

1201

United States Department of the Interior
National Park Service

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 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 CHRISTY PAYNE MANSION

other names/site number Marie Selby Botanical Gardens

2. Location

street & number 800 S. Palm Avenue

N/A not for publication

city or town Sarasota

N/A vicinity

state FLORIDA code FL county Sarasota code 115 zip code 34236

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

George W. Beatty 8/13/98
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register See continuation sheet
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Elson H. Beall 9.25.98
Signature of the Keeper Date of Action

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	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	0	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 Dwelling

/Secondary Structure

Current Functions

(Enter categories from instructions)

RECREATION AND CULTURE/Botanical Gardens

/Museum

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/

Colonial Revival

Materials

(Enter categories from instructions)

foundation Brick

walls Cement

Vinyl

roof Composition Shingle

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1935

Significant Dates

1935

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Price, A.C.

Blder: Paul Bergmann, Inc.

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

Primary location of additional data:

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

Name of Repository

CHRISTY PAYNE MANSION
Name of Property

Sarasota Co., FL
County and State

10. Geographical Data

Acreage of Property 1.5 Approx.

UTM References
(Place additional references on a continuation sheet.)

1	1	7	3	4	7	6	0	0	3	0	2	3	5	2	0
	Zone		Easting						Northing						
2															

3															
	Zone		Easting						Northing						
4															

See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

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

organization Bureau of Historic Preservation date August 1998

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

Representative **black and white photographs** of the property.

Additional items

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

Property Owner

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

name Marie Selby Botanical Gardens

street & number 811 S. Palm Avenue telephone (941) 366-5731

city or town Sarasota state Florida zip code 34236

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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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 7 Page 1

CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
DESCRIPTION

SUMMARY

Constructed in 1935, the Christy Payne Mansion is a two-story, wood frame/brick veneer, Colonial Revival style building. The former residence is now used for exhibitions and festivities for the Selby Botanical Gardens. The building rests on a brick foundation wall and has a basically "H" ground plan, with the central core of the house having north and south wings with front facing gables. The wings also have extensions on their north and south elevations. The central core of the mansion has a two-story portico on the main (east) facade, whose deck roof is supported by full-height Tuscan columns. A three-bay portico is recessed into the main body of the house. The centrally located main entrance is flanked by sidelights and surmounted by a fanlight. Above the entrance is a small cast iron balcony on the second story. Most of the windows are 9/9-light, double hung sash windows, fitted with paneled wood shutters. The main, cross-gable roof is covered with composition shingles and features dormer windows on its front and rear slopes. The rear of the house has a set of three, arched French doors on the ground story and round (oculus) windows on the second story. A former two car garage is located southeast of the residence next to the semicircular drive.

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. The Christy Payne Mansion, located at 800 South Palm Avenue, is found on the periphery of downtown Sarasota. The historic mansion is the focal point of the surrounding Marie Selby Botanical Gardens. Land surrounding the Gardens is now devoted to a variety of residential, commercial, and institutional uses. The Tamiami Trail borders the mansion on the north, and Sarasota Bay is located near the rear of the property, with the lawn sloping down to the water's edge.

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
DESCRIPTION

PHYSICAL DESCRIPTION

Exterior

Facing Palm Avenue on the east, the historic boundary of the Christy Payne Mansion includes the main house and a former garage which is now the Learning Center for the Gardens. The central portion of the residence functions as a hall to connect the rooms and wings in the extensions. The main roof consists of a series of intersecting gables, surfaced with composition shingles. Although the structural members of the building are heart pine, the exterior of the north and south wings are clad with brick veneer. Now painted white, the brick was originally washed with cement to give the walls an antique appearance. The central part of the building is sheathed in weatherboard which was covered with vinyl siding around 1970. The vinyl siding will be removed during the planned restoration of the mansion.

The symmetrical, 10-bay main (east) facade has a two-story portico recessed into the body of the house (Photos 1-2). Slender, two-story Tuscan columns rise uninterrupted from the low masonry floor of the portico to the deck roof that shelters it. On the front slope of the main roof are two gabled dormers with broken pediments. Each has an arched, 3-light casement window. Originally, the portico deck had a wooden "Chippendale" style balustrade at its front and side edges, but it became deteriorated and was removed c. 1965 (Photo 10). Beneath the portico, the central entrance has a "cross and bible" door, set in a surround consisting of a fanlight transom and 10-light sidelights. Above the main entrance, on the second story, is a cast iron balcony accessed by a 12-light wood and glass door that leads to the second floor stair landing. All the windows on the main facade are 9/9-light double hung sashes, flanked by 2-paneled wooden shutters featuring a flying seagull design cut into the top panel. The front-facing gables of the two-story wings have open-bed pediments with short cornice returns and arched vents in their centers.

