

7118

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

AUG 25 2005

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 MAINE COLONY HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number Bounded by Swift Rd., Ashton Rd., Portland Wy. & Grafton St. N/A not for publication

city or town Sarasota 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.)

Barbara C. Mattick, DSHPO for Survey & Registration 8/23/05
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register See continuation sheet

determined eligible for the National Register See continuation sheet.

determined not eligible for the National Register See continuation sheet.

removed from the National Register.

other, (explain) _____

Signature of the Keeper

Date of Action

Elson H. Beall 10.5.05

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

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

Contributing	Noncontributing	
71	13	buildings
0	0	sites
0	0	structures
0	0	objects
71	13	total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Family Dwelling

SOCIAL/Clubhouse

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Family Dwelling

SOCIAL/Clubhouse

7. Description

Architectural Classification

(Enter categories from instructions)

NO STYLE/Wood Frame Vernacular

NO STYLE/Masonry Vernacular

LATE 19TH & EARLY 20TH CENTURY REVIVALS/
Colonial Revival

Materials

(Enter categories from instructions)

foundation Brick Piers

walls Wood

Stucco

roof Asphalt Shingles

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.)

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

c. 1920-1955

Significant Dates

c. 1920

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

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

Name of Repository

#

10. Geographical Data

Acreage of Property 24 apprx.

UTM References

(Place additional references on a continuation sheet.)

1	17	349320	3018460
	Zone	Easting	Northing
2	17	350140	3018460

3	17	350140	3017860
	Zone	Easting	Northing
4	17	349320	3017860

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 Matthew G. Hyland, Architectural Historian/Carl Shiver, Historic Preservationist

organization Bureau of Historic Preservation date July 2005

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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MAINE COLONY HISTORIC DISTRICT
SARASOTA COUNTY, FLORIDA
DESCRIPTION

SUMMARY PARAGRAPH

The Maine Colony Historic District is a 24 acre suburban residential neighborhood approximately four miles southeast of downtown Sarasota. The district is bounded by Grafton Street on the north, Swift Road on the east, the rear of building lots along Ashton Road on the south, and Phillippi Creek on the west. There are 71 primary and secondary contributing buildings and 13 noncontributing buildings in the district, all but one of which are residences. The only non-residential building is a clubhouse built c. 1923 as the focal point for social activities in the neighborhood. The majority of the residence are wood frame vernacular buildings, and there are a handful of masonry vernacular houses. A few of the wood frame house exhibit some Bungalow details, and there is one example of a Dutch Colonial Revival residence. The contributing resources were all constructed between 1920 and 1955, while the noncontributing buildings are mainly less than fifty years old; however, several of the historic buildings have been rendered noncontributing by extensive, nonconforming alterations. All of the contributing buildings maintain sufficient levels of integrity, usually with only minor alterations, and maintain a visual sense of their historic character. The 13 noncontributing resources are buildings either built after 1955 or buildings built before 1955 that have undergone major alterations. The contributing buildings represent 84 percent of the total resources in the district, while the noncontributing buildings comprise 16 percent.

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 establishments. Much of the recent commercial development has taken place south of the downtown core, along the Tamiami Trail (U.S. Highway 41). Additional post-World War II commercial development has occurred on North Tamiami Trail. There has also been commercial development consisting largely of banking institutions and professional office conglomerates east of the original commercial district. Sarasota Bay and the city's renovated Bayfront Park lie west of the original core. Sarasota is the seat of government in Sarasota County.

Although the Maine Colony neighborhood is not densely settled and most of the houses have wide and deep lots, it is surrounded at all points of the compass by modern residential subdivisions, densely packed with modern single family dwellings. The semi-rural appearance of the Maine Colony development is therefore somewhat of an anomaly, reflecting its 1920s origins in the midst of a sea of housing developments, most of them less than thirty years old.

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SARASOTA COUNTY, FLORIDA
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DESCRIPTION

Five historic plats constitute the district: Nash's Subdivision, Phillippe [sic] Crest Re-Subdivision, Clifford's Subdivision (New England Colony Phillippi Crest), Wade & Avery's Third Addition (Phillippi Crest Subdivision), and Rydberg's Subdivision No. 1. These plats further subdivided an original block of the Sarasota-Venice Company's River Subdivision Plat of 1919. The Maine Colony Historic District is located approximately four miles south of downtown Sarasota adjacent to Phillippi Creek, arranged on a rectilinear grid of blocks and along landforms located adjacent to Phillippi Creek southeast of the City of Sarasota. The neighborhood ranges from 3 feet to approximately 20 feet above sea level and consists of cleared and developed level lots landscaped with mature trees and shrubbery. Paved streets define the blocks throughout the district, except for Burlington Lane and portions of Portland and Grafton Streets, which remain unpaved. The streets in the Maine Colony district are slightly narrower than those found in the surrounding subdivisions. Along Ashton Road, drainage ditches line the street to collect water runoff.

Most of the historic buildings in the district are located on the north and south sides of Ashton Road. The remaining historic houses are scattered throughout the district. The location of the community was chosen because of its proximity to Phillippi Creek, which afforded residents easy access to water resources for leisure boating and travel to downtown Sarasota, four miles to the north of the creek's mouth. The neighborhood's community building was constructed approximately 300 feet east of Phillippi Creek to take full advantage of its recreational potential, and residential development around this building grew toward the east. There are no other historic neighborhoods found near the Maine Colony District.

