

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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received FEB 16 1984  
date entered MAR 22 1984

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic ~~Historic Resources of the City of~~ Sarasota MRA

and/or common (Partial Inventory: Historic and Architectural Properties)

2. Location

20 sites + 7 DOE

street & number The City Limits of Sarasota, Florida (refer to index) N/A not for publication

city, town Sarasota N/A vicinity of

state Florida code 12 county Sarasota code 115

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
<input checked="" type="checkbox"/> Multiple Resource	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input checked="" type="checkbox"/> transportation
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Hotel, Institutional, Public Utility, Vaca

4. Owner of Property

name Multiple Ownership (Please see individual Inventory Forms)

street & number

city, town Sarasota N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Sarasota County Courthouse Recording Department

street & number 2000 Main Court, Post Office Box 3079

city, town Sarasota state Florida

6. Representation in Existing Surveys

Florida Master Site File & Historic, architectural

title and Archaeological Survey of Sarasota has this property been determined eligible?  yes  no

date 1977 HAASS: 1982  federal  state  county  local

depository for survey records Division of Archives

city, town Tallahassee state Florida

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input checked="" type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input checked="" type="checkbox"/> unexposed	<input checked="" type="checkbox"/> Restored	2595 Hatton St. (See individual forms)

**Describe the present and original (if known) physical appearance**

The Multiple Resources of the City of Sarasota (Partial Inventory: Historic and Architectural Properties) consists of 37 individual properties and one historic district (18 properties) of local historic and architectural significance which are located within the city limits of Sarasota, Florida. The original uses of properties which are included in the nomination include: apartment, commercial, communications, educational, entertainment governmental, hotel, industrial, private residential, religious, theatrical, transportation and utility categories. Although the buildings represented in the nomination reflect the period of approximately 1884-1935, roughly 82 percent of the total number of buildings nominated (55), date from the third period of development of the City of Sarasota, 1913-1929. The properties represented in the nomination, together with the four individual properties already listed in the National Register of Historic Places, reflect the historical and architectural development of the City of Sarasota.

The City of Sarasota (population 50,000) is located in the northwest quadrant of the County of Sarasota, which is bounded on the north by Manatee County, on the east by DeSoto and Manatee counties, and on the south by Charlotte County. The western boundary of the city is marked by the Sarasota Bay. The region was first referred to in Romans' map of 1772 as the "Boca Sarazota,"<sup>1</sup> and was referred to later in John Lee Williams' The Territory of Florida of 1837.<sup>2</sup> Military mapping expeditions provided further early references to the area.<sup>3</sup> As early as 1847 the house of William Whitaker and a homestead tract of "Mr. Snell," was represented in Township 36 South, Range 17, Section 13.<sup>4</sup> The development of the Manatee Territory was effected by the enactment of the Homestead Act. Among the later homesteaders were Charles E. Abbe, who established the first post office on June 18, 1878 in the area near the present Cunliff Lane.<sup>5</sup> By 1877 William Whitaker was a significant landowner and R.E. Cunliff owned approximately 50 acres of land.<sup>6</sup> As late as 1883 the community of Sara Sota was a small community centered around the present Cunliff Lane and served by the Abbe store and post office with an economy based on farming and fish. Cattle and hog and cedar wood were traded by schooner with the community of Key West. The next major event in the development of the area was a repercussion of political events in Great Britain and the creation of the Florida Mortgage and Investment Company, Ltd., which secured a tract of 60,000 acres from the Florida Land and Improvement Company.<sup>7</sup> The Florida Mortgage and Investment Company, Ltd., which was based in Edinburgh, Scotland, promoted the Sarasota region and enlisted approximately sixty Scots colonists who sailed for the Sarasota area. Leaving for New York on November 25, 1885, the Ormiston Colonists (named after the Residence of Sir John Gillespie in Scotland)<sup>8</sup> arrived in Fernandina and traveled by train to Cedar Kay. The final leg of the journey to Sarasota was by schooner; the colonists arrived on December 24, 1885.<sup>9</sup>