The west facade of the mansion somewhat mirrors the east facade, with an open, bricked terrace extending between the north and south wings (Photos 4-5). The terrace is bordered by a cast iron railing. Three sets of evenly spaced French doors are found in the central section of the building at the rear of the patio. Directly above the doors, in the second story, are three round windows framed by wooden moldings, each of which has a keystone motif at the top. The wall of the central section of the west elevation, like the eastern one, is surfaced in vinyl siding over the

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CHRISTY PAYNE MANSION
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original wood weatherboard. Two arched dormer windows, set in open-bed pediments, are found on the rear slope of the roof covering the central section of the house. Both dormers have a 3-light wooden casement window. The brick-faced wings feature large picture windows on both stories of their west elevations, each with a fixed pane flanked by 12-light sidelights. The windows on the first story also have fanlights similar to the one found over the front door of the house. Most of the windows in the other elevations of the house are 9/9-light double hung sash windows. On the first story of the north wing is a screened porch connecting the terrace with the Living Room.

The major wings of the mansion have subordinate extensions. There is a short, two-story extension on the north elevation of the residence and two extensions on the south, the larger of which is two stories in height, while the smaller is only one story. The east wall of the north extension features 9/9-light double hung sash windows with wooden shutters, like those found on the east facade. There is also a pedimented dormer like those found on the center section of the building. A large exterior chimney is found in the center of the north wall of the extension. A similar chimney is found nearby in the north wall of the rear part of the large north wing. Located in the corner of the house created by the intersection of the major and minor wings, is a small patio with a cast iron railing (Photo 3). French doors on the west side on the north extension provide access to the patio. The north wall of the extension has 9/9-light double hung sash windows but no shutters. Shutters are also absent from the north wall of the rear wing.

The south elevation features a two-story, room sized block extension and a one-story room addition. The two-story extension has a hip roof and is entirely clad in vinyl siding. The west and east elevations of this extension have 15-light, paired casement windows on the second story and 18-light casements on the first. The south elevation has metal 4/4-light single sash windows on the second story and fixed windows flanking a central doorway on the first. The one room addition, found just east of the two-story extension, is screened porch with a flat roof and brick veneer walls.

Interior

The front entrance opens onto a small vestibule which leads through an arched opening to a transverse central hallway (Photo 6). The hall provides access to the north and south wings of the mansion and receives natural lighting from the three oculi in the clerestory above the hall and from the French doors leading out to the patio. A double-entry staircase with twin, carved mahogany balustrades leads from both ends of the hall to the central landing in the clerestory.

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CHRISTY PAYNE MANSION
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The landing gives access to the balcony overlooking the main facade and to the rooms in the second story of the wings and their extensions. The downstairs floors in the building are covered with black terrazzo. Terrazzo is made from marble chips embedded in cement and polished once the cement has hardened.

The south wing on the first floor contains the former dining room and kitchen, with a breakfast room found in the two-story south extension. The former dining room retains its original inset cabinets, picture molding, and a large fireplace with colonial detailing and brick surrounds. The kitchen has been thoroughly remodeled and has new cabinetry and a dropped ceiling. The second floor of the wing contains two suites. One consists of one bedroom and a bath, while the other contains two bedrooms and a bath. The western bedroom, above the dining room, features a fireplace with simple surrounds and provides access to the former second story sleeping porch in the south extension. The screens of the sleeping porch were replaced with windows to create extra work space. The second floor of the south wing is now used for offices, workrooms and storage.

The first floor of the north wing features a partially enclosed porch overlooking the rear terrace, the living room, sitting room, and parlor (Photos 8-9). There is also a modern restroom located east of the living room. A second restroom is found behind the north staircase in the main hall. The living room has arched niches flanking a large fireplace with an oval rosette on the mantel. The room retains its picture molding. The parlor, located in the north extension, features a similar fireplace and has French doors leading onto the small patio on the west elevation of the extension. The second floor of the north wing originally served as the master bedroom suite and the library/office. All three rooms remain in their original configuration. One of the bedrooms has a dressing room with built-in cabinets, a bathroom, and access to the sleeping porch which was enclosed c. 1970. The short hall on the second floor of the north wing features pull-down "disappearing" stairs that lead to the attic, an innovation in the 1930s.

