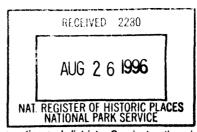
National Register of Historic Places Registration Form



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 an 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 <u>Beasley</u> , <u>John M.</u> ,	House	
other names/site number		
2. Location		
street & number <u>7706 Westmore</u>	land Drive	n / a □ not for publication
city or town <u>Sarasota</u>		n / a⊠ vicinity
state <u>Florida</u> code <u>F</u>	<u>'L</u> county <u>Manatee</u>	code 081 zip code 34243
3. State/Federal Agency Certification		
☐ request for determination of eligibility meet Historic Places and meets the procedural and ☐ meets ☐ does not meet the National Regi ☐ hationally ☐ statewide ☐ locally. (☐ See Signature of certifying official/Title Florida State Historic Preses State of Federal agency and bureau In my opinion, the property ☐ meets ☐ does comments.)	professional requirements set forth in Sister criteria. I recommend that this professional commend that this professional commend that this professional commendation of the continuation sheet for additional commendation. SHFO Date revation Officer, Divisional commendation of the continuation of the contin	on of Historical Resources
Signature of certifying official/Title	Date	
State or Federal agency and bureau		
4. National Park Service Certification		
I hereby certify that the property is:	Signature of the Keepe	Pr Date of Action
entered in the National Register. See continuation sheet.	Mal Mr.	W/ 9123196
☐ determined eligible for the National Register ☐ See continuation sheet.	<i></i>	
determined not eligible for the National Register.		
removed from the National Register.		
other, (explain:)		

Manatee County, F1

Name of Property

County and State

5. Classification					
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)		Number of Res (Do not include pre	cources within Proper viously listed resources in t	r ty the count.)
☑ private			Contributing	Noncontributing	
□ public-local□ public-State	☐ district ☐ site		1	. 1	buildings
☐ public-Federal	☐ structure		0	0	sites
	□ object		0	0	structures
			0	0	objects
			1	1	Total
Name of related multiple p (Enter "N/A" if property is not part			Number of con in the National	tributing resources p Register	previously listed
	ectural Resources of odivision, Manatee Co.,	F1.	•	0	
6. Function or Use					
Historic Functions (Enter categories from instructions)			Current Functions Enter categories from		
DOMESTIC/ Single	Dwelling	•	•	ingle Dwellin	g
Donies Company		-			
		-			
		-			
		-			
		-			
		-			
		-			
7. Description					
Architectural Classification (Enter categories from instructions)			Materials Enter categories from	instructions)	
LATE 19TH AND 20TH	H CENTURY REVIVALS/	f	oundationC	ncrete	
Mission/Spanish	Colonial Revival			ucco	
		r	oofC	eramic Tile	
					-

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.)	Areas of Significance (Enter categories from instructions) Community Planning and Development
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.	Period of Significance 1926-1929
 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.)	Significant Dates 1926
Property is:	
☐ A owned by a religious institution or used for religious purposes.	
\square B removed from its original location.	Significant Person (Complete if Criterion B is marked above) N/A
☐ C a birthplace or grave.	- 1/1/
□ D a cemetery.	Cultural Affiliation N/A
\square 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.	Architect/Builder unknown/unknown
Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets	:.)
9. Major Bibliographical References	
Bibilography (Cite the books, articles, and other sources used in preparing this form on c	
Previous documentation on file (NPS):	Primary location of additional data:
 □ 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 	 X State Historic Preservation Office □ Other State agency □ Federal agency □ Local government □ University □ Other
☐ recorded by Historic American Buildings Survey # ☐ recorded by Historic American Engineering Record #	Name of repository:

Manatee County, FL

County and State

10. Geographical Data		
Acreage of Property less than 1 acre		
UTM References (Place additional UTM references on a continuation sheet.)		
1 1 7 3 4 3 6 6 0 3 0 3 1 9 1 0 Northing	3 Zone Easting Northing 4 See continuation sheet	
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)		
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)		
11. Form Prepared By		
name/title Victoria "Mikki" Hartig / Sherry Piland,	Historic Site Specialist	
organization Bureau of Historic Preservation	date June 1996	
street & number R. A. Gray Building., 500 S. Brono	•	
city or town Tallahassee	stateFL zip code32399-0250	
Additional Documentation		
Submit the following items with the completed form:		
Continuation Sheets		
Maps		
A USGS map (7.5 or 15 minute series) indicating the pr	operty's location.	
A Sketch map for historic districts and properties having	g large acreage or numerous resources.	
Photographs		
Representative black and white photographs of the pre-	operty.	
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	
Denominate Deduction Act Statement. This information is being callected for	applications to the National Designer of Ulateria Plants to result	

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 to amend existing 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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		BEASLEY, JOHN M. HOUSE,
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The John Myrick Beasley House is located at 7706 Westmoreland Drive, in the Whitfield Estates Subdivision, an unincorporated area of Manatee County, Florida, midway between Sarasota and Bradenton. The house contributes to the Historic and Architectural Resources of Whitfield Estates Subdivision, Manatee County, Florida multiple property group under Property Type F.1, Residential Buildings.