ARCHITECTURAL STYLES

Frame Vernacular

The features of this building type typically include hipped or gable roofs, a gable-end facade, open or screened front porches with a hipped or gable roof, and a central entrance. Craftsman-style inspired architectural details include exposed rafter tails and knee braces at the house corners or below porch roofs. Frame vernacular houses typically are sided with weatherboard or novelty siding, and are sometimes trimmed with contrasting corner boards. Frame Vernacular houses were built in Sarasota beginning in the 1910s and continued in popularity into the 1950s. Later Frame Vernacular houses often feature Colonial Revival-style details at the doors and windows. Good examples of the Frame Vernacular residences in the district are found at 2722 Grafton Street, 2545 Ashton Road, and 2446 Ashton Road. The Phillippi Crest Community Clubhouse is also a noteworthy example of the frame vernacular style in the district.

The house at 2722 Grafton Street, constructed c. 1946 (Photo 1), represents a once-typical architectural type in Florida in the early 20th century. It is a one-story, three-bay, frame vernacular house constructed on

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raised masonry piers and clad in drop siding with corner board trim. The side-gabled roof is covered with sheet metal and marked by plain wood bargeboards on the gable ends. The shed roofed screened porch is partly enclosed by a knee wall constructed with drop siding. Entrance to the front porch which occupies the central bay of the residence is achieved by a side screened door at the top of wooden steps which feature a wooden railing. The fenestration is 1/1-light double hung wood sash windows. There is no evidence of a chimney or flue, indicating that by the time this house was constructed in 1946, electricity was available for cooking. The house does not appear to have suffered any major alterations.

The residence at 2545 Ashton Road, constructed c. 1920 (Photo 2) was apparently one of the earliest houses constructed in the district and is also one of the largest. The one-and-a-half story house features an irregular plan and rests on concrete block piers. The exterior fabric is drop siding, and the side-gable main roof is surfaced with sheet metal. The one-story, hipped roof veranda also has a roof covered with sheet metal, and is supported by narrow Tuscan columns, and the main fenestration is 2/2-light wood sashes. The building also features a one-story gable roofed extension, with a faceted bay that faces Ashton Road. The extension rests on a continuous concrete wall foundation. A one-story detached wood frame garage is located near the rear of the property.

The small house at 2446 Ashton Road, constructed c. 1927 (Photo 3), is a one-story building with a front-gable roof and a hipped roof front porch. The house rests on masonry piers and has drop siding on the exterior. The main roof is surfaced with asphalt shingles and has exposed rafter ends. A brick chimney rises from the side elevation, the main fenestration is 3/1-light double hung wood sash windows. The partly screened front porch extends the full width of the three-bay facade and has a knee wall covered with drop siding. Wooden steps lead to the screened door located in the center of the porch.

The Phillippi Crest Community Club, constructed c. 1923, is a one-bay wide, five-bay deep, frame vernacular building with a gable-on-hip roof and a shed dormer on either side of the pitched roof. The building is clad in drop siding, and is trimmed with corner boards and molded window frames. The roof has exposed rafter tails. A corbelled brick chimney marks the north gable end. There is a wide front porch on the south end of the building. The club house consists of two rooms—a large meeting and gathering room and a kitchen. The only notable alteration made to the building was the replacement c. 1970 of the original wood frame windows with metal awning windows.

Colonial Revival

This style, with variations including English Colonial and Dutch Colonial, developed in the late 19th century in New England. Soon, it included features of historic Southern Colonial Architecture in Virginia and the Carolinas. The only example of this style in the district is the house located at 2429 Burlington Lane, constructed c. 1924 (Photo 5). This side-gable, two-story residence, built in 1924, stands on concrete piers. The

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one-and-a-half story building features the gambrel roof and continuous shed dormer typical of the style. The exterior siding is weatherboard, and the central entry features a gabled hood with an arched tympanum over the doorway. Pent eaves occur on the side elevations. The shed roofed dormer features exposed rafter tails. The fenestration consists of four-over-one and three-over-one double-hung wood sash windows and wood casement windows grouped in sets of four in the facade. The roof is covered with asphalt shingles.

Craftsman/Bungalow

Although there do not appear to be any full-fledged bungalows in the historic district, a number of buildings do exhibit some Craftsman/Bungalow details, particularly in roof and window details. Inspired by construction techniques and aesthetics of the English Arts and Crafts movement, Craftsman architecture was popularized in America primarily by the work of Greene and Greene, brothers and architects from California. During the first three decades of the twentieth century, the Craftsman bungalow became the favored house type throughout the country. Bungalows are typically one or two stories high and feature low-pitched, gabled roofs with wide eaves and exposed roof rafters. Variations often adopted other stylistic features that included the Swiss chalet, Japanese, and other decorative details. A number of bungalows have jerkin head, or cut gable, roofs such as is found on several residences in the Maine Colony Historic District.

The residence at 2513 Ashton Road, constructed c. 1925 (Photo 6), combines a side gable jerkin head main roof with shed roofs covering the front porch and the extension on the rear. The rectangular ground plan house rests on masonry piers and features drop siding as the exterior fabric. The main roof is surfaced with asphalt shingles and features a decorative hipped roof dormer with two 6-light fixed windows. There is a stuccoed chimney located in the center of the main roof ridge. The main fenestration of the five-bay facade house consists of 6/1 and 1/1-light double hung wood sash windows. Like so many houses in the historic district, the building has a partially screened front porch with a knee wall. The main entrance to the house is a solid wood door located in the center of the screened porch. The porch is accessed by a short flight of cast concrete steps.