Another innovative feature of the house was the use a roof-top solar heating system to supplement the use of the electric water heater on the ground floor. The arrangement consisted of copper tubing, glass, and a false chimney to disguise the water cistern. A hurricane in the 1960s destroyed the system. In the late 1950s, a semi-central heating system was installed, with outlets in the north wing and central hallway. Central air conditioning was finally installed in 1986.

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
DESCRIPTION

Garage and Landscaping

A former two car garage is located southeast of the residence next to the semicircular drive (Photo 7). Although the vehicle bays of the garage have been enclosed in order to use the building as the Learning Center of the botanical gardens, it retains its major historic features and continues to communicate its original use. Reminiscent of the main house, the exterior walls are clad with brick, and it has a gable roof. The building was constructed at the same time as the residence. Christy and Anne Payne planned the gardens and terraces, preserving as many native plants as possible. Many of the original trees and other plantings still exist. The Marie Selby Botanical Gardens has maintained, where possible, the original landscaping plan of the lawns, hedges, and vines.

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
SIGNIFICANCE

SUMMARY

The Christy Payne Mansion, constructed in 1935, is significant at the local level under Criterion C in the area of Architecture. The building represents an excellent picturesque interpretation of Colonial Revival style architecture, employing attractive juxtapositions of materials, massing, and decorative details. The residence was designed by local architect A.C. Price, who designed numerous residences and other buildings in central and south Florida. The house is an eclectic mixture of Georgian and Adam (Federal) stylistic vocabularies, employing a novel combination of masonry (brick) and wood construction. The house and grounds are largely unaltered, thereby preserving the property's integrity and ambiance.

HISTORICAL CONTEXT

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

In 1902, the Town of Sarasota was established as the area's first form of local government. Beginning in 1903, the Florida West Shore Railway began to bring visitors and permanent residents to the growing community. This railroad was purchased by the Seaboard Air Line Railway in 1909.¹ Rail transportation also brought a large variety of manufactured goods and building materials not previously available.² Markets for Sarasota's fishing, citrus, and agricultural industries were expanded, and commerce began to increase. Tourists and settlers were attracted to the area, and the permanent population grew steadily.³

¹ Elmer G. Sulzer, Ghost Railroads of Sarasota County (Sarasota Historical Society, 1971), 31.

² Kira Zender, Historic Summary for the Preservation Element, March 29, 1991, p. 3

³ Karl Grismer, The Story of Sarasota (Tampa, Florida: The Florida Growers Press, 1949), 149.

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
SIGNIFICANCE

By 1907, taxes were being levied on real estate, and in 1908 the town of Sarasota began issuing bonds to raise the funds needed to provide the conveniences of a modern city.⁴ The population of Sarasota had grown by 1910 to 840. In 1911, a bond issue was passed to pay for a new municipal waterworks and a sewer system. A well was drilled near the intersection of Lemon Avenue and Main Street, and a reservoir was built on the same site. Buildings began to spring up in the downtown area to serve the growing population that had swollen to an estimated 1276 people by early 1912.⁵ By 1913, Sarasota had two banks, telephone service, and electricity. Other amenities found in the community for the benefit of local residents were an 18-hole golf course, a baseball field, and excellent sport fishing areas. The city also acquired the Sarasota Yacht Club, an ice plant, a municipal cemetery, and a theater. All of these improvements generated continually growing residential and commercial construction.

Construction following the First World War produced what would become a modern city. Throughout the early 1920s, spurred by the "Florida Land Boom," residential subdivisions were platted throughout an expanded Sarasota city limits. Cheap land prices and the guarantee of quick profits caused local real estate dealers to be swept up in the spiral of land speculation that had affected much of the state of Florida. With commercial and residential development proceeding at a fevered pace Sarasota, was fast becoming a winter resort community. In 1925-1926, over five hundred structures were built in Sarasota, at least half of them residences.⁶ In 1926, the economy of Florida, which had been buoyed by the frenzied speculation in real estate, began a downward spiral when the land boom suddenly collapsed.

