

2103

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 Punta Gorda Residential District
other names/site number 8CH446

2. Location

street & number West Retta Esplanade, West Virginia Avenue, Berry St. N/A not for publication
city, town Punta Gorda N/A vicinity
state Florida code FL county Charlotte code FL 015 zip code 33950

3. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes sub-rows for Contributing and Noncontributing resources.

Name of related multiple property listing: Punta Gorda Multiple Property Group
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.
Signature of certifying official Suzanne P. Walker (deputy)
Date 11/29/90
Florida Department of State - Bureau of Historic Preservation
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:
[X] 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:)
Signature of the Keeper Amy Federman
Date of Action 1/7/91

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)

Architecture

Exploration/Settlement

Period of Significance

1884-1930

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

N/A

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

Please see continuation sheet.

See continuation sheet

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

GOVERNMENT/city hall

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

GOVERNMENT/city hall

7. Description

Architectural Classification
(enter categories from instructions)

OTHER/vernacular, wood,

BUNGALOW/CRAFTSMAN

QUEEN ANNE

Materials (enter categories from instructions)

foundation CONCRETE

walls WOOD

MASONRY

roof METAL

other STUCCO

COMPOSITION

Describe present and historic physical appearance.

Please see continuation sheet.

9. Major Bibliographical References

SEE COVER NOMINATION

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 50

UTM References

A

1	7
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39	4	86	0
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2	9	79	0	00
---	---	----	---	----

Zone Easting Northing

C

1	7
---	---

39	5	92	5
----	---	----	---

2	9	79	1	45
---	---	----	---	----

B

1	7
---	---

39	5	54	0
----	---	----	---

2	9	79	58	5
---	---	----	----	---

Zone Easting Northing

D

1	7
---	---

39	5	26	5
----	---	----	---

2	9	78	58	0
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See continuation sheet

Verbal Boundary Description

The boundary of Punta Gorda Residential District is shown as the dotted line on the accompanying map entitled "Punta Gorda Historic Residential District."

See continuation sheet

Boundary Justification

The boundary includes properties that have been historically part of Punta Gorda's residential area and that maintain historic integrity.

See continuation sheet

11. Form Prepared By

name/title <u>Vicki L. Cole - Historic Sites Specialist</u>	Gladys Cook-Consultant
organization <u>Bureau of Historic Preservation</u>	date <u>August 14, 1990</u>
street & number <u>500 South Bronough Street</u>	telephone <u>(904) 487-2333</u>
city or town <u>Tallahassee</u>	state <u>Florida</u> zip code <u>32399-0250</u>

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DESCRIPTION

PUNTA GORDA RESIDENTIAL DISTRICT

SUMMARY

The Punta Gorda Residential District is located in Punta Gorda, Florida. The majority of buildings reflect turn of the century architectural styles, with a small number of structures reflecting the 1920s Florida Land Boom. The buildings have a period of significance from 1884 to 1930. The district contains 163 buildings of which 125 contribute to the district.

SETTING

The Punta Gorda Residential District is located on the Peace River in the City of Punta Gorda. The area where the district is located developed as a residential neighborhood from approximately 1884 to 1930. Almost all of the houses in the district are still used as residences and the area maintains its original feel as a neighborhood. The district is well landscaped with numerous water and live oaks interspersed with native and exotic flora. Several of the historic roadbeds remain with original brick pavers.

DESCRIPTION

The Punta Gorda Residential District is primarily a collection of moderately sized wood framed vernacular and Queen Anne styled residences. The district is laid out in a grid pattern with the northern boundary, Retta Esplanade, facing a waterfront park. Houses are generally one and two story wood framed vernacular structures which date from the mid-1880s to the late 1910s. Larger, more elaborate Queen Anne style houses, which date from the 1880s to the turn of the century, are located along the north and east perimeters. There are several masonry residences in the district which were constructed during the Florida Land Boom of the 1920s.

The district also contains several wood framed churches dating from the 1890s. The churches are located within easy walking distance from the residences as well as the waterfront park. Also located in the district is the Punta Gorda City Hall. The local center of government is actually located within the residential section of the original town instead of in the adjacent commercial district; however, the Neo-Classical styled

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building is well integrated into the district in both scale and setting and is not obtrusive.

ALTERATIONS AND NON-CONTRIBUTING RESOURCES

The houses in Punta Gorda's Residential District are generally in good to excellent condition. Constructed of first cut heart of pine, the buildings have resisted the harmful effects of termites, extreme heat and humidity and constant ocean "breezes." Despite the widespread application of asbestos shingles over original siding and the installation of aluminum awning windows in place of original sash, the houses continue to reflect their historic feeling and association. Several of the smaller houses have been enlarged at the rear elevation and some detached garages have been renovated into small apartments.