A very similar house is the one located at 2525 Ashton Road, constructed c. 1920 (Photo 7). The roof construction appears to be almost identical to the house at 2513 Ashton Road. This house also rests on masonry piers and has a knee wall that partly encloses the full-width screened front porch. The house also features drop siding as the exterior fabric. The main difference from the other house lies in the fenestration, which consists of paired 1/1-light double hung wood sash windows.

Masonry Vernacular

As a building style, Masonry Vernacular competed in popularity with frame construction in Sarasota during the 1920-1950 period. At first, masonry buildings were constructed of brick, but this gave way, by the

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1930s, to rough- or smooth-faced concrete block. In the late 1920s, hollow tile and brick were the most popular materials for masonry homes. After World War II, concrete block was used most frequently. Masonry Vernacular houses were finished with a variety of materials including stucco, brick veneer, stone veneer, and tile. By the 1940s, Masonry Vernacular houses were typically built with an L plan, which featured a side-gabled main block with a shallow projecting ell on the front and a shallow front porch. The gable ends often featured cutout vents in decorative designs.

The house at 2420 Portland Street, constructed c. 1951 (Photo 8) is a one-story concrete block building with a cross gable roof, surfaced with asphalt shingle. The L-plan residence rests on a continuous concrete block foundation and has exterior walls surfaced with tinted stucco. There is an attached carport whose flat roof is supported by metal columns located on one of the side elevations. The main fenestration consists of multiple panels of metal awning windows. There is also a decorative mullioned window fitted with non-operable louvered blinds located in the center of the bay with the forward facing gable roof. The house does not feature any traditional architectural decoration.

The house at 2537 Ashton Road, also constructed c. 1951 (Photo 9), is a front gable masonry vernacular style building that stands on a continuous concrete foundation. It is one-story high and three-bays wide. Stucco has been applied to the exterior walls. The roofing material consists of asphalt shingles. The fenestration consists of metal casement windows with molded cement sills. There is a two-bay garage and a one-story, gable roof side addition at the rear of the house.

Noncontributing Residences

Noncontributing residences constitute sixteen percent of the buildings in the historic district. The majority of these are houses constructed after 1955 and can be classified as Masonry Vernacular. A few houses constructed before 1955 have lost their historic appearance through extensive alterations. Modern infill construction occurs in locations within the district at a scale that does not detract from the architectural character of the district.

The house at 2700 Ashton Road, constructed c. 1960 (Photo 10) reflects modest cost residential construction typical of the 1960s in the Sarasota. The residence is constructed of stuccoed concrete block and rests on a continuous concrete block foundation. It is covered with a shallow-pitched side gable roof surfaced with asphalt shingles, a small stuccoed concrete chimney or flue located on the roof ridge. The asymmetrical five-bay main facade exhibits paired metal awning windows fitted with decorative louvered blinds, a paneled wood entrance door at the head of a low stoop, and a one-vehicle integrated garage.

The single family dwelling at 5281 Lords Avenue, constructed c. 1985 (Photo 11) is also typical of its period of construction. The house features large hipped roofs over the main part of the dwelling and over the two car garage. The main entrance to the house is sheltered by a portion of the roof where the dwelling and garage

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MAINE COLONY HISTORIC DISTRICT
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sections of the house meet. The fenestration consists of metal frame sash window, inevitably flanked by the usual decorative wooden louvered blinds. An allusion to historical architectural decoration is seen in the quoins found at the principal corners of the building; however, the house remains vernacular in style.

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SARASOTA COUNTY, FLORIDA
BUILDING LIST

Contributing Resources

<u>Address</u>	<u>Present Use</u>	<u>Architectural Style</u>	<u>Construction Date</u>	<u>MSF No.</u>
<u>Ashton Road</u>				
2424	Residence	Frame Vernacular	c. 1946	SO04089
2424A	Garage	Frame Vernacular	c. 1946	SO04089
2432	Residence	Frame Vernacular	c. 1928	SO04088
2432A	Garage	Frame Vernacular	c. 1928	SO04088
2440	Residence	Frame Vernacular	c. 1928	SO04087
2446	Residence	Frame Vernacular	c. 1927	SO04078
2452	Residence	Frame Vernacular	c. 1930	SO04077
2452A	Garage	Frame Vernacular	c. 1930	SO04077
2452B	Shed	Frame Vernacular	c. 1930	SO04077
2455	Residence	Frame Vernacular	c. 1934	SO04076
2455A	Garage	Frame Vernacular	c. 1934	SO04076s
2500	Residence	Frame Vernacular	c. 1927	SO04075
2500A	Garage	Frame Vernacular	c. 1927	SO04075
2505	Residence	Frame Vernacular	c. 1920	SO04074
2513	Residence	Bungalow	c. 1925	SO04073
2520	Residence	Frame Vernacular	c. 1922	SO04072
2520A	Residence	Frame Vernacular	c. 1922	SO04072
2525	Residence	Frame Vernacular	c. 1920	SO04071
2525A	Garage	Frame Vernacular	c. 1920	SO04071
2526	Residence	Frame Vernacular	c. 1940	SO04070
2526A	Garage	Frame Vernacular	c. 1940	SO04070
2526B	Shed	Frame Vernacular	c. 1940	SO04070
2537	Residence	Masonry Vernacular	c. 1951	SO04069
2537A	Garage	Masonry Vernacular	c. 1951	SO04069
2545	Residence	Frame Vernacular	c. 1920	SO04068
2545A	Garage	Frame Vernacular	c. 1920	SO04068
2546	Residence	Frame Vernacular	c. 1927	SO05290
2546A	Garage	Frame Vernacular	c. 1927	SO05290
2562	Residence	Frame Vernacular	c. 1930	SO04066
2562A	Garage	Frame Vernacular	c. 1930	SO04066
2564	Residence	Frame Vernacular	c. 1930	SO04065
2564A	Garage	Frame Vernacular	c. 1930	SO04065
2565	Residence	Frame Vernacular	c. 1934	SO04067
2608	Residence	Frame Vernacular	c. 1952	SO04064
2610	Residence	Frame Vernacular	c. 1930	SO04063

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SARASOTA COUNTY, FLORIDA
BUILDING LISTAshton Road (cont.)