Many subdivisions failed to meet expectations, as the number of potential home builders dwindled with the lack of confidence in the real estate market. The reverses suffered by the local, land development based economy of Sarasota were worsened by the onset of the Great Depression of the 1930s. Residential construction, however, did not cease completely, and there remained a market for high-priced vacation and retirement homes in for individuals like Christy Payne and other successful businessmen who had survived the economic crash of 1929 and were wealthy enough to fulfill their dream of retiring to "tropical" Florida.

Christy Payne discovered Sarasota through his father, Calvin Nathaniel Payne (1844-1926), an executive with the Standard Oil Company. Calvin Payne first came to Sarasota in 1911 and soon after bought a house. He adopted Sarasota as his winter home and played an active role

⁴ Grismer, p. 150.

⁵ Grismer, pp. 163, 170.

⁶ Historic Preservation Element, City of Sarasota Comprehensive Plan", City of Sarasota, Florida, July, 1986, p. 11.

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
SIGNIFICANCE

in the development of the community. In 1921, he provided funds for the construction of new wharves and a railroad terminal on Sarasota Bay, offering to sell the facilities to the city for no profit. The city reimbursed Payne for the money he had spent on the facility, naming it Payne Terminal. In 1923, Calvin Payne donated 60 acres of prime real estate to the city and county for park purposes. A portion of Payne Park was used for fairs and other community events. Another section became the location of a first-class baseball field. Starting in 1924, the New York Giants began using the facility for Spring Training.

Christy Payne (1874-1962) often spent his vacations with his parents in Sarasota and followed his father into the oil business. He was graduated from Princeton with an A.B. degree in 1895 and worked briefly for South Penn Oil Company. He was admitted to the Pennsylvania bar in 1898 and began practice in 1903 as secretary and attorney for Peoples Natural Gas Company in Pittsburg, eventually rising to the position of president in 1920. He became a director of the Standard Oil Company in 1927, retiring from that position and moving to Sarasota in 1935.⁷

On June 2, 1934, Christy Payne bought lots one and two of block B in Zakrzewski's Addition to the Town of Sarasota for \$15,000.⁸ This one and one-half acre parcel was located on the corner of Mound Street (now U.S. 41) and Palm Avenue. Payne hired local architect A.C. Price to design the residence. Price, from Palmetto, Florida, designed numerous residences in central and south Florida. He is also credited with the designs in central Florida for the railroad station at Manasota and school buildings at Ellenton and Mayakka City.⁹ The contractor for the project was Paul Bergmann who had moved from Wisconsin to Sarasota in 1927, becoming one of the most prominent and active builders in Sarasota until his death in 1973.¹⁰ Although A.C. Price furnished the plans for the residence, Christy and his wife provided the architect with information about their choice of characteristics, reflecting their knowledge of and fondness for American colonial architecture. Christy Payne kept detailed notebooks, sketches, and photos showing architectural details that appealed to him. Construction started in 1934 for a contracted price of \$40,000. Changes requested by the Paynes during the course of construction brought the final cost of the house to \$50,000 when it was completed the following year. Payne and his wife moved into their new home in August 1935.¹¹ In 1936, the couple purchased adjacent lots three

⁷ "The Museum of Botany and the Arts at Selby Gardens: A Sarasota Landmark Mansion," manuscript on file at the Marie Selby Botanical Gardens, 2.

⁸ Sarasota County, Deed Book 127, Page 164.

⁹ Sarasota Times, 31 August 1916; 5 October 1916; 30 November 1916.

¹⁰ Sarasota Herald-Tribune, 8 January 1973.

¹¹ "The Museum of Botany and the Arts at Selby Gardens: A Sarasota Landmark Mansion," 3-4.

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
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and four to enlarge their grounds.¹² The Paynes lived in the house till their deaths. Anne Payne died in 1955, and Christy followed in 1962, after inhabiting the residence for 27 years.