The arrival of the colonists of the Florida Mortgage and Investment Company necessitated the platting of the area into a grid pattern of lots which measured 50x100 and 75x175 feet.<sup>10</sup> Although primarily a grid pattern, the north-south and east-west arteries reflected the curved pattern of Sarasota Bay. The company wharf was located at the west at the start of Main Street. Arteries located to the north and south of Main Street, running in an east-west direction, received numbered appellations, with Seventh through Twelfth Streets located north of Main Street and Sixth through First Street located to the south of Main. The north-south arteries were named after fruit: beginning at the Sarasota Bay: Banana Avenue (intersecting Palm Avenue), Coconut Avenue (intersecting Pineapple), Mango, Lemon and Orange, Strawberry Avenue which was below Main Street intersected with the original Fourth Street. Gulfstream Avenue in particular reflected the curve of the coastline. As

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early as 1886 the area along Main Street had been improved by the addition of 1000 yards of wood plant sidewalks.<sup>12</sup> A contemporary description of the nature of the holdings of the Florida Mortgage and Investment Company and the improvements made is included in an article which appeared in July, 1886: "The Florida Mortgage and Investment Company is composed of a number of shareholders, mostly Scotch, with some English and Americans, who are represented by a Directory of six, with headquarters in Edinburg, Scotland. Mr. Robert Hambury, M.P., is Chairman, and Mr. W.J. Casser is Secretary. They have a called in capital of \$500,000 and own at Sarasota 60,000 acres of land together with personal property in the amount of \$385,000. Mr. Warburton is General Manager and Mr. J. Hamilton Gillespie is Assistant Manager with offices at Sarasota. This land is all for sale. They are doing quite a deal of improvement themselves, have employed from fifty to one hundred men who have built since the first part of December 1885 (when they began) one hotel, one large store, one blacksmith shop, three boarding houses, one wharf and warf (sic) house, one fish and oyster house and two new store buildings and 23 dwelling houses.<sup>13</sup>

By December of 1886 two additional stores had been erected and Post Office was housed in one of the new commercial buildings.<sup>14</sup> Also by December Main Avenue had been "grubbed for a distance of three miles."<sup>15</sup> Part of the original Florida Mortgage and Investment Company plan called for a 40-acre experimental farm located at the northeast quadrant.<sup>16</sup> Although the model farm was actually located on barren land, it was noted that oranges and vegetables were available from other farmsites and, "the market is glutted with venison.<sup>17</sup> During the period of 1886-1900 the economy of the area was primarily based on fishing. According to the Manatee County Directory of 1897, agricultural crops included celery, tobacco and oranges in the County of Manatee (the county in which Sarasota was located prior to 1921).<sup>18</sup> In May of 1886 notice appeared in the Manatee River Advocate of the incorporation of the Jacksonville, Manatee and Gulf Railroad which it was hoped would eventually serve Sarasota.<sup>19</sup> Rail service was provided in 1892 by a standard gauge rail line which linked Sarasota with Bradenton. The name given to the train service, the "Slow and Wobbly," was indicative of the success of the train. Although the requirements of shelter and sustenance were still primary, leisure was considered with the organization of a yacht club with "over \$200 subscribed for a boat house," in 1886,<sup>20</sup> and the establishment of a golf course in May of 1886 by Col. J. Hamilton Gillespie.<sup>21</sup>

One of the Ormiston colonists was an architect, Alex Browning, who was responsible for the construction of the Florida Mortgage and Investment Company, Ltd.'s manager's house.<sup>22</sup> Building materials for buildings such as the Acton house were brought by water from Apalachicola, Pensacola, Cedar Keys and Pascagoula.<sup>23</sup> Sections of one extant building date from the pre-Ormiston colony period. The one-and-one-half story Classical Revival, wood-frame on brick pier foundation residence, with a weatherboard and corner board facade, is indicative of the use of the Classical Revival along with vernacular wood-frame structures during the first period of architectural development of Sarasota. The prototypical survivor is the Alfred Bidwell/Luke B. Wood Residence (MRNS #5, 2595 Hatton Street). Early photographs in the collection of the Sarasota County Historical Archives indicate that by 1886 roof forms were primarily gabled or shed porch roofs sheathed in wood shingles. Porches set on wood post or brick foundations were a common feature, as were detached kitchens. Windows appear to have been largely double-hung-sash. Dormer windows pierce the gabled roof of the Bidwell Residence and may have been an element found in other early residential structures. Commercial and boarding house forms were also clad in weatherboard with corner boards. One such structure, "The Inn," was a 2½-story, wood frame building set on brick pier foundations with verandahs located at the first and second floors, supported by narrow columns.<sup>24</sup> The interior of the DeSota House which was constructed by late December of 1886 was described in the following manner:

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"ladies parlor and the office have comfortable fireplaces...the office is furnished up in native woods, but the remainder has been lathed, plastered and hard finished."<sup>25</sup> The DeSota was a three-story structure with a hipped roof, mirador and paired brackets at the cornice line.<sup>26</sup> By the end of the first period wood jigsaw ornaments were applied to earlier structures such as the Col. Gillespie Residence (MRNS #13) and (I suspect) to the Cunliff Residence (MRNS #28). The initial boom tapered off and by 1897 only 93 listings for the Sarasota area appeared in the Manatee County Directory.<sup>27</sup> In 1899 the population given for this largely agricultural and fishing community estimated to be "not over sixty and the families would scarcely number fifteen."<sup>28</sup> It was noted that, "Fleas outranked everything in population."<sup>29</sup>

1900-1913

By October of 1902 the Town of Sarasota was incorporated.<sup>30</sup> Col. J. Hamilton Gillespie served as the first mayor.<sup>31</sup> After incorporation, several of the original large blocks which were platted in 1886, including Blocks C & D were re-subdivided. By 1910 the first census of the town recorded by the Federal Bureau of Census was reported as 840 men, women and children.<sup>32</sup> Municipal improvements included the paving of four miles of streets, two miles of cement sidewalks.<sup>33</sup> In May of 1913 Sarasota was incorporated as a city with A.B. Edwards serving as the first mayor of the newly incorporated city.<sup>34</sup> The issuance of the first Sanborn Map Company insurance map coincided with the incorporation of the City.<sup>35</sup> The commercial area was concentrated along lower Main Street as far as Lemon Avenue. The primary building material was wood-frame construction with 33 structures indicated on the 1913 Sanborn Map of the Main Street area as wood-frame and 15 masonry and one brick veneer over wood-frame.<sup>36</sup> Commercial buildings were located at the street line and several of the commercial structures had either canopies or porch structures.<sup>37</sup> The triangular area south of Main Street contained two schools and three churches.<sup>38</sup> The industrial area was located on Lemon Avenue and continued on Seventh, Eighth and Ninth Streets to the west of Lemon Avenue.<sup>39</sup> The Black community was centered at Mango (Central Avenue), Seventh, Eighth and Ninth Streets.<sup>40</sup> Building uses indicated in the Black community included a school, a boarding house, several churches and commercial areas.<sup>41</sup> The Seaboard Air Line freight and passenger stations were located near Lemon Avenue.<sup>42</sup>

At the close of the second period of the architectural development of the City of Sarasota, a column appeared in the Sarasota Times, proudly listing an inventory of Sarasota amenities, under the heading, "Sarasota Has:"<sup>43</sup> Listed among the municipal improvements were: "2,000 feet of seawall, a telephone system...one electric light plant...110 electric street lights...volunteer fire department...waterworks owned by city...first-class sewage system...eight miles concrete sidewalks...one-and-a-half miles graded streets...five-and-one-half miles telephone lines...four and seven-eighths miles sewer mains...four and three-fourths miles paved streets...six and one-quarter miles improved streets...eleven miles concrete sidewalks by January 1...1,900 feet of waterfront park between the seawall and brick street." Building categories included: "Two banks...eight hotels...six churches...two garages...one ice factory...two fish markets...one public school...one cigar factory...four beef markets...six boarding houses...seven grocery stores...two dry goods stores...three furniture stores...one moving picture theatre...two livery and feed stables...one high school building which cost \$23,000." Communication and transportation improvements included: "one railroad...229 telephones...one express office...two weekly newspapers..." Builders, building suppliers and real estate listings

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included: "One wood yard...one planing mill...eight contractors...three paint shops... two lumber companies...twelve real estate agencies."<sup>44</sup>