Two buildings are located on the property: the contributing two-story, Mediterranean Revival style residence, constructed in 1926, and a recently constructed, non-contributing, one-story garage. The frame residence, with an irregular plan, is covered with stucco and rests on a concrete foundation. The roof has gabled, and low hip, barrel tile sections. Other flat portions have built-up roofing. Portions of the shallow eaves feature simple wood brackets.

SETTING

The Beasley House is located in Whitfield Estates Subdivision, at the intersection of Westmoreland Drive and Delmar Avenue, adjacent to the widest part of Sarasota Bay. In the original subdivision plan, only one other north-south street, Sunset Drive, west of Westmoreland, was aligned closer to the Sunset Drive was vacated in 1951 and several contemporary homes, most accessed from Westmoreland Drive, have been constructed along the waterfront in the last three decades. North Tamiami Trail (US 41), a major north-south thoroughfare that bisects the subdivision, is located three blocks east of the Beasley House. The Whitfield Estates Broughton Street Historic District (NR 1993) is six blocks to the north. Although there are 2 other period residential buildings within the general vicinity of the Beasley House, one has been substantially altered. All of the remaining housing stock in the surrounding area was built after 1950. Whitfield Estates, in its entirety, contains approximately 60 other residential buildings dating from the mid 1920s, scattered irregularly throughout the 680+ acre subdivision. Few are in proximity to each other and many have undergone a broad range of modification.

The Beasley House is located on a less than one acre site and the property is well maintained. The original Beasley property was subdivided ca. 1970, and the portion containing the

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BEASLEY, JOHN M. HOUSE, MANATEE CO., FL.

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original two-story Mediterranean Revival Style garage/servants' quarters was sold. However, the structure is non-contributing because of significant alterations.

EXTERIOR DESCRIPTION

The principal facade of the house faces northeast onto Westmoreland Drive (Photo 1). Decorative wing walls project from each end of this facade (Photos 1 and 11). The primary entrance is located near the center of this facade, sheltered by a gabled portico with a segmental arched opening (Photo 2). A fixed window within the batten entry door provides light to the interior entry hall (Photo 3).

The entrance is flanked by paired casement windows, surmounted by semi-circular cast masonry panels featuring a floral design in relief (Photo 4). On the second floor, directly over the entrance portico, are two narrow casement windows and a decorative wrought iron balconet (Photo 5). The second story of the main facade also contains two sets of rectangular casement windows directly above those on the ground level (Photo 6). A portion of the parapet wall is raised at the east end of the main facade and is decorated with a wood shield. Small rectangular wood insets are placed below and to each side of the shield (Photo 7).

A porte-cochere at the northern end of the southeast elevation was enclosed in 1992 to create a sunroom (Photo 1). The exterior walls are stucco, closely matching the original building finish. Two pairs of single-light, paired casement windows are located on the northeast and southeast elevations of this room. The southwest elevation contains a glass panel door with a fixed transom, flanked by paired, single-light casement windows (Photo 8). Visible at the eastern corners of this room are the porte-cochere columns. These columns are also visible from the interior of the room. The roof of this room is used as a deck, accessed from doors on the second floor. These doors flank an exterior chimney. A wrought iron railing extends around the edge of the deck (Photo 1).

The remaining portion of this elevation contains paired casement windows on the first and second floor and second floor single window with a fixed glass top panel and a glass block

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BEASLEY, JOHN M. HOUSE, MANATEE CO., FL.

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lower panel. Another single window on the second floor has been sealed and covered with stucco (Photos 9 and 10).

The northwest elevation is fenestrated with paired casement windows on the first and second stories of this portion of the building elevation (Photo 11). A square decorative vent cover is visible in the gable end wall. A small gabled entry porch, is located at the west end of this elevation (Photo 12). This porch was constructed in 1992, replacing an entry door with an attached overhang.