The property located south of that owned by Christy and Anne Payne was owned and occupied by William and Marie Selby. William Selby, who was a partner with his father in the Selby Oil and Gas Company (later Texaco), had visited Sarasota in 1908.¹³ After initially wintering on a yacht on Sarasota Bay and at the Belle Haven Hotel, the couple bought five acres of land bordering Sarasota Bay and Hudson Bayou. In 1921, they constructed a Mediterranean Revival house on the property, eventually making it their primary residence. The landscaping of the property was planned by Marie Selby, who retained much of the native vegetation. Additional shrubbery and flowering plants were added by Royal Palm Nurseries.¹⁴ Marie Selby was a charter member of the first garden club in Sarasota. A love of creating lush landscapes was a passion that she shared with neighbor Anne Payne. The two couples became close friends, united by their outdoor interests and their involvement with the oil industry.¹⁵

The house stood vacant after Christy Payne's death in 1962 until it was purchased by James and Patty Paulk in 1964. They made no significant changes to the house or property. In 1971, Marie Selby established a foundation to support the use of her property as a botanical garden. In 1973, the Marie Selby Botanical Gardens Foundation purchased the Payne residence for \$185,000. The house served as the Selby Gardens Administration Building until 1979, when it was leased by the Women's Symphony Association to be their annual Designers' Showcase House. The lease agreement required that the administrative offices of the botanical gardens be relocated to a building on east side of Palm Avenue. After its use as the Showcase House ended, the Museum of Botany and Arts was created to occupy the house.¹⁶ In February 1997, the house was again leased, this time for use as the West Coast Symphony Association's 22nd Annual Designers' Showcase.¹⁷

¹² Sarasota County, Deed Book 137, Page 255; Sarasota Times, "Sarasota Lots Purchased by Payne," 3 March 1936.

¹³ Sarasota Times, 18 April 1912.

¹⁴ Sarasota Times, "Work Progressing on W.G. Selby Building," 27 January 1921.

¹⁵ "A Little Garden History," manuscript on file at the Marie Selby Botanical Gardens, n.d.; Naomi Feinburg, "Marie Selby—A Biographical Vignette," manuscript on file at the Marie Selby Botanical Gardens, n.d.

¹⁶ "The Museum of Botany and the Arts at Selby Gardens: A Sarasota Landmark Mansion," 6-7.

¹⁷ Sarasota Herald-Tribune, "Dressing Up Payne's Manse," 2 February 1997.

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
SIGNIFICANCE

ARCHITECTURAL CONTEXT

Colonial Revival style houses draw their inspiration mainly from the variety of types and styles of residences constructed in the years stretching from the first years of the English settlement of the Atlantic seaboard of North America to the period shortly after the founding of the American republic. The earliest colonial houses were built by the English, Dutch, French, and Spanish, with many borrowings and adaptations one from the other. The most enduring preference for Colonial Revival house types in America—at least since the beginning of the 20th century—has been for variations of the classical Georgian and Adam styles, the latter of which is often referred to as the Federal style when applied to public buildings. The Philadelphia Centennial Exposition of 1876 is credited with awakening interest in our colonial architectural heritage. Two principal subtypes of buildings exhibited at the event were the asymmetrical and symmetrical forms, both with superimposed classical details, with little regard to historical prototypes.

During the early decades of the 20th century, Colonial Revival architecture shifted to more carefully researched precedents, with more correct proportions and details. The public taste remained firmly attached to variations of the Georgian and Adam styles, the principal difference being the amount of decorative, usually classical, details. Both styles favor symmetrical facades, with accentuated main doorways, commonly featuring a decorative cornice or pediment, sidelights, and a fanlight. Principal windows tend to be rectangular in shape with double hung sashes. The number of lights in each sash can vary but are commonly six, nine, and twelve. Roof dormer windows are common and tend to have broken or open bed pediments.

The house plans for Georgian and Adam variations tend to be rectangular, with side-gable roofs. The main entrances of Georgian and Adam style houses are usually sheltered by a small, one-story entrance porch, although some examples do have one-story, full width porches. Two-story, full-width porticoes are usually found on genuine colonial era houses only as a later modification, after Greek Revival style architecture became popular in the 19th century. The inclusion of one or more wings attached to the sides of Georgian and Adam houses—and even vernacular houses—was fairly common in the eighteenth century. These were usually small, one-story additions attached to a two or even three-story central block. The use of flanking wings or dependencies was found mainly on large plantation houses in Virginia and the Carolinas. The use of one or more wings is also fairly common in large Georgian and Adam Revival houses constructed after 1910. There is no notable precedent in American colonial or Federal period

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
SIGNIFICANCE

architecture for a house having a large wood frame central block with almost equally large brick wings

Houses constructed in the years before the American revolution made fairly common use of combinations of materials such as wood, stone, and brick, especially when making enlargements or constructing additions. This "picturesque" type of construction is found in some 20th century examples of Colonial Revival houses, but normally not so dramatically as in the Christy Payne Mansion.

