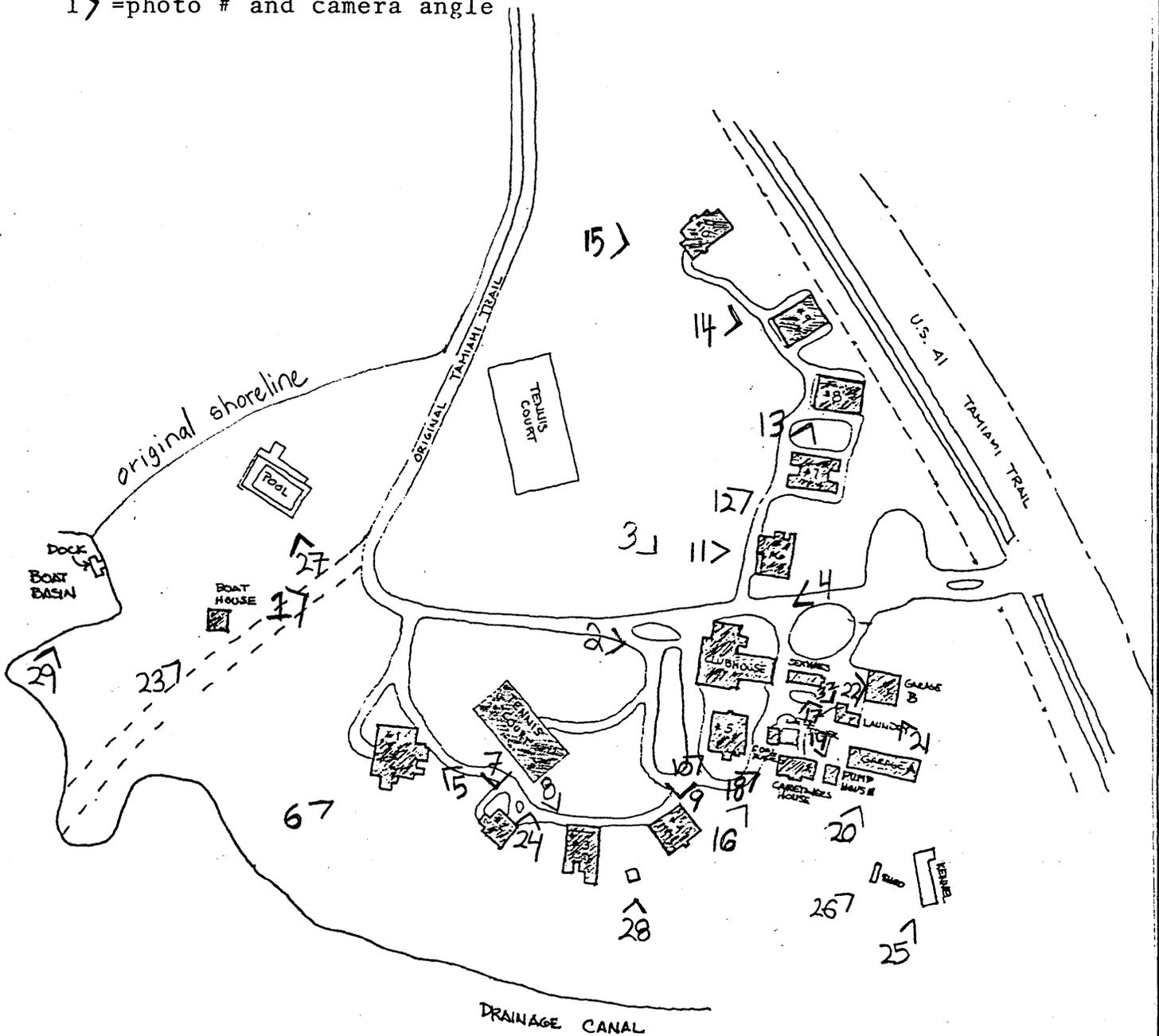
-  EAGLE POINT HISTORIC SITE
-  CONTRIBUTING STRUCTURES
-  NON-CONTRIBUTING STRUCTURES

1" = APPROX. 350'

Eagle Point Historic District  
 Sarasota County, Florida  
 Site Plan  
 (with camera angles)

Note: Also see site plan with name key and one with archaeological sites.