During the second period of architectural development pressed stone in imitation of granite ashlar was introduced. Iwerson Blocks 1 & 2 were built on lower Main Street by Tampa developer J.L. Iwerson.<sup>45</sup> In addition to the pressed block molds available at the time, Neoclassical ornamental garland, egg & dart pattern molds were available which were used at the cornice areas of the new commercial structures. The fireproof nature of the pressed stone building material proved to be particularly significant when a large part of lower Main Street was destroyed by fire in March of 1915. The fire, which decimated the wood frame and brick veneer structure on Main Street, stopped at the fireproof pressed stone flank of Iwerson Block 2.<sup>46</sup> Residential construction varied in building material and style in the period 1900-1913. Many of the residential structures were one or 1½-story bungalow or bungalowoid forms with low roof overhangs and verandahs. Several of the bungalows were wood-frame structures with shingle facades. One extant structure, the Colonel Purdy Residence (MRNS #1) located at 3315 Bayshore Road was constructed of prefabricated material which was shipped from the Sears Roebuck Company of Chicago.<sup>47</sup> Pressed stone was also used in the construction of residential buildings such as the Dr. Joseph Halton Residence at 308 Cocconut Avenue (MRNS #3). The Queen Anne style with its asymmetrical massing was characterized by the use of polygonal wings and roof forms as well as the use of irregular porches and fenestration. The J.D. Hazen Residence (MRNS #12) combined elements of the bungalow form with the use of pressed stone facade used in conjunction with shingle and the application of Neoclassical pressed stone cornice moldings.

1913-1929

During the third period of development of Sarasota the City experienced a rapid increase in population. Between 1910 and 1920 the population rose from 840 to 2,149.<sup>48</sup> The rise in the number and value of building permits reflected the population growth. During the year 1924 alone there was an increase of 190% in the value of building permits issued.<sup>49</sup> In 1924 the city limits represented approximately one and 1/16th square miles.<sup>50</sup> The rapid rise in the growth of the built environment during the 1920s is reflected in the increase in the numbers of architects, contractors and building suppliers who appeared in the city directories of the mid-1920s.

In 1916 one brick and tile supplier, three contractors,<sup>51</sup> four building material suppliers,<sup>52</sup> twelve carpenters and builders,<sup>53</sup> five lumber suppliers and 24 real estate agents<sup>54</sup> were listed in the City Directory. During the 1920s the increase in the number of builders and building suppliers between the second and third periods of development of the city including lumber, cement, tile, building hardware brick was represented by the many pages of trade listings.<sup>55</sup> Although no architects were listed in the directory, H.N. Hall, who designed the Sarasota Woman's Club (MRNS #23) was listed as an engineer.<sup>56</sup> In the business listings of the 1924 Sarasota Directory, only one name appeared under the heading, "architect," that of Ormiston colonist, Alex Browning.<sup>57</sup> Thomas Reed Martin's Studios was listed under the "Architects-Landscape" category.<sup>58</sup> By 1926 ten architects or architectural firms appeared in the business listing.<sup>59</sup> The number of practicing firms listed in the 1927 Directory had decreased to nine (although H.N. Hall, the architect

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of record of the Woman's Club (MRNS #23), appears under the heading "architectural engineers."<sup>60</sup>

Following World War I, more of the original large blocks laid out by the Florida Mortgage and Investment Company, Ltd., were re-platted or subdivided. New streets were laid out and the commercial concentration formerly centered around lower Main Street began to decentralize, moving in an eastward pattern along Victory Avenue (Main Street). The decentralization was the result of several forces and occurrences. The Hurricane of 1921 which destroyed the wharfs and piers adjacent to Gulfstream Avenue allowed a northward shift of industrial activity to the Panye Terminal area on land which was donated by Calvin Payne.<sup>61</sup> In 1921 the creation of the County of Sarasota was ratified and Sarasota became the county seat. The location of the Sarasota County Court House within Charles Ringling's Courthouse Subdivision added to the westward impetus of the commercial development along Main Street and Ringling Boulevard. New development along Broadway (formerly Mango Avenue) north of Main Street was spearheaded by Owen Burns. The Broadway development included the Burns Realty Company (MRNS #32), the El Vernona Hotel (MRNS #33), El Vernona Apartments (MRNS #38), and the Sarasota Times Building (MRNS #36). Other projects added to the improvement in the number of rental accommodations for the county seat. New developments included the Mira Mar Apartments (MRNS #25), Mira Mar Apartments (MRNS #25), Mira Mar Hotel (demolished), located on South Palm Avenue and the Frances Carlton Apartments located on North Palm Avenue (MRNS #22).