ARCHITECTURAL SIGNIFICANCE

The Christy Payne Mansion is significant as an unusual and free interpretation of the Georgian and Adam variations of Colonial Revival architecture. It features an innovative combination of materials, massing and decorative details not normally found in Colonial Revival style houses constructed after 1910. The transverse hall connecting the central unit with the two-story wings is a large open space with a clerestory that functions solely as a stair hall connecting the north and south wings. The wings flanking the core of the house are typical of Georgian and Adam architecture, but are much larger than historical examples. The colossal portico, with its attenuated Tuscan columns, is also not typical of Colonial Revival architecture, but still captures the spirit of the style in spite of its size. The use of classical details in accenting the main doorway to the house and the roof dormers is typical of Colonial Revival architecture. The notable interior details—wall niches, paneled wainscoting, interior doors and their surrounds—are also taken from the Colonial Revival vocabulary.

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
BIBLIOGRAPHICAL REFERENCES

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
GEOGRAPHICAL DATA

Verbal Boundary Description

Lots 1 and 2 in Block B of Zakrzewski's Addition to the Town of Sarasota

Boundary Justification

The boundary includes the Christy Payne Mansion, the former garage, and the 1.5 acres of land comprising the above verbal boundary description, all of which historically have been part of the property.

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
PHOTOGRAPHS

List of Photographs

1. Christy Payne Mansion
2. 800 S. Palm Avenue, Sarasota (Sarasota County), Florida
3. Mikki Hartig
4. March 1997
5. Historical and Architectural Research Services
6. Main (East) Facade, Looking Northwest
7. Photo 1 of 10

1. Christy Payne Mansion
2. 800 S. Palm Avenue, Sarasota (Sarasota County), Florida
3. Mikki Hartig
4. March 1997
5. Historical and Architectural Research Services
6. Main (East) Facade, Looking West
7. Photo 2 of 10

1. Christy Payne Mansion
2. 800 S. Palm Avenue, Sarasota (Sarasota County), Florida
3. Mikki Hartig
4. March 1997
5. Historical and Architectural Research Services
6. North and West Elevations, Looking Southeast
7. Photo 3 of 10

1. Christy Payne Mansion
2. 800 S. Palm Avenue, Sarasota (Sarasota County), Florida
3. Mikki Hartig
4. March 1997
5. Historical and Architectural Research Services
6. West Elevation, Looking Northeast
7. Photo 4 of 10

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
PHOTOGRAPHS

1. Christy Payne Mansion
2. 800 S. Palm Avenue, Sarasota (Sarasota County), Florida
3. Mikki Hartig
4. March 1997
5. Historical and Architectural Research Services
6. West Elevation, Looking East
7. Photo 5 of 10

1. Christy Payne Mansion
2. 800 S. Palm Avenue, Sarasota (Sarasota County), Florida
3. Mikki Hartig
4. March 1997
5. Historical and Architectural Research Services
6. Interior, Central Hall with Double-Entry Staircase, Looking North
7. Photo 6 of 10

1. Christy Payne Mansion
2. 800 S. Palm Avenue, Sarasota (Sarasota County), Florida
3. Mikki Hartig
4. March 1997
5. Historical and Architectural Research Services
6. Garage (Learning Center), North Elevation, Looking South
7. Photo 7 of 10

1. Christy Payne Mansion
2. 800 S. Palm Avenue, Sarasota (Sarasota County), Florida
3. Unknown
4. c. 1985
5. Marie Selby Botanical Gardens
6. Interior, Living Room, Looking Northwest
7. Photo 8 of 10

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CHRISTY PAYNE MANSION
SARASOTA, SARASOTA COUNTY, FL
PHOTOGRAPHS

1. Christy Payne Mansion
2. 800 S. Palm Avenue, Sarasota (Sarasota County), Florida
3. Unknown
4. c. 1985
5. Marie Selby Botanical Gardens
6. Interior, Living Room, Looking Southwest
7. Photo 9 of 10

1. Christy Payne Mansion
2. 800 S. Palm Avenue, Sarasota (Sarasota County), Florida
3. Unknown
4. c. 1948
5. Marie Selby Botanical Gardens
6. Main (East) Facade, Looking Southwest
7. Photo 10 of 10.