The rear (southwest) elevation has been altered (Photo 13). The first floor consists of a projecting breakfast room at the south end, and an open, arcaded porch at the north end (Photo 14), both 1992 additions. On the second story, a single glass panel door is placed where there was previously a window. A ground floor deck, surfaced in terra cotta tile with stucco side walls, extends into the rear yard.

INTERIOR DESCRIPTION

The residence has a central hallway (Photo 15). The stair balustrade consists of alternating spiral and plain balusters (Photos 16 and 17). The dining room and kitchen are on the northwest side of the hallway; a sitting room (Photo 18), living room (Photo 19), and sunroom (Photo 20) are on the southeast side. Oak plank floors are present in the majority of the downstairs rooms. A fireplace in the living room has an ornate cast masonry surround (Photo 21). In the present day sun room (the enclosed porte-cochere), a cast boar's head approximately 10 inches in diameter is visible on what was formerly an exterior wall.

The second floor is comprised of three bedrooms, two baths, and a sitting room. A fireplace with a simple wood mantel is located in the sitting room (Photo 22). The general interior floor plan has been maintained.

NON-CONTRIBUTING RESOURCE

A one-story detached garage was built to the east of the house in 1992 (Photos 23 and 24). It is constructed of concrete

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block finished in stucco, and has a barrel clay tile roof. The garage is linked to the residence by a stuccoed wing wall with a wrought iron gate.

ALTERATIONS

The principal changes to the structure have been the replacement of the original multi-light, wood, paired and triple casement windows with single light paired and triple metal units, and the enclosure of the original porte-cochere. In addition, the rear elevation has received a small stuccoed masonry room addition and wood deck on the first floor. According to the present owner, the window change was necessitated by the deteriorated condition of the former windows. The replacement single-light, casement windows were fitted into existing openings. The residence was reroofed in the 1990s with barrel clay tile replicating the original Spanish roof tile. The design for the enclosure of the porte-cochere included the retention of the original roof line as well and the incorporation of several original structural and decorative features.

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The John Myrick Beasley House is eligible for listing in the National Register of Historic Places at the local level under Criterion A in the area of Community Planning and Development. This was briefly the home of John Myrick Beasley, one of the corporate officers of Whitfield Estates, Inc., the developer of Whitfield Estates. It contributes to the Historic and Architectural Resources of Whitfield Estates Subdivision, Manatee County, Florida multiple property group under Historic Context I, Development of Whitfield Estates, 1925-1929 and Property Type F.1, Residential Buildings.

HISTORIC CONTEXT

Whitfield Estates, Inc., was formed in 1924 to develop the large Whitfield Estates subdivision. Many influential Northerners and Sarasota citizens purchased Whitfield residences. All plans were subject to review by the developer and an architectural committee. In early 1926 alone, 61 homes were under construction with prices ranging from \$17,000-\$30,000, representing a reported outlay by the builders of approximately \$1,200,000.

HISTORICAL SIGNIFICANCE

On April 5, 1926, John "Jack" Myrick Beasley and his wife, Minnie Cofield Beasley, became the first owners and occupants of 7706 Westmoreland Drive. John Myrick Beasley was the only corporate officer of Whitfield Estates, Inc. to purchase a home in the subdivision, although S. L. Vedeveer, the Sales Manager, also owned a Whitfield Estates home.

John Beasley was born in Opeika, Alabama. After graduating from Auburn University, Beasley went to Atlanta in 1900 and was employed by the Adair Realty Company. His rise with the company was rapid and in 1924, he was sent to Sarasota, Florida as "manager" of Whitfield Estates. By 1927, not long after Beasley made a permanent commitment to the area by purchasing the house at 7706 Westmoreland Drive and relocating his family to Sarasota, the Florida Land Boom began to collapse. Beasley, who became Secretary-Treasurer of Whitfield Estates during its early period of development, was involved in all of the day to day activities and finances of the Whitfield venture, and was the only corporate

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BEASLEY, JOHN, HOUSE MANATEE CO., FL.

officer who resided full time in Whitfield Estates. When Whitfield Estates, Inc. began suffering serious financial problems, Beasley was unable to maintain his position and income with the corporation. He lost his recently purchased house in foreclosure. Beasley returned to Atlanta in mid-1929, where he became the general manager of the West View Cemetery Association, a position he held until his death on April 30, 1938, at age 59.

After Beasley lost the house, it was sold to William Tretsell and Edith A. Bruckner for \$7,500 cash on September 30, 1929. The Bruckners, residents of Illinois, purchased the property for use as a winter home, and spent the next twenty-seven winters in Sarasota. Along with their two children, Herbert and Charlotte, they occupied the house from November to early May each year and the children attended Sarasota's Out of Door School. Even though they spent six or seven months of each year at their Whitfield home, the Bruckners managed to achieve outstanding prominence in their home state of Illinois. The Bruckners typify Sarasota and Whitfield winter residents, drawn to the climate and recreation, and able to afford the luxury of maintaining two or more residences for their personal use.