2610A	Garage	Frame Vernacular	c. 1930	SO04063
2617	Residence	Masonry Vernacular	c. 1952	SO04062
2626	Residence	Frame Vernacular	c. 1946	SO04061
2637	Residence	Frame Vernacular	c. 1934	SO04060
2718	Residence	Frame Vernacular	c. 1930	SO04059
2724	Residence	Bungalow	c. 1930	SO04058
2724A	Garage	Frame Vernacular	c. 1930	SO04058
2727	Residence	Frame Vernacular	c. 1920	SO04057
2727A	Garage	Frame Vernacular	c. 1920	SO04057
2736	Residence	Frame Vernacular	c. 1925	SO04056

Burlington Lane

2429	Residence	Dutch Colonial Revival	c. 1924	SO04086
2429A	Club House	Frame Vernacular	c. 1923	SO04086
2429B	Garage	Frame Vernacular	c. 1924	SO04086

Dallas Place

5122	Residence	Frame Vernacular	c. 1954	SO04053
5128	Residence	Frame Vernacular	c. 1955	SO04054
5248	Residence	Frame Vernacular	c. 1925	SO04055

Grafton Street

2705	Residence	Frame Vernacular	c. 1949	SO04046
2705A	Garage	Frame Vernacular	c. 1949	SO04046
2706	Residence	Masonry Vernacular	c. 1949	SO04047
2722	Residence	Frame Vernacular	c. 1946	SO04045

Lords Avenue

5215	Residence	Frame Vernacular	c. 1945	SO04048
5215A	Garage	Frame Vernacular	c. 1945	SO04048
5217	Residence	Frame Vernacular	c. 1945	SO04049
5217A	Garage	Frame Vernacular	c. 1945	SO04049

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SARASOTA COUNTY, FLORIDA
BUILDING LIST

Portland Street

2414	Residence	Frame Vernacular	c. 1940	SO04085
2420	Residence	Masonry Vernacular	c. 1951	SO04084
2428	Residence	Frame Vernacular	c. 1930	SO04083
2433	Residence	Frame Vernacular	c. 1945	SO04082
2438	Residence	Frame Vernacular	c. 1935	SO04081
2438A	Garage	Frame Vernacular	c. 1935	SO04081
2452	Residence	Frame Vernacular	c. 1922	SO04080
2504	Residence	Frame Vernacular	c. 1930	SO04079

Swift Road

5122	Residence	Frame Vernacular	c. 1940	SO04050
5122A	Shed	Frame Vernacular	c. 1940	So04050
5128	Residence	Frame Vernacular	c. 1949	SO04051
5208	Residence	Frame Vernacular	c. 1935	SO04052

Noncontributing Resources

<u>Address</u>	<u>Present Use</u>	<u>Architectural Style</u>	<u>Construction Date</u>	<u>MSF No.</u>
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Ashton Road

2510	Residence	Masonry Vernacular	c. 1976	N/A
2514	Residence	Masonry Vernacular	c. 1961	N/A
2611	Residence	Masonry Vernacular	c. 1959	N/A
2614	Residence	Frame Vernacular	c. 1930	N/A
2717	Residence	Masonry Vernacular	c. 1977	N/A
2730	Residence	Masonry Vernacular	c. 1960	N/A

Burlington Lane

2433	Residence	Masonry Vernacular	c. 1977	N/A
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Grafton Street

2712	Residence	Frame Vernacular	c. 1940	N/A
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Lords Avenue

5281	Residence	Masonry Vernacular	c. 1985	N/A
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Portland Street

2494	Residence	Masonry Vernacular	c. 1986	N/A
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Portland Way

5205	Residence	Masonry Vernacular	c. 1977	N/A
5245	Residence	Masonry Vernacular	c. 1975	N/A
5263	Residence	Masonry Vernacular	c. 1978	N/A

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SARASOTA COUNTY, FLORIDA
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SUMMARY PARAGRAPH

The Maine Colony Historic District is locally significant under Criterion A in the area of Community Planning and Development. The district reflects the trend of establishing winter residential communities in Florida in the late nineteenth and early twentieth centuries by residents of New England and other northern states to escape the harsh winters that made the ordinary business and social activities difficult in their home towns. Most of these developments preceded the explosive real estate speculation period of the 1920s Florida Boom era (1921-1925) and were founded by groups having family and cultural ties in established communities in the North. The Maine Colony development located near Sarasota was among the last of such developments founded before the onset of the Florida Boom era. The rather small collection of wood frame residences, along with the clubhouse, reflect the secular and social relationship of the earliest residents, whose main aim seems to have been the enjoyment of the mild central Florida climate during winter and engaging in such recreational pastimes as boating, hunting, fishing, and organizing community picnics, dances, and other leisure activities. These social activities were organized by members of the Maine Colony Club and the State of Maine Club, both important social organizations in Maine and Florida. These organizations drew vacationers and potential residents from Maine and other New England states to Sarasota and encouraged the enjoyment of Sarasota's amenities for tourists.