During the mid-1920s, planned and residential developments expanded to the north with the Ringling Residences and complex located at the northernmost, followed by scattered development in the Indian Beach area (which was annexed in 1923).<sup>62</sup> By 1925 the Sapphire Shores subdivision was platted and on Indian Beach Drive (27th Street), the Bay Haven Hotel (MRNS #39) was opened in 1926.<sup>63</sup> To the south new subdivisions platted in 1925 included Cherokee Park which was developed by J.C. Brown of Providence.<sup>64</sup> To accommodate the anticipated rise in population in the north and south quadrants, two elementary schools were commissioned and designed by M. Leo Elliott of Tampa.<sup>65</sup> The Sarasota High School was designed by Mr. Elliott in the same year. The Bay Haven Elementary School (MRNS #33) was built in 1926 to serve the north and the Southside School (MRNS #35) was built according to the same plans in the same year to accommodate the southern developments. Other major developments included the "St. Armand's" development and Ringling Estates which were planned by Owen Burns and John Ringling and linked to the mainland by the Ringling Causeway which was planned in 1924 and constructed in 1925 at a cost of one million dollars.<sup>66</sup> Many of these developments were only partially realized due to the collapse of the Florida land boom.

With the expansion of the City the Sarasota City Council recognized the need to direct the growth of the City. The Council commissioned nationally-renowned planner, John Nolen of Cambridge, Massachusetts to prepare a comprehensive plan for the City. Mr. Nolen's plan was accepted by the Council and the City Planning Board in December of 1924.<sup>67</sup> His findings were published in a report issued in 1925.<sup>68</sup> Several of Mr. Nolen's recommendations were implemented by the City including: the extension and widening of several major north-south and east-west thoroughfares and the creation of new streets to relieve traffic congestion.<sup>69</sup> Mr. Nolen further advised the use of buildings of architectural merit to terminate major vista, an urban design solution which was realized in the placement of the new Atlantic Coast Line passenger station (MRNS #30) which terminates the vista of Main Street. Proposed locations for new elementary and a high school were offered by Mr. Nolen, in anticipation of the growth of the school age population.<sup>70</sup> Three new

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schools were planned as a result of Mr. Nolen's plan, although not ultimately constructed in the recommended sites.

With the increased development and change of image in the City of Sarasota, several new names were given to the fruit-named streets: Mango Avenue became "Central" at a meeting of the Sarasota City Council in 1923.<sup>71</sup> Banana Avenue became Broadway.

With the rapid development of the City came the introduction of new architectural styles and the use of different building materials. Many of the new multi-story structures were constructed of hollow-tile with stucco and cast stone facades. Several of the new structures were of steel frame construction such as the Edward's Theatre (MRNS #27). The majority of the buildings included in the nomination which date from the third period of architectural development of the City were designed in the Mediterranean Revival style and were executed in cast stone or ornamental stucco facades.

The major exception is the City Waterworks (MRNS #14), which is a Mediterranean Revival building executed in red brick. The Mission Style is also represented in the Atlantic Coast Line Passenger Station (MRNS #30), and many of the Mediterranean Revival Style buildings have Mission overtones. In massing the facade designs of the Mediterranean Revival buildings were asymmetrical and the interior plans of commercial buildings in particular were similarly asymmetrical. Roof forms were gabled or hipped with polygonal roofs used on the ubiquitous towers. Each major and secondary roof surface was originally covered in barrel tile, mission or pantile. If the major roof structure was flat, the roof line was marked by the use of roof parapets. Windows were for the most part wood, two-leaved casements divided into four, six or eight lights. Wood or ornamental wrought iron window grilles were common as was the use of heavy window shutters. Doors were heavily paneled, often two-leaved and constructed of pecky cypress.

The Mediterranean Revival was also used for residential buildings constructed during the third period of architectural development. The style became popular for use in bungalow courts, such as the Burns Court Historic District, a group of 15 original, one-story bungalows with original garage structures. Burns Court, which is represented in the nomination as MRNS #2 (a-r), was built in 1924 and 1925. The interior of residential and commercial structures designed in the Mediterranean Revival Style included the use of tiled floors, entrances marked by the appearance of a stair hall, beamed ceilings and massive cast stone fireplaces. Other styles of buildings constructed during the third period of architectural development include a Jacobethan structure, the Woman's Club (MRNS #23), which is a retarditaire use of the Jacobethan Style, and the Late Gothic Revival for the Sarasota High School which was designed in 1926 by Tampa architect M. Leo Elliott.<sup>72</sup> The Neoclassical Revival Style was used in the design of the First Baptist Church (MRNS #9), the First National Trust Company (MRNS #8), and the City Electric Company (MRNS #15). The First Baptist Church was executed in stone while the City Electric Light & Power Plant and the First National Trust Company were built of brick and concrete. Massing and interior plans of these two structures are symmetrical. Facade ornamentation relies heavily on the use of columns, piers and pilasters of Classical orders.