1 > = photo # and camera angle



**EAGLE POINT**



1" = APPROX. 160'

- CONTRIBUTING BUILDINGS AND STRUCTURES
- NON- CONTRIBUTING BUILDINGS & STRUCTURES

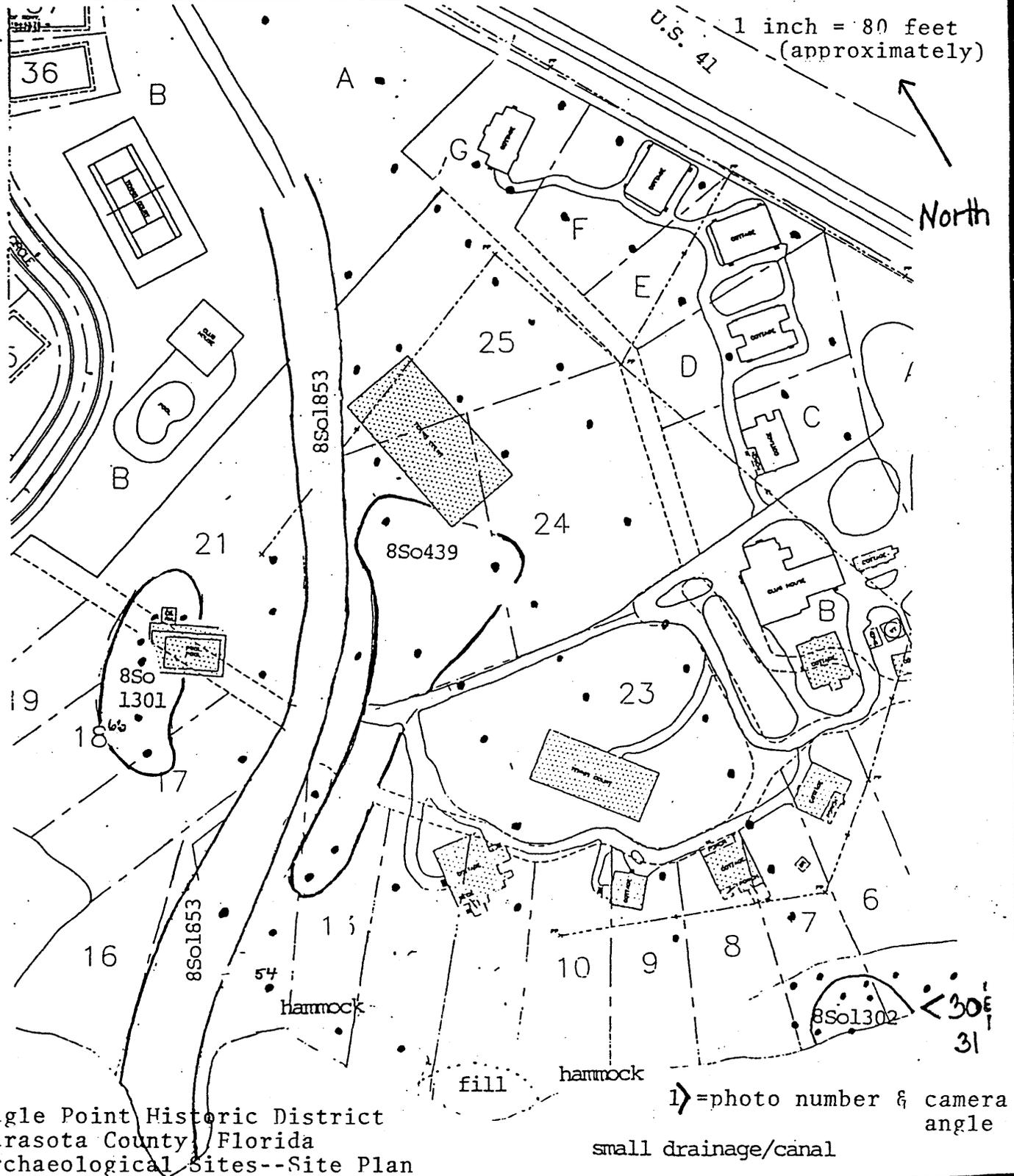


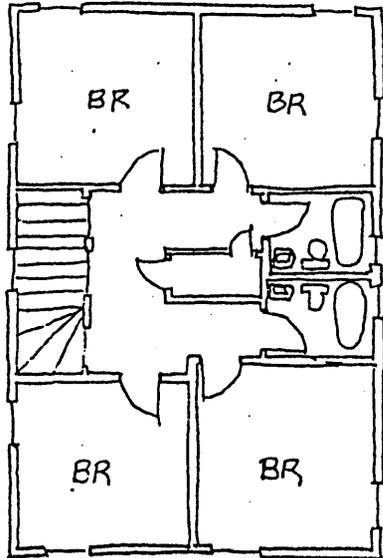