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INVENTORY OF PROPERTIES

C = contributing
NC = non-contributing

BERRY STREET

208 C

DOLLY STREET

109 C
121 NC
122 NC

CHASTEEN STREET

111 C
117 C
120 C
122 NC

MCGREGOR STREET

109 C
113 C
114 NC
124 C

GILCHRIST STREET

110 C
115 C
124 NC

GILL STREET

108 C
115 C
116 C
122 C
123 C
212 C
214 C
214 rear C
224 C

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DURANCE STREET

109	NC
117	C
118	C
212	C
213	C
220	NC
221	C
221 rear	C
225	C
230	NC
233	C
312	C
328	C

HARVEY STREET

110	C
110 rear	C
115	NC
124	C
201	NC
210	NC
211	C
216	C
224	NC
227	NC
228	NC
232	NC
233	NC
306-308	NC
310-312	NC
320	C
321	NC
327	C
330	NC

GOLDSTEIN STREET

210	C
212	C
215	C
219	C
220	C
222	C

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GOLDSTEIN STREET (continued)

227	NC
229	C
231	C
302	C
305	NC
311	C
314	C
316	C
324	C
326	C
327	C
328	C
331	C

CROSS STREET

105	C
121	C
219	C
220	C
223	NC
228	C
231	C
301	C
305	C
311-313	NC
328	NC
333	C
401	C
402	C
410	C

SULLIVAN STREET

219	C
225	C
231	C
301	C
308	C
312	C
331	C
403	C

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SULLIVAN STREET (continued)

408	C
411-413	NC
415	C
421	NC
433	C

TAYLOR STREET

307	C
311	C
315	C
321	C

WEST RETTA ESPLANADE

301	C
311	NC
321	C
321 rear	C
401	C
413	C
451	C
455	C
459	C
501	C
509	NC
511	NC
551	C
565	C
601	C
613	C
621	C

WEST MARION AVENUE

326	C
361	C
363	C
412	C
415	C
451	C
457	C
460	NC
461	C

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WEST MARION AVENUE (continued)

501	C
502	C
508	C
520	C
544	C
566	C
604	C
612	NC
620	C
624	NC
634	C
706	C
711	C
715	C
717	C
720	NC
756	C
760	C
767	NC

WEST OLYMPIA AVENUE

209-213	C
215	NC
259	C
260	C
361	C
364	C
403	C
413	C
420	NC

WEST VIRGINIA AVENUE

212	NC
317	C

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SIGNIFICANCE

The Punta Gorda Residential District is significant at the local level under Criteria A and C for its association with the development of Punta Gorda during the years 1884-1930. The district has architectural significance for its examples of frame vernacular, Queen Anne, and various revival style residential buildings as well as the Neo-Classical Revival style City Hall. The district contributes to the Punta Gorda Multiple Property Group under Associated Historic Context: Exploration, Settlement and Development of Punta Gorda, Florida 1884-1930 and Associated Property Type: Buildings of Punta Gorda 1884-1930.

Among the residences built in the 1880s, several still survive including Col. Trabue's home near the waterfront at 105 Cross Street. Constructed in 1884, the house was renovated in 1902. Surveyor Kelly B. Harvey's home was built on the waterfront at 565 West Retta Esplanade. Harvey served on Punta Gorda's first City Council in 1887. His home was remodeled and re-roofed in 1902. The Queen Anne style house is one of the more notable in Punta Gorda.

The Sandlin home, on the waterfront at 401 W. Retta Esplanade, was built in the 1890s. This elegant Victorian residence with a wraparound porch and roof walk is one of the finest homes in Punta Gorda. Sandlin, a pioneer merchant and real estate man was the only native Floridian elected to Punta Gorda's first City Council. His wife, Mary Lula Seward, helped organize the first Baptist Church and donated the land for the building.

The Farrington home, at 413 W. Retta Esplanade, was built in the 1890s and enlarged with a verandah and bay window in 1902. John H. Farrington was the vice president of the Punta Gorda bank which opened in 1899 with capital of \$15,000. His wife was the manager of the Dade Hotel.

The Crosland home, at 451 W. Retta Esplanade, was built in the 1890s by fish dealer S. J. Chadwick. Thomas C. Crosland, owner of the West Coast Fish Company and director of the Punta Gorda State Bank, purchased the home in 1913. Crosland built a tennis court on the waterfront and a tennis club was organized. Crosland remained associated with Punta Gorda's fishing industry for decades.

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The Denham home, at the corner of Cross Street and W. Retta Esplanade, was built in 1903 by J.T. Brown. This two story building with Victorian details is one of the first houses visitors see when they enter the city from the north. The house, which contains eight rooms and a 12' by 18' kitchen, required 34,000 feet of lumber to build. It was later occupied by Frank Blount who ran the main drug store in town.