William Bruckner, a banker from Hinsdale, Illinois, came to Sarasota at the urging of Ralph Caples, a Chicago banking client. Caples was an early prominent Sarasotan who is credited with enticing John Ringling to first visit and later invest in the area. The Bruckners and the Caples maintained a friendship for many years. Bruckner founded the Cicero State bank in 1907. In 1910, Bruckner became Vice President of the Continental Illinois Bank and Trust Company, created by the merger of two Chicago banks. He was also a director of the First National Bank of Hinsdale, and the Lake View Trust and Savings Bank of Chicago. Mr. Bruckner served as president of the Hinsdale, Illinois Village Board from 1926 until 1931.

William Bruckner's wife, Edith A. Bruckner, was prominent in her own right. After graduating from Northwestern University, Evanston, Illinois, in 1907, she briefly taught high school. Mrs. Bruckner was a dedicated volunteer leader, community organizer and philanthropist. She was a founder of the Family Service Association, United Charities, the Hinsdale Humane Society, and the Mackinaw Humane Society in Mackinaw Island, Michigan, where her family owned a summer home. In addition, she

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served on the board of the American Humane Society for many years.

She was active in several Women's Clubs in the Chicago area, and from 1938 to 1941, she served as President of the Illinois Federation of Women's Clubs and as Chairman of the General Federation of Women's Clubs', a national organization. In 1980, when she was 99 years old, Mrs. Bruckner was presented with an award and state proclamation from Illinois Governor James Thompson for her work in improving the quality of welfare services in the Chicago area over a period of five decades. The enormous civic accomplishments of the Bruckner's was undoubtedly aided by their opportunity to rest and revive themselves in the pleasant atmosphere of Sarasota. Mr. and Mrs. Bruckner continued to own their Whitfield Estates home until May, 1956.

The house contributes to Whitfield's early physical and historic development by its location, materials, feeling, and historic association. Although it has undergone some modifications, it remains particularly significant as one of the residences built during the early period of development of the subdivision.

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BEASLEY, JOHN M., HOUSE MANATEE CO., FL.

- Flory, Roger V. 1928 Guide to Hotels & Apartments, Sarasota, Florida. Sarasota: Roger V. Flory, 1928.
- Grismer, Karl. <u>The Story of Sarasota</u>. Sarasota; M.E. Edwards, 1946.
- Hatter, Hap. <u>Tropical Splendor</u>. New York: Alfred A. Knopf, 1987.
- Matthews, Janet Snyder. <u>Sarasota</u>, <u>Journey to Centennial</u>. Tulsa: Continental Heritage Press, Inc., 1985.
- Spain-Schwartz, Rebecca. <u>Sarasota-Bradenton Airport Land</u>
 <u>Acquisition Program Historic Structures Survey</u>. Sarasota:
 Sarasota-Bradenton Airport Authority, September 1992.

SPECIAL COLLECTIONS

- Private collection of Mary Anne Haley Perry, Sarasota, Florida.
- Abstract of Title, prepared by United Abstract and Title Insurance Company, Bradenton, Florida in possession of Vernon and Donna Hampton.
- Abstract of Title, prepared by the Bradenton Abstract Company, in possession of John and Amanda Brown, current property owners.
- Coho/Hodge personal family photographs and papers in possession of Ralph Coho, nephew of Mabel Coho Hodge.
- Twitchell, Paula. Collection of taped and transcribed interviews with Ralph Twitchell conducted during the 1970s.
- SARASOTA COUNTY DEPARTMENT OF HISTORICAL RESOURCES
- "Sarasota Visitors Guide" 1931-32.
- Sanborn Insurance Co. Map of Sarasota, Florida. New York: Sanborn Map Company, 1929.

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BEASLEY, JOHN M., HOUSE MANATEE CO., FL.

MANATEE COUNTY HISTORICAL ARCHIVES

Plat Map Files
Plat Map of Whitfield Estates, 1925.

HINSDALE HISTORICAL SOCIETY, HINSDALE, ILLINOIS

Biographical and clipping files on William T. and Edith A. Bruckner.

INTERVIEWS BY MIKKI HARTIG:

Adair, Perry, Roswell, Georgia, 25 April 1994.

Bruckner, Herbert, Gulfstream, Florida, 11 April 1995.