A brief review of the value of real estate sales during the mid-1920s reflects the boom-bust phenomenon which occurred during the third period of the development of Sarasota. In the month of October, 1925, sales were represented at \$11,420,000.<sup>73</sup>

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Having reached a peak, by November real estate sales dropped to \$10,000,000 and in December the figure was set at \$8,000,000.<sup>74</sup> By January of the following year the real estate sales only totaled \$6,826,000.<sup>75</sup> As a result of the impending "bust," the voters of Sarasota approved a referendum to reduce the corporate limits from 60 square miles to 17 square miles.<sup>76</sup> Greater Sarasota was in effect disenfranchised. One positive event which occurred during the bust and oncoming depression years was the announcement by Ringling interests that Sarasota would become the winter home of the circus.<sup>77</sup> The circus grounds were opened on December 25, 1927.<sup>78</sup> In 1928 the Tamiami Trail which connected Sarasota with the east coast of Florida was officially opened with a motorcade of 250 cars.<sup>79</sup> The opening which occurred on April 24 and 25, 1928 provided additional automobile access to the City.<sup>80</sup>

1930-1935

During the fourth period of architectural development of Sarasota, building activity was virtually halted due to the Depression, which had a disastrous affect on the tourist and fruit industries of Sarasota. In 1930 the population of Sarasota was 8,398 and by 1940 the census reported a population of 11,141.<sup>81</sup> During the first six months of 1932 the value of building permits issued had slumped to \$55,061.<sup>82</sup> Although the City organized a work projects program which repaired Ringling Bridge,<sup>83</sup> it was not until 1932 and 1933 that federal funds were received for Civilian Works Administration projects, and substantial aid was not received until fall of 1935 at which time storm sewer work, sidewalk improvements and road widening projects were accomplished as part of the Work Projects Administration program.<sup>84</sup> WPA building projects such as the Municipal Auditorium, Bay Front Park and the Lido Beach Casino did not occur until 1937 and 1938.<sup>85</sup> In 1931 the former Bay Haven Hotel (MRNS #39), was re-used as the John and Mabel Ringling Junior College and School of Art.<sup>86</sup> An aerial photograph taken circa 1935 of the Broadway area north of North Palm Avenue indicates the lack of building activity in the Broadway area following the initial boom which produced the El Vernona Hotel and Apartments. (Please refer to photograph #35262/3 in MRNS #20).

The two new buildings which date from the fourth period of architectural development of Sarasota are the S.H. Kress Building (MRNS #7), and the U.S. Post Office/Federal Building (MRNS #16). The Kress Building, which was built between June 1932 and December of 1932 represented the bulk of the value of building permits issued in 1932.<sup>87</sup> The creation of jobs in the construction of the building was noteworthy and the psychological boost caused by the selection of Sarasota as a branch location of a national retail company was important. The building is a significant example of the Art Deco Style in the City of Sarasota. The buff brick and glazed, polychromed terra cotta ornamentation facade was functuated by vertical strips of fenestration. Prior to the official opening of the 5, 10 & 25-cent store, approximately 8,000 people lined up to tour the store.<sup>88</sup> The U.S. Post Office, which opened in November of 1932 was built with a federal subsidy which was allocated in 1931.<sup>89</sup> The stone facade structure was designed in the Neo-classical Revival Style and included an 11-bay entrance loggia with Corinthian columns. The Post Office generated construction jobs and represented the use of new materials such as aluminum which was used in the entrance doors and in the interior. Both buildings were symmetrical in massing and in plan.



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During the fourth period of architectural development the former Burns Realty Company (MRNS #32), was purchased for use as a private residence. The adaptive re-use and enlargement of the former commercial structure was executed in a sympathetic manner. The wing which was added at the northwest section of the property was designed in compatible materials with terra-cotta barrel tiled roof, stucco facade and interior beamed ceilings which reflected the Mediterranean Revival Style of the 1920s commercial structure. The former Burns Realty Company was purchased by the president of United Press, Karl Bickel, in 1933,<sup>90</sup> and the Bickels occupied the building by January of 1935.