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CHRISTY PAYNE MANSION
SARASOTA
SARASOTA COUNTY, FLORIDA



Sarasota

21

SARASOTA

City Island

22

ST ARMANDS

JOHN RINGLING CAUSEWAY

23

Key

Bay

780

Christy Payne Mansion

Sarasota

Bird Key

Bay

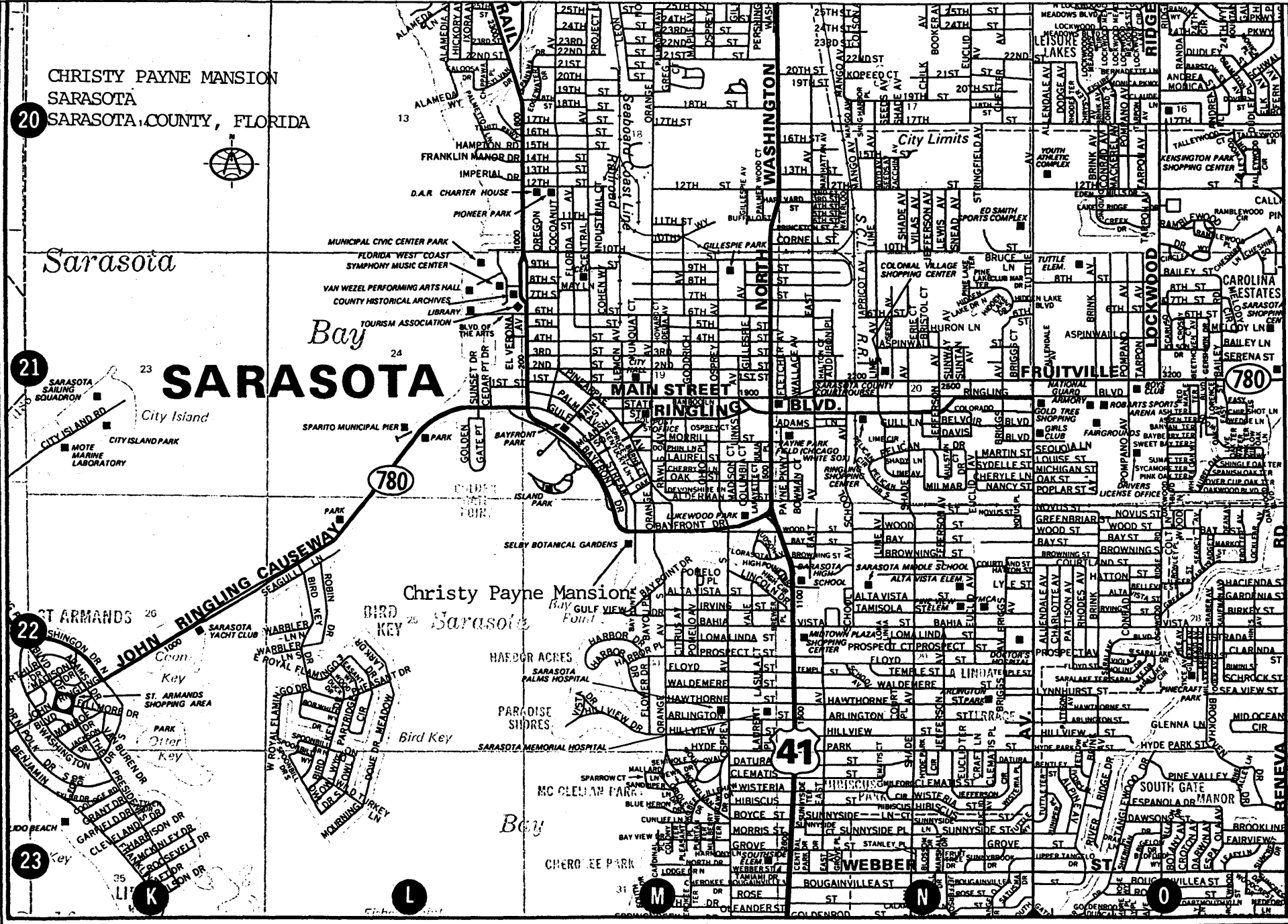
CHEROKEE PARK

41

M

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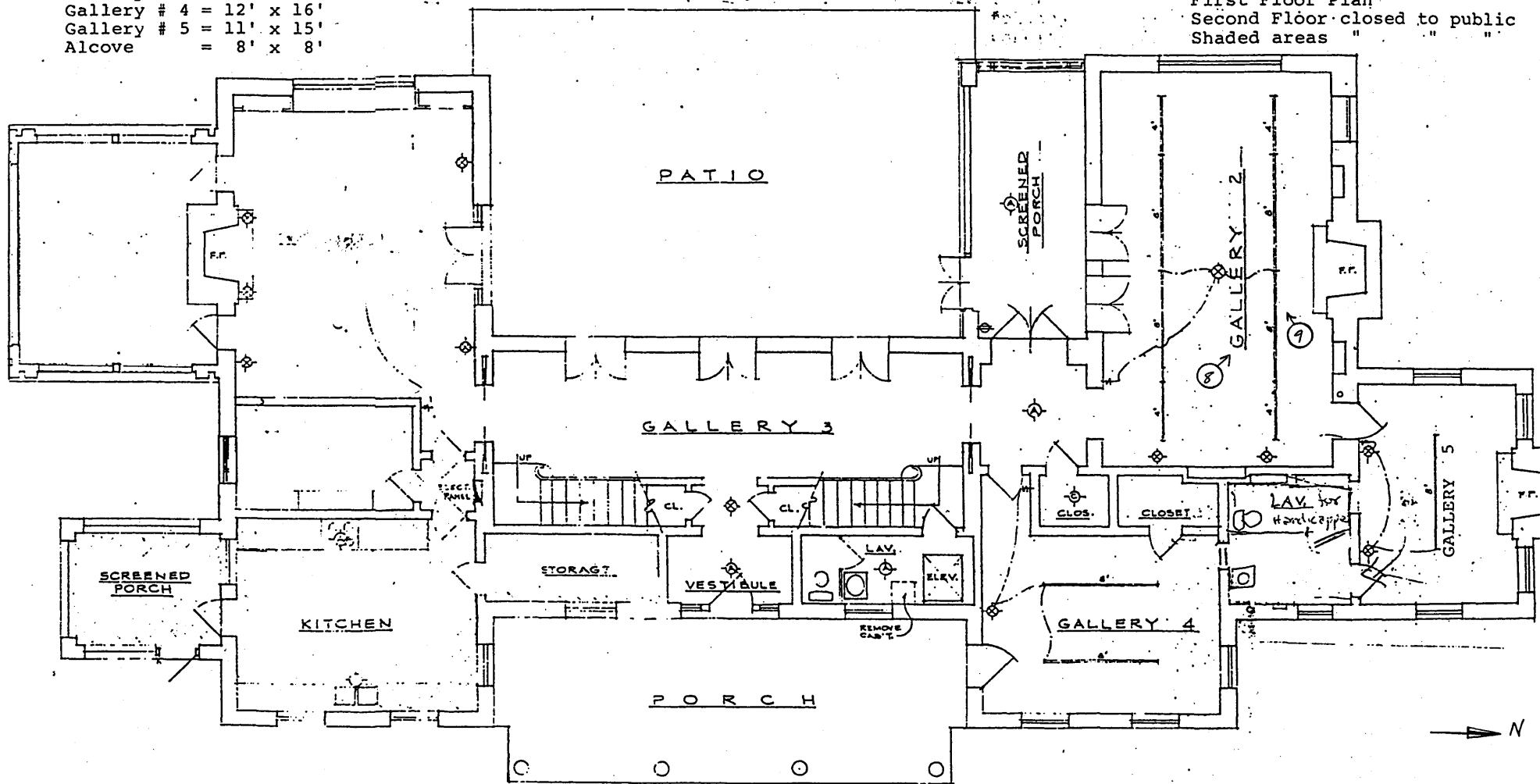
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Gallery # 1 = 16' x 28' OMIT
 Gallery # 2 = 16' x 20'
 Gallery # 3 = 8' x 35'
 Gallery # 4 = 12' x 16'
 Gallery # 5 = 11' x 15'
 Alcove = 8' x 8'
 312 linearfeet

The Marie Selby Botanical Gardens
 Sarasota, Florida

First Floor Plan
 Second Floor closed to public
 Shaded areas " " " "



CHRISTY PAYNE MANSION
 Sarasota, Sarasota Co., FL

**CHRISTY PAYNE MANSION
SARASOTA
SARASOTA COUNTY, FLORIDA**

Sketch Map