Coachman, Evelyn Morrison, Clearwater, Florida, 16 April 1995.

Coho, Ralph W. 29 September 1992.

Hodge, Gordon Stuart, Sarasota, 28 September 1992.

Perry, Mary Anne Haley, Sarasota, Florida, 24 September 1992.

Schmitt, Charlotte Bruckner, Burr Ridge, Illinois, 3 and 12 May 1995.

Twitchell, Paula, Sarasota, Floirda, 12 July 1992, 24 September 1992, and 2 October 1992.

Twitchell, Tolyn, Sarasota, Florida, 11 July 1992.

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VERBAL BOUNDARY DESCRIPTION

Lots 25 and 26, Block 3, Whitfield Estates, according to the Plat thereof, as recorded in Plat Book 2, Pages 127A and 128A, of the Public Records of Manatee County, Florida. Less the following described land; Commence at the Northerly corner of Lot 26, Block 3, Whitfield Estates, Unit 1, thence South 44 degrees 59'05" West, along the Southerly line of Delmar Avenue 122.56 feet for the Point of Beginning; thence South 44 degrees 59'05" West, along said Delmar Avenue 52.72 feet; thence South 45 degrees 00.55 East, 74.18 feet; thence South 74 degrees 32'55" East, 91.57 feet; thence South 38 degrees 21'000" East, 30.00 feet; thence North 25 degrees 00'00" East, 53.27 feet; thence North 47 degrees 53'00" West, 117.57 feet; thence South 42 degrees 06'20" West, 32.06 feet; thence North 46 degrees 07'00" West, 49.28 feet to the Point of Beginning. The above lying and being in Section 35, Township 35 South, Range 17 East, Manatee County, Florida.

BOUNDARY JUSTIFICATION

The boundaries include all of the original site historically associated with the Beasley House, minus that portion that was subdivided and sold c.1970.

NPS Form 10-900-a (9 set in the s

United States Department of the InteriorNational Park Service

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- The John Myrick Beasley House, Sarasota, Florida.
- 2. Manatee, Florida.
- 3. Lori Muldowney
- 4. May, 1995
- 5. Historical and Architectural Research Services, 3708 Flores Avenue, Sarasota, Florida 34239.
- 6. Main (northeast) facade, view looking west
- 7. Photo 1 of 24

Items 1-5 are the same for the remaining photographs

- 6. Detail, primary entrance door, view looking southwest
- 7. Photo 2 of 24
- 6. Interior detail, primary entrance door; view looking northeast
- 7. Photo 3 of 24
- 6. Window detail, main (northeast) facade; view looking southwest
- 7. Photo 4 of 24
- 6. Detail, second floor, main (northeast) facade; view looking southwest
- 7. Photo 5 of 24
- 6. Main (northeast) facade; view looking southwest
- 7. Photo 6 of 24
- 6. Detail, second floor, main (northeast) facade; view looking southwest
- 7. Photo 7 of 24
- 6. Detail, southwest elevation; view looking northeast
- 7. Photo 8 of 24
- 6. Detail, southeast elevation, second floor; view looking north
- 7. Photo 9 of 24
- 6. Detail, southeast elevation; view looking north
- 7. Photo 10 of 24

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- 6. Northwest elevation, view looking southeast
- 7. Photo 11 of 24
- 6. Detail, secondary entrance on northwest elevation; view looking southeast
- 7. Photo 12 of 24
- 6. Rear (southwest) elevation; view looking east
- 7. Photo 13 of 24
- 6. Detail, rear (southwest) elevation; view looking northwest
- 7. Photo 14 of 24
- 6. Interior detail, entrance foyer; view looking southwest
- 7. Photo 15 of 24
- 6. Interior detail, stairway landing, second floor; view looking southwest
- 7. Photo 16 of 24
- 6. Interior detail, stairway, first floor; view looking east
- 7. Photo 17 of 24
- 6. Interior detail, first floor sitting room; view looking southwest
- 7. Photo 18 of 24
- 6. Interior detail, living room; view looking northeast
- 7. Photo 19 of 24
- 6. Interior detail, view into sunroom from living room; view looking east
- 7. Photo 20 of 24
- 6. Interior detail, living room fireplace; view looking southeast
- 7. Photo 21 of 24
- 6. Interior detail, sitting room fireplace, second floor; view looking east
- 7. Photo 22 of 24
- 6. Main (northeast) elevation; view looking southwest
- 7. Photo 23 of 24

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- 6. View showing non-contributing garage and southeast elevation of house; view looking north
- 7. Photo 24 of 24