Survey Methodology: The Multiple Resources of the City of Sarasota (Partial Inventory: Historic and Architectural Properties) is based on a thorough review of the Florida Master Site File Survey of Sarasota which was conducted by the Florida Department of State, Division of Archives, History and Records Management staff in 1977 and augmented by the Historical, Architectural and Archaeological Survey of Sarasota, Florida, (Miscellaneous Project Report Series Number 51) which was prepared by the DAHRM staff and issued in August of 1982. Properties listed in the original State Survey were reviewed by the preservation consultant who conducted a field survey during March and April of 1983. The field survey was supplemented by interviews with local historians, in particular the County Historian, John McCarthy, Miss Lillian Burns, and other members of the Task Force on Historic Preservation in the City of Sarasota. Research was further supplemented by the review of plat and deed records, local newspapers dating from the four periods of the development of the City of Sarasota, review of the minutes of the Sarasota City Council and study of Sanborn Maps, City Directories, historic photographs in the collection of the Sarasota County Historical Archives, and the 1924 Report on the Comprehensive City Plan for the City of Sarasota, Florida. Although the City of Sarasota required building permits during the third development of the City, these early records were destroyed in the 1950s, an action necessitated evidently by extensive water and insect damage of the building records.<sup>91</sup> Criteria used in the survey included:

1. Evidence of historical and cultural/associative values;
2. Architectural merit;
3. Architectural incidence in the City;
4. Degree of architectural and site integrity;
5. Contribution of the building to neighborhood environment;

Date collection procedures included:

1. Preparation of initial field survey, including condition report of outlined area;
2. Identification of buildings by style, owner, date and located on individual survey forms;
3. Recording of individual buildings through black and white photography in cooperation with County Historian, John McCarthy;
4. Mapping of properties for purposes of clarity and preparation of UTM and location maps;
5. The actual survey was conducted by pedestrian, bicycle and vehicular means.

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FOOTNOTES

<sup>1</sup>Bernard Romans. Map of East and West Florida. 1772. Reproduction of map published in Miscellaneous Maps, Vol. 1, Bureau of State Lands, Tallahassee, Florida.

<sup>2</sup>John Lee Williams. The Territory of Florida. 1837. Reprinted edition, Gainesville, Florida: University of Florida Press, 1962, p. 24.

<sup>3</sup>J.C. Ives. "Military Map of Peninsula of Florida South of Tampa Bay," 1856. U.S. National Archives Cartographic Branch.

<sup>4</sup>A.H. Jones, Field Notes, Vol. 161. 1847. Florida Department of Natural Resources. Tallahassee, Florida. pp. 28-33.

<sup>5</sup>United States Post Office, Appointment Office, June 18, 1878. Washington, D.C.

<sup>6</sup>Karl Grismer. The Story of Sarasota. Sarasota: M.E. Russell, 1946. p. 32.

<sup>7</sup>Alex Browning, Unpublished Manuscript. 1932. Copy on file Sarasota County Historical Archives. Sarasota, Florida.

<sup>8</sup>Ibid.

<sup>9</sup>Ibid.

<sup>10</sup>Sarasota County, Florida. Plat of Sarasota. 1886. Sarasota County Courthouse. Sarasota. Facsimile on file Sarasota County Historical Archives.

<sup>11</sup>Ibid.

<sup>12</sup>General and Local News Items from the Manatee River Advocate, Established March 20th, 1886. C.V.S. Wilson Publisher. Entry from "Issue of April 1st, 1886." Typed manuscript on file Sarasota County Historical Archives.

<sup>13</sup>Ibid. "Issue of July 8th, 1886."

<sup>14</sup>Ibid. "Issue of December 23rd, 1886."

<sup>15</sup>Ibid.

<sup>16</sup>Sarasota County. Plat of Sarasota. 1886. Sarasota County Courthouse, Sarasota, Florida.

<sup>17</sup>Manatee River Advocate. "Issue of April 1st, 1886."

<sup>18</sup>Andrew I. Merserve, A Complete General Directory of Manatee County, Florida. Braidentown, Florida. 1897. p. 13. Located at Sarasota County Historical Archives.