HISTORICAL CONTEXT

The development of tourism and winter residential communities in Florida began to be an important factor in the economy of the state in the latter part of the nineteenth century. Following the Civil War, Florida was characterized in northern newspapers and magazines as a "grand national sanitarium." The construction of hotels in coastal and inland communities accessible by riverboat began to appear in the 1870s and prompted entrepreneurial homeowners to accommodate seasonal out-of-state guests in their own homes. Early visitors were drawn to the state in search of a warmer and healthier climate than that found in the industrial centers of the North. Sufferers from such illnesses as asthma and tuberculosis were told that the healing mineral springs and the temperate climate found throughout Florida promised respite for sick and weary people of means.¹

Although these early tourists and winter residents were drawn to towns and villages located near the Atlantic coast, little attempt was made to establish spas or vacation venues on the barrier islands or beachfront locations that now attract both seasonal and permanent residents to Florida. The beaches were wildernesses that were subject to devastating storms, usually lacked port facilities for the delivery of the amenities of life, and often lacked sources of potable water. Visitors were also plagued by swarms of mosquitoes and other annoying insects, even during wintertime. The beaches were considered the destinations for day trips by buggy and small boats where one could enjoy the view and gather seashells. The American tourist in the late nineteenth

¹ C.W. Tebeau, A History of Florida (Coral Gables, Florida: University of Miami Press, 1971), 271-272.

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and early twentieth century had not yet developed the custom of recreational swimming and sunbathing that began to prevail by the 1920s.

Among the first of the communal winter residential developments to be founded in the latter part of the nineteenth century was Arlington, established in 1873 on the eastern bluff of the St. Johns River overlooking the city of Jacksonville. The city of Elgin, Illinois, established a winter colony in Brandon—located southeast of Tampa—in the 1880s, and the community of Gulfport, near St. Petersburg, was established as a winter tourist destination in 1901. The coming of the railroads to Florida at the end of the nineteenth century prompted the creation of even more winter resorts and resort communities, a number of them connected with natural springs whose waters had curative powers.

The first attempts to establish Sarasota as a winter tourist destination were not very encouraging. John Webb established accommodations for seasonal visitors in the 1870s,² and in 1885, the Florida Mortgage Investment Company of Edinburgh (Scotland) purchased 60,000 acres of land with the settlement of Sarasota as its focal point for development. A handful of Scottish colonists arrived in December of 1885, but the primitive conditions of the Florida frontier discouraged the settlers who had largely abandoned the project. By 1886 the colony had dwindled to only three families. J. Hamilton Gillespie, the son of the president of the Florida Mortgage and Investment Company, stayed on and drafted a plat for the town of Sarasota. Land was cleared and the first streets laid out. Gillespie also directed the construction of a wharf and a hotel.

Sarasota was incorporated as a town on October 14, 1902, and the Florida West Shore Railroad arrived a year later, connecting the town with the outside world. In addition to the railroad connection, the town boasted a yacht club, new school, ice plant, cemetery, theater, municipal water works, and electric plant. Improved access to the Sarasota Bay area via railroad increased the population and stimulated the local economy, including tourism. Other transportation improvements that supported economic development included the completion of a paved road between Bradenton and Sarasota in 1912.³

The period between 1900 and 1920 illustrates the role of tourism in the expansion of Sarasota's economic, social, and communal development. Attracted by the climate, the availability of land, the ability to speculate in the booming real estate market, and improved access to the region, wealthy investors began to take an interest in the region and make an imprint on the landscape. The potential for profiting from land development projects or spending the winter months in a warmer climate drew other wealthy American capitalists to Sarasota, such as Edson Keith, J.B. Cousins, and C.N. Payne, who invested in Sarasota properties. Widely known for their circus business, John and Charles Ringling also invested heavily in real estate,

² K.H. Grismer, *The Story of Sarasota* (Sarasota, Florida: M.E. Russell, 1977), 51.

³ Grismer, 105-109.

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developed commercial blocks in downtown Sarasota, and purchased waterfront and island property.⁴ The Maine Colony Historic District is situated in a section of Sarasota County that drew much attention from land speculators, due to its location just south of Edson Keith's former land holdings (Edison Keith Estate, NR 1991).

By the 1920s, Sarasota had developed from a fishing village into a resort town favored by northern tourists. The early residents of the Maine Colony exemplified this trend, based on their shared native state of Maine. Soon, following creation of the State of Maine Club, visitors from other New England states began to arrive and participate in the club's social activities. For instance, minutes from the State of Maine Club meetings show attendees from New Hampshire, Vermont, and Massachusetts, as well as Maine.