Figure 5. Approximate Location of Shovel Test Units and Location of Archaeological Sites.

Contributing archaeological sites:  
8So1302, Eagle Point III  
8So1853, Eagle Point/Tamiami Trail



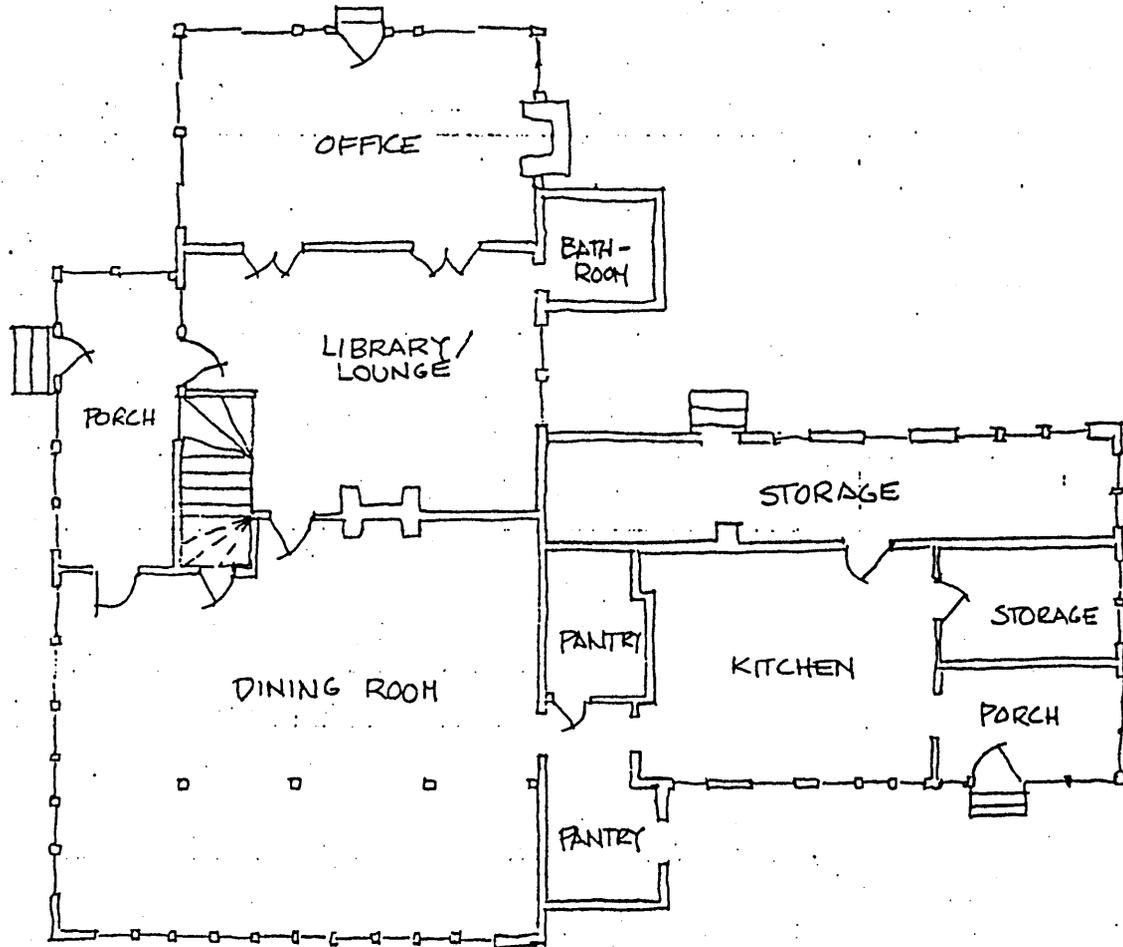
ARCHAEOLOGICAL  
CONSULTANTS  
INCORPORATED  
Sarasota, Florida