The Dewey home, at 121 Cross Street, is one of the few concrete block residences surviving in Punta Gorda. The Exotic Revival structure exhibits Egyptian motifs in the porch columns which resemble bundles of reeds. Albert F. Dewey was the owner of the Punta Gorda Lighterage and Stevedore Company. His firm handled the transport of all the phosphate that passed through Punta Gorda. Dewey was also a director of the Punta Gorda State Bank.

The Hancock home, at 412 W. Marion Avenue, was built in 1913 at a cost of \$4,000. This wood frame Queen Anne residence with concrete block piers is prominent in Punta Gorda. John H. Hancock was a Ft. Ogden lawyer and was vice president of the Punta Gorda Bank.

The Jordan home, at 401 Cross Street, was built in 1902 by J.I. Holcomb and Son, building contractors of Punta Gorda, with lumber purchased from J.F. Corbett. The house cost a total of \$802.09 to build including the two lots it occupied. Adrian Pettus Jordan was a pioneer Florida newspaperman. In the 1880s he was editor of the Orange Leaf at Wildwood. In 1901, he moved to Punta Gorda and purchased the Punta Gorda Herald from R.K. Seward. Jordan was associated with the Herald until his death in 1928.

The Punta Gorda City Hall, at 326 W. Marion Ave., is an example of a Neo-Classical style public building. Built in 1927, it has a straight parapet roof with a central pediment. Large columns create a grandiose facade and entrance.

CONCLUSION

The Punta Gorda Residential District reflects the early settlement and growth of the area. The houses reflect a prosperous and well planned community which based its economy on several different industries: fishing, phosphate, railroad transportation and tourism. Unlike the majority of towns in Central and South Florida, the district has retained many of its

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turn of the century structures. The lack of a large number of masonry structures indicates a stable community during the 1920s, one not strongly influenced by the Florida Land Boom.

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Punta Gorda Historic Residential District

1. Punta Gorda Historic Residential District
2. Punta Gorda, Florida
3. John McCarthy
4. 7-4-88
5. Historic Preservation Consultants, Inc.
6. Sandlin Residence, 401 W. Retta Esplanade, camera facing south
7. #1

Items 1-5 are the same for photographs 1-9.

6. Sandlin Residence, 401 W. Retta Esplanade, detail, camera facing west
7. #2
6. Residence, 108 Gill Street, camera facing northeast
7. #3
6. Harvey House, 565 W. Retta Esplanade, camera facing southeast
7. #4
6. Punta Gorda City Hall, 326 W. Marion Avenue, camera facing northwest
7. #5
6. Hancock House, 412 W. Marion Avenue, camera facing northwest
7. #6
6. West Marion Avenue Streetscape, from Durrance Street, camera facing southwest
7. #7
6. Rebekah Lodge, 231 Cross Street, camera facing west
7. #8
6. Dreggers House, 331 Sullivan Street, camera facing north
7. #9

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1. Punta Gorda Historic Residential District
2. Punta Gorda, Florida
3. Jennifer Worden
4. 11-14-90
5. City of Punta Gorda Planning Department
6. Methodist Church, 501 W. Marion Avenue, camera facing south
7. #10

Items 1-5 are the same for photographs 10-16.

6. Streetscape, West Marion Avenue, camera facing northeast
7. #11

6. Streetscape, West Marion Avenue (non-contributing), camera facing southwest
7. #12

6. Streetscape, Cross Street, camera facing south
7. #13

6. Streetscape, Cross Street, camera facing west
7. #14

6. Streetscape, Durrance Street, camera facing northwest
7. #15

6. Streetscape, West Virginia Avenue, camera facing east
7. #16

7/12/91

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Punta Corda Residential District

Charlotte County, FLORIDA

ADDITIONAL DOCUMENTATIONAL APPROVAL
9800 2103



Keeper

Melous Byers 7/16/91

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Amendment to the Punta Gorda Residential District

The Punta Gorda Residential District (NR 1-7-91) is amended to show the building at 215 West Olympia Avenue as a contributing historic property. Built in 1914, the building is a one story, frame vernacular house clad in weatherboard. The building is typical of the frame vernacular residences built in the District between the mid-1880s and the late 1910s.

With this amendment, the number of contributing properties in the Punta Gorda Residential District increases to 126, and the number of non-contributing properties decreases to 37.

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Amended July 1991:
215 W. Olympia Avenue is
now contributing

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460 NC
461 C
WEST MARION AVENUE (continued)

501 C
502 C
508 C
520 C
544 C
566 C
604 C
612 NC
620 C
624 NC
634 C
706 C
711 C
715 C
717 C
720 NC
756 C
760 C
767 NC

WEST OLYMPIA AVENUE

209-213 C
215 C
259 C
260 C
361 C
364 C
403 C
413 C
420 NC

WEST VIRGINIA AVENUE

212 NC
317 C