STATEMENT OF SIGNIFICANCE

Beginning in the 1890s, several groups of newcomers who were either from a single extended family or from a given geographic area came to the Sarasota region. The local population and press often described them by their family name or home state and frequently called them "colonies." For instance, one of the earliest was the Connecticut colony. In 1891, Dr. Frederic K. Williams of Bristol, Connecticut, platted the Indian Beach subdivision on Sarasota Bay to the north of Sarasota. A number of families from Connecticut soon followed and built winter homes in Indian Beach. Later, Dr. William E. Hover, from Lima, Ohio, found land for a family winter compound on Roberts Bay south of the town of Sarasota. He, along with brothers, sisters, and cousins, purchased contiguous lots that were known in the community as the Hover Colony. Over the next twenty years, as the number of Ohio winter visitors and residents increased, an Ohio Colony evolved as a recognizable social group, with regularly scheduled events and activities for Ohio natives in Sarasota and Manatee Counties.⁵

Into this setting came visitors from Maine who became known as the Maine Colony. For two years beginning in November 1915, the Sarasota Times reported, with great enthusiasm, on the arrival of visitors from Maine, who bought land in this area for winter homes and a clubhouse. This particular clubhouse, not to be confused with the clubhouse in the Maine Colony Historic District, was intended to serve the Old New England Yacht Club, which was organized in 1915 with Edwin Chandler of South Portland as Commodore, David Wade from Waterville as president, Arthur Conner of Westbrook as Vice President, and William Savage of Portland as Secretary-Treasurer. The newspaper sometimes referred to the visitors as the "New England Party" and sometimes the "Maine Party."⁶

⁴ Grismer, 133, 227.

⁵ L. Muldowney, "Historical Narrative," August 2004, typescript in possession of the author, who is indebted to Ms. Muldowney for her significant research efforts.

⁶ L. Muldowney, "Historical Narrative," August 2004, typescript in possession of the author.

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Formed in 1923 by residents of the State of Maine who desired to spend the winter in Sarasota County, the Maine Colony was a social organization of neighbors that facilitated leisure activities and is one of Sarasota County's early vacation/retirement communities. The origination of the Maine Colony can be traced tenuously to the aforementioned David Wade, an early investor in Sarasota land tracts, in 1915. Wade appears to have been associated with a community of retired railroad workers located in Pinehurst, North Carolina, and the New England Yacht Club. Although a group of New England vacationers, which included Wade, expressed an interest in developing a yacht club as early as 1915, construction of the clubhouse never commenced. Alternately, dissatisfaction with the community at Pinehurst led Wade to invest in a land tract between present-day Swift Road and Phillippi Creek, which would later be subdivided into building lots that members of the Maine Colony and State of Maine Club purchased.⁷

David Wade purchased land on Ashton Road east of Swift Road. The newspaper followed his family's activities in the Phillippi Creek/Bee Ridge area, reporting on construction of "a beautiful bungalow" and the planting of citrus trees.⁸ In the early 1920s, Wade filed a plat for the New England Colony Phillippi Crest subdivision, on the south of Ashton Road, west of Lord's Lane. In 1925, he partnered with Cal "C. J." Avery, a painting contractor and aspiring developer from New Hampshire, and they platted the Phillippi Crest Subdivision.⁹

On March 30, 1916, the Sarasota Times-Herald reported that Ellis Nash, a director of the Damariscotta (Maine) National Bank, and one of the Maine visitors, purchased land on which he later platted Nash's Subdivision on the north side of Ashton Road between Lord's Avenue and Swift Road.¹⁰ The road names in his subdivision were: Lord's Lane, Nash Ave., Damariscotta Ave., and Houston Ave. J.H. Lord, who had been born in Maine, was one of the officers of the Sarasota-Venice Company, and J. P. Houston was the president of the Damariscotta National Bank.¹¹

The earliest plat that includes the territory of the historic district dates from December 1919. In 1919, the Sarasota-Venice Company platted a large tract of land on both sides of Phillippi Creek.¹² Further subdivision occurred in February 1920 with Nash's Subdivision of Sarasota-Venice Company land. Another subdivision of former Sarasota-Venice Company land north and south of Ashton Road was known as Clifford's

⁷ A. Shank and J. LaHurd, "The State of Maine Club," June 2004, ms. on file, Sarasota History Center, Sarasota, Florida. The author is indebted to Ann Shank and Jeff LaHurd for their important research in support of this nomination.

⁸ November 30, 1916; March 1, 1917; October 4, 1917.

⁹ "Wade & Avery's Third Addition, Phillippi Crest Subdivision," January 28, 1925, Sarasota County Plat Book 1, Page 116, copy on file, Sarasota History Center, Sarasota History Center; L. Muldowney, "Historical Narrative."

¹⁰ Sarasota Times-Herald. March 30, 1916; "Nash's Subdivision in Manatee County, Florida," February 19, 1920, Manatee County Plat Book 2, Page 40, copy on file, Sarasota History Center, Sarasota, Florida.

¹¹ L. Muldowney, "Historical Narrative."

¹² "Sarasota-Venice Company's River Subdivision," December 14, 1919. Manatee County Plat Book 2, Page 40, copy on file, Sarasota History Center, Sarasota, Florida.

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Subdivision, between Swift Road and Lords Avenue in 1924.¹³ Later, Caleb J. Avery and David Wade platted land within the historic district in 1925.¹⁴ The contributing resources on Grafton St. are part of Rydberg's Subdivision No. 1.¹⁵

According to correspondence from Ruby Lucia, a long-time resident of the community, the first residential buildings were constructed in 1923.¹⁶ Two names denoted the club from its inception: The Maine Colony Club and The Phillippi Crest Club. Both names appeared on signs placed at the entrance to the community on Ashton Road. The signs are no longer extant. Other names referred to the social club, including "The State of Maine Club" and "The Phillippi Crestview Community Club," which reflected the club's informal character. According to local informant Carl Davis, a grandson of C.J. Avery, both names for the community were used because, beginning in the 1930s, not all of the residents were from Maine.¹⁷