Eagle Point Historic District  
Sarasota County, Florida  
Interior Plan



CLUBHOUSE  
SECOND FLOOR

APPROX. 1" = 12'  
(JANUARY 1990)

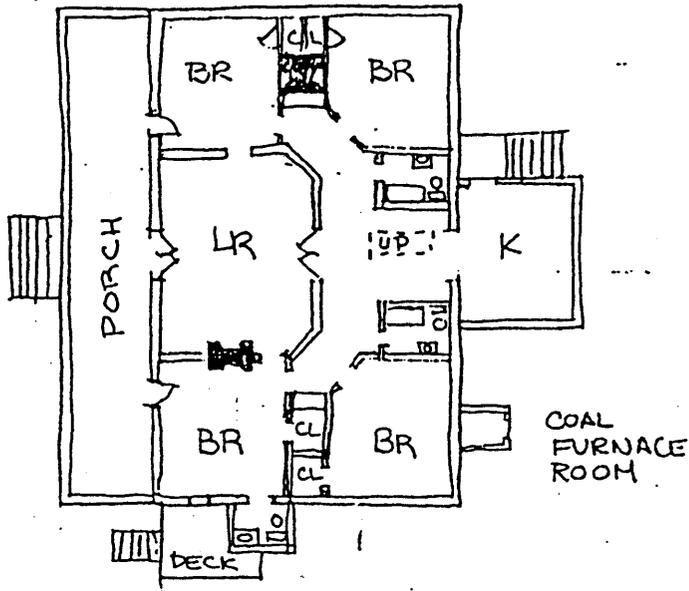


CLUBHOUSE  
FIRST FLOOR

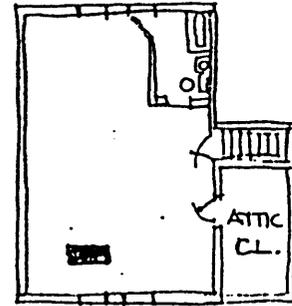
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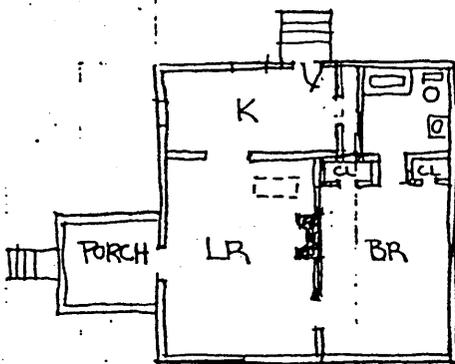
Eagle Point Historic District  
 Sarasota County, Florida  
 Interior Plans