The initial population of the Maine Colony originated from a collective of railroad workers. According to Carl Davis, "the Maine Colony was made up of retired and retiring employees of the Boston and Maine Railroad¹⁸ who started a retirement community at Southern Pines, North Carolina." Members of that group investigated the potential of the Venice-Nokomis area near Sarasota as another possible site for a retirement community. They included the Phillippi Creek area in their search.¹⁹ Lucia recalls that four residences were built in 1923.²⁰

In order to accommodate community picnics, the neighbors erected a large tent. Soon, a vernacular style wood frame building replaced the tent. Frank X. Jannelle supervised the construction of the clubhouse, which was built with lumber shipped from Maine. Mr. and Mrs. Jannelle were active members of the State of Maine Club. This community center building was the focal point of the social club. Fish fries and picnics attracted numerous prominent denizens of Sarasota in the colony's early years.²¹ According to tradition, the club members built their community center with proceeds derived from neighborhood bean suppers. The clubhouse

¹³ "Clifford's Subdivision, New England Colony Phillippi Crest," December 20, 1924. Sarasota County Plat Book 1, Page 103, copy on file, Sarasota History Center, Sarasota, Florida.

¹⁴ "Wade & Avery's Third Addition, Phillippi Crest Subdivision," 28 January 1925, Sarasota County Plat Book 1, Page 116, copy on file, Sarasota History Center, Sarasota, Florida.

¹⁵ "Rydberg's Subdivision No. 1," Sarasota County Plat Book 4, Page 57, copy on file, Sarasota History Center, Sarasota, Florida.

¹⁶ According to the Sarasota Property Appraiser's records, the earliest building appears to date from 1920.

¹⁷ R., Lucia, "Notes on the Phillippi Crest Community Club," No date, on file, Sarasota County History Center, Sarasota, Florida; Shank and LaHurd, 2004; L. Muldowney, 1998.

¹⁸ The line was founded in the 1840s and discontinued passenger service in 1965. The line is now owned by the Guilford Rail System.

¹⁹ Shank and LaHurd, 2004.

²⁰ Lucia, no date.

²¹ L. Muldowney, 1998.

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supported “informal parties, including covered dish suppers, cabaret suppers and dances, card parties, and costume parties.”²²

The State of Maine Club began as an organization distinct from the Maine Colony Club. In the pattern of the Ohio Colony, in January of 1925, some like-minded citizens from the state of Maine, but who did not necessarily live in the Ashton Road area, met in the office of Sarasota real estate salesman Roger C. Rice. There they formed the State of Maine Club. The club, which included Mainers who lived in Sarasota and Manatee, elected Dr. Charles W. Larrabee of Bradenton as its president, a post he would hold for nearly 25 years. During the early years, the group gathered at different beaches and parks in Sarasota and Manatee and it was noted in the club’s first minutes that, “many new friends were made and old friendships renewed.”²³

In the 1930s and 1940s, the club met at Dr. Larrabee’s estate, Larrahurst, and sometimes at the Phillippi Crest Clubhouse, since some members of the Maine Colony were also members of the State of Maine Club. At Larrahurst, Dr. Larrabee often provided an “abundance of baked beans, brown bread and coffee,” which the group appreciated. Their meetings were obviously fun and included community sing-alongs, dancing, lectures, sharing memories of life in their particular Maine hometown, card games and poetry readings. During 1941, 622 persons attended the six meetings held that year.²⁴

There are no minutes from 1929 until 1936, perhaps due to the real estate crash and the Great Depression. When the club minutes resume in 1937, Dr. Larrabee was again elected president. The effect of the depression on the club activities is difficult to measure. Unfortunately, city directories for the area provide only spotty coverage, so it is impossible to tell how many families were present and how many of these stayed in the district. However, some families remained in the neighborhood from its inception through the 1960s. Those who remained included families with the surnames, Cochran, Rice and Lucia. In 1942, it was decided that, because of the war and many members not coming south for the duration, the meetings would be reduced from six to three. By 1943, heeding the Government’s request to abstain from pleasure driving, all meetings were called off until after the war. The decision to cancel all meetings was based on the distance some members had to drive to attend the meetings. For instance, some members lived in Manatee County.²⁵

The State of Maine Club suffered from the interruption of social life caused by World War II. Minutes of post-war club activities are absent from the collection of earlier ones, which are included with the records of the Phillippi Crest Community Club. Post-war news articles and minutes continued reporting on events at the Maine Colony and the activities and organization of the Phillippi Crest Community Club. Membership in the

²² Shank and LaHurd, 2004.

²³ Shank and LaHurd, 2004.

²⁴ Shank and LaHurd, 2004.

²⁵ Shank and LaHurd, 2004.

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club became more geographically diverse than had been the case in the 1920s, perhaps reflecting absorption of members from the defunct State of Maine Club.²⁶

The Phillippi Crest Community Club had formalized their organization on February 17, 1929, by drafting a set of by-laws. They limited membership to property holders within the colony. They stated that “the object is to promote harmony and good will among the residents of the colony for social entertainment.” The club decided that its officers would meet on the first and third Monday of each month during the tourist season. Membership in the social club was based on residency in Maine and annual dues payments. During the Second World War, meetings of the club were cancelled. They resumed their meetings after the war, and the club’s activities were reported in the society pages of local newspapers during the 1950s. The community center building also hosted neighborhood birthday parties, holiday dinners, and Boy Scout troop meetings. The club sponsored outings to local beaches and made its clubhouse available for use by other social organizations in Sarasota. For instance, the State of Maine Club, which was organized earlier than the Phillippi Crest Community Club as a separate organization in 1925, often met at the Phillippi Crest Clubhouse.²⁷