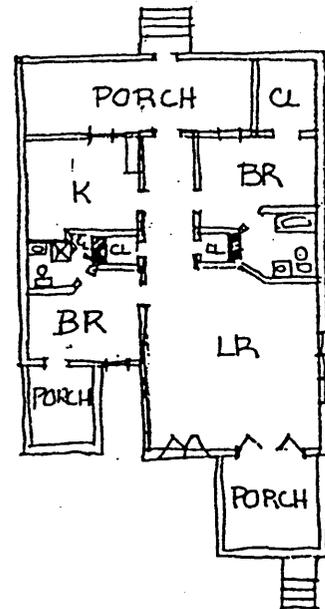
CABIN #1 FIRST FLOOR



ATTIC ROOM



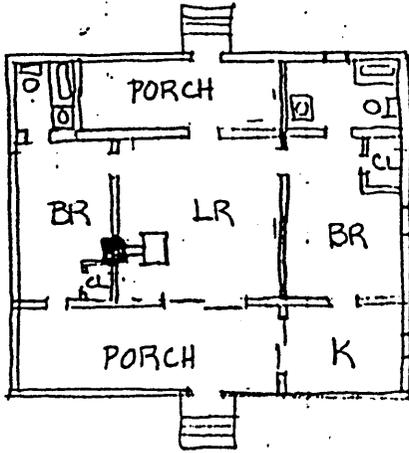
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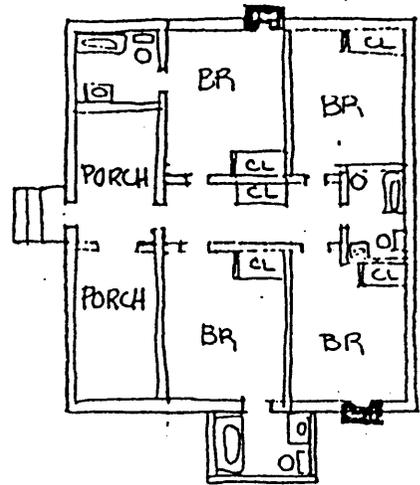
CABIN #3



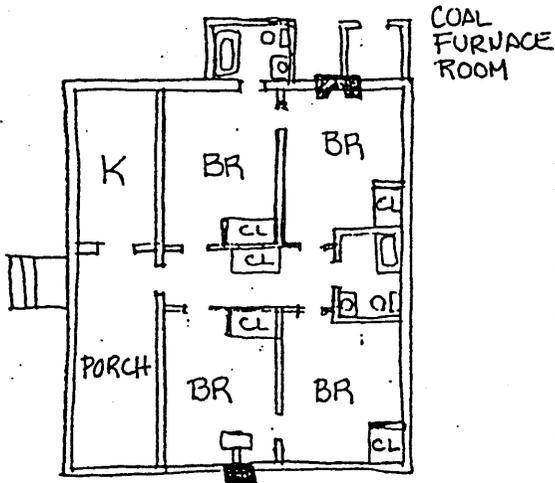
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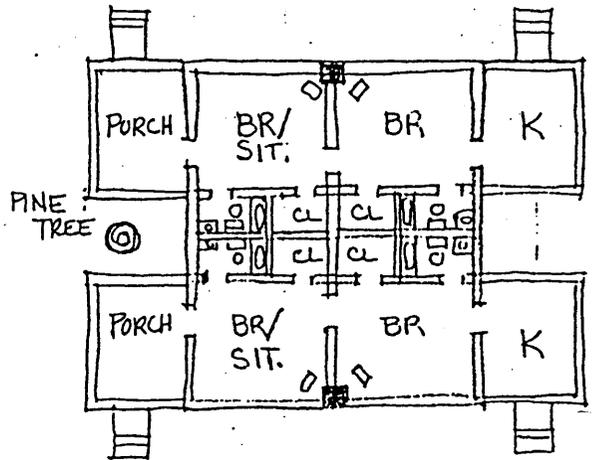
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CABIN # 5



CABIN # 6



CABIN # 7

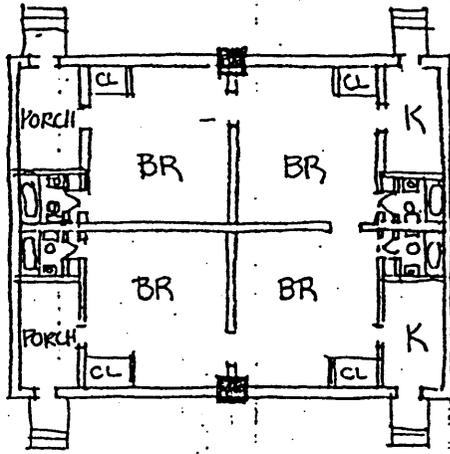


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Sarasota County, Florida  
Interior Plans