During the period of significance, portions of the developable land within the district remained vacant. Most notably, Nash's subdivision never fully developed. This fact is reflected in the lack of historic architectural fabric near the corner of Swift Road and Ashton Road and is consistent with the boundaries of the district. Also, some of the original buildings in the district were demolished and not replaced by newer residences, which is reflected by the small number of noncontributing buildings in the district.²⁸

The personal stories and life histories of those residents who played a significant role in the development of the district are worth noting. For instance, Frank X. Jannelle, who supervised the construction of the clubhouse, died in Sarasota in 1949. He remained a resident of the Maine Colony until the time of his death. His wife Margaret died in Sarasota in 1964. At that time, she resided in a local rest home. Caleb J. Avery died in Sarasota in December 1956. At the time, he resided in a local rest home, moving there from a residence on South Tamiami Trail, not located in the district. Clarence Lucia died in Sarasota in June 1975. He resided on Ashton Road until the time of his death. His wife Ruby died in Sarasota in October 1979. At the time of her death, she was no longer residing in the Maine Colony. William Warren Savage died in Sarasota in June 1958. At the time of his death, he was no longer residing in the Maine Colony.²⁹

The architectural resources associated with the Maine Colony district exemplify the seasonal tourism theme that is integral to Sarasota County’s growth and development. Originally, the buildings were erected to

²⁶ Muldowney, “Historic Overview.”

²⁷ Shank and LaHurd, 2004.

²⁸ This section relies on research contributed by L. Muldowney in L. Muldowney, Personal Communication, August 19, 2004, in possession of the author, who is grateful for Ms. Muldowney’s thoughtful assistance in revising this nomination.

²⁹ L. Muldowney, Personal Communication, August 19, 2004.

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support social functions and seasonal living in a resort community. By the mid-twentieth century though, the buildings had evolved into retirement residences. Buildings within the district are located on the following streets: Portland Street, Burlington Lane, Dallas Place, Ashton Road, Swift Road, and Grafton Street. The names of some of the streets within the historic district serve to remind vacationers from Maine of picturesque places in their home state. For instance, Damariscotta Place, which intersects Ashton Road at the district boundary, reflects a fondness for a scenic river in southern Maine that is a popular weekend or vacation destination. Portland and Burlington are well-known New England cities. Other names refer to designations of streets on plats from the 1920s.

Lastly, the historical significance resides in the role it played in the physical growth of Sarasota. The history of the district shows how recreational culture reached into the middle class and economic expansion influenced Sarasota's spatial development and community growth. The district reflects vernacular styles and conventional methods of construction and retains integrity of design, materials, setting, location, association, feeling, and workmanship. The district also illustrates the emergence of a trend in middle class housing: owning a second home. Although they are modestly styled homes, these undistinguished buildings collectively mark an early phase in vacation home ownership.

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GEOGRAPHICAL DATA

Verbal Boundary Description

The boundaries of the Maine Colony Historic District are those shown on the scaled map of the district that accompanies this document.

Boundary Justification

The boundaries of the district encompasses all of the surviving resources found on the land platted and subdivided in 1919 and the early 1920s by various real estate speculators. The NRHP boundary is drawn to accommodate the distribution of contributing resources, while excluding noncontributing, both historic and non-historic where possible. The boundary was also drawn to account for cultural features (namely Swift Road to the east) and natural features (Phillippi Creek to the west), while maintaining the greatest concentration of contributing resources.

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List of Photographs

Photograph 1:

1. 2722 Grafton Street, Maine Colony Historic District
2. Maine Colony Historic District, Sarasota County, Florida
3. Jared Tuk
4. March 2004
5. GAI Consultants, Inc., 618 East South Street, Orlando, Florida, 32801
6. Main (North) Facade and West Elevation, Looking Southeast
7. Photo 1 of 32

Numbers 2 through 5 are the same for the remaining photographs.

1. 2545 Ashton Road
6. Main (East) Facade and South Elevation, Looking Northwest
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1. 2446 Ashton Road
6. Main (North) Facade and East Elevation, Looking Southwest
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1. 2429A Burlington Lane
6. West Elevation, Looking West
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1. 2429 Burlington Lane
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1. 2513 Ashton Road
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1. 2525 Ashton Road
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1. 2706 Grafton Street
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1. 5217 Lords Avenue
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1. 5122 Swift Road
6. Main (East) Facade and North Elevation, Looking Southwest
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1. 5200 Swift Road
6. Main (East) Facade, Looking Northwest
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1. 5128 Dallas Place
6. Main (East) Facade and North Elevation, Looking Southwest
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1. 2718 Ashton Road
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1. 2637 Ashton Road
6. Main (South) Facade and East Elevation, Looking Northwest
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1. 2626 Ashton Road
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1. 2610 Ashton Road
6. Main (North) Facade, Looking South
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1. 2500 Ashton Road
6. Main (North) Facade and East Elevation, Looking Southwest
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1. 2432 Ashton Road
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1. 2438 Portland Street
6. Facade, Looking South
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1. 2452 Portland Street
6. Main (North) Facade and East Elevation, Looking Southwest
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1. 5263 Portland Way
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1. 5205 Portland Way
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1. 2494 Portland Street
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1. 2717 Ashton Road
6. Main (South) Facade, Looking North
7. Photo 30 of 32

1. 2712 Grafton Street
6. Main (North) Facade, Looking South
7. Photo 31 of 32

1. 2565 Ashton Road
6. Main (South) Facade and East Elevation, Looking Northwest
7. Photo 32 of 32