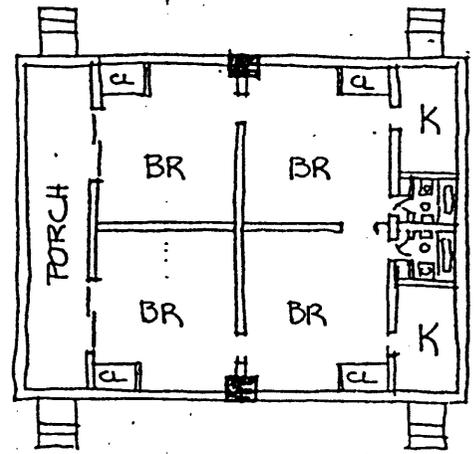
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VENICE, FLORIDA (vicinity)

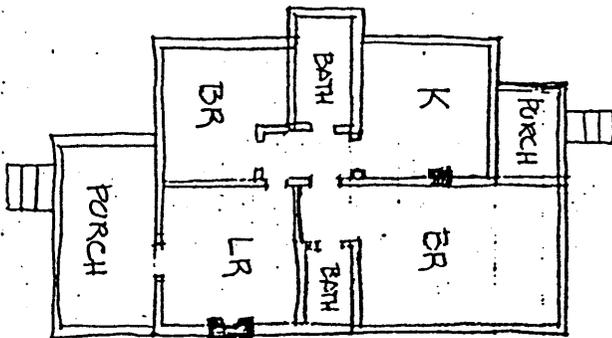
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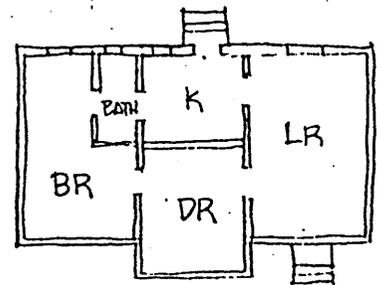
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CABIN # 9 ▲



CABIN # 10 ▲



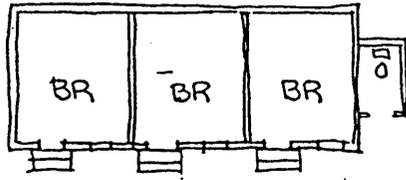
CARETAKER'S HOUSE



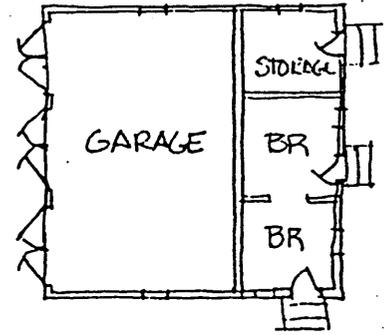
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Sarasota County, Florida  
Interior Plans

EAGLE POINT  
VENICE, FLORIDA (vicinity)  
1" = APPROX. 20'

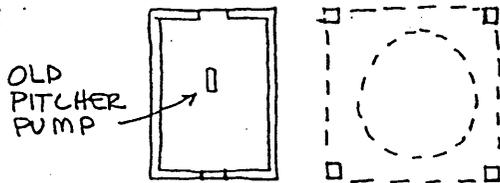
Interior Plans



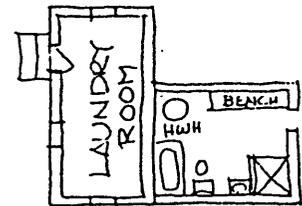
SERVANTS' QUARTERS



GARAGE "B"



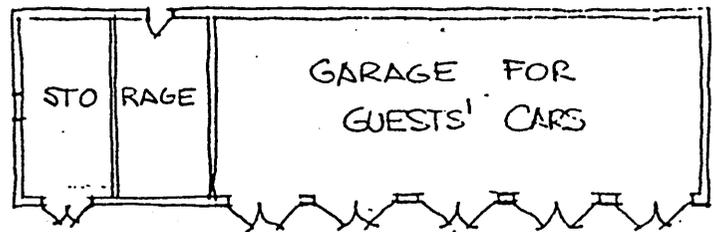
COAL HOUSE &  
WATER TOWER



LAUNDRY



PUMP HOUSE  
(WORKSHOP)



GARAGE "A"



EAGLE POINT

VENICE, FLORIDA (vicinity)

1" = APPROX. 20'

Eagle Point Historic District  
Sarasota County, Florida