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- <sup>19</sup> Manatee River Advocate. "Issue of May 20th, 1886."
- <sup>20</sup> Ibid., "Issue of April 1st, 1886."
- <sup>21</sup> Grismer, p. 107.
- <sup>22</sup> Alex Browning. Unpublished Manuscript. 1932. Copy on file Sarasota County Historical Archives. Sarasota, Florida.
- <sup>23</sup> Ibid. pp. 17-19.
- <sup>24</sup> Sarasota County Historical Commission. Photograph L-49. On file Sarasota County Historical Archives.
- <sup>25</sup> Manatee River Advocate. Editorial from "Issue of December 23rd, 1886."
- <sup>26</sup> Sarasota County Historical Commission. Photograph L-121. Located at Sarasota County Historical Archives.
- <sup>27</sup> Andrew I. Meserve. A Complete General Directory of Manatee County, Florida. Braidentown, Florida. 1897. Located at Sarasota County Historical Archives.
- <sup>28</sup> Sarasota Times. June 1, 1911.
- <sup>29</sup> Ibid.
- <sup>30</sup> Florida Historical Records Survey. A List of Municipal Corporations. Jacksonville, Florida. 1941.
- <sup>31</sup> Grismer. p. 262.
- <sup>32</sup> Grismer. p. 263.
- <sup>33</sup> Sarasota Times. June 1, 1911.
- <sup>34</sup> Grismer. p. 262.
- <sup>35</sup> Sanborn Map Company. Maps of Sarasota. New York. 1913.
- <sup>36</sup> Ibid.
- <sup>37</sup> Ibid.
- <sup>38</sup> Ibid.
- <sup>39</sup> Ibid.
- <sup>40</sup> Ibid.

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<sup>41</sup>Ibid.

<sup>42</sup>Ibid.

<sup>43</sup>Sarasota Times. October 2, 1913, p. 4.

<sup>44</sup>Ibid.

<sup>45</sup>Ibid., July 20, 1911 and February 22, 1912, p. 4.

<sup>46</sup>Ibid., March 11, 1915, front page.

<sup>47</sup>Mrs. Sumner Britton. Personal Communications. 1983.

<sup>48</sup>Grismer, p. 283.

<sup>49</sup>"Sarasota Maintaining Position Among Other Cities in Its Building Operation," This Week in Sarasota Scrapbook. N.S., N.D. Located at Sarasota County Historical Archives.

<sup>50</sup>Ibid.

<sup>51</sup>Sarasota City Directory. 1916. p. 254.

<sup>52</sup>Ibid., p. 252.

<sup>53</sup>Ibid., p. 254.

<sup>54</sup>Ibid., pp. 268-269.

<sup>55</sup>Ibid., 1926. pp. 260-361, 364.

<sup>56</sup>Ibid.

<sup>57</sup>Ibid., 1924, p. 171.

<sup>58</sup>Ibid.

<sup>59</sup>Ibid., 1926. p. 353.

<sup>60</sup>Ibid., 1927-1928. p. 321.

<sup>61</sup>Grismer, p. 204.

<sup>62</sup>Sarasota Times. June 7, 1923, p. 1., col. 4.

<sup>63</sup>Sarasota Herald. December 15, 1926.

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<sup>64</sup> Grismer, p. 214.

<sup>65</sup> Sarasota Herald. December 15, 1926. Section 2, p. 4 & section 2, p. 1.

<sup>66</sup> Sarasota Times. January 3, 1924, front page.

<sup>67</sup> Sarasota City Council. Minutes of the City Council. December 22, 1924, p. 151.

<sup>68</sup> John Nolen. Report on Comprehensive City Plan for Sarasota, Florida. Cambridge, Massachusetts. 1925. Copy on file Planning Department, City of Sarasota, City Hall, Sarasota, Florida.

<sup>69</sup> Ibid., pp. 8-9.

<sup>70</sup> Ibid., pp. 14-15.

<sup>71</sup> Sarasota City Council. Minutes of the City Council. Book V, p. 192, November 19, 1923. Microfiche on file Central Records, City Hall Annex, Sarasota, Florida.

<sup>72</sup> Grismer, p. 240.

<sup>73</sup> Ibid., p. 211.

<sup>74</sup> Ibid.

<sup>75</sup> Ibid.

<sup>76</sup> Ibid., p. 217.

<sup>77</sup> Ibid., p. 226.

<sup>78</sup> Ibid., p. 227.

<sup>79</sup> This Week in Sarasota Scrapbook. N.S., N.D. Located at Sarasota County Historical Archives.

<sup>80</sup> Grismer, p. 229.

<sup>81</sup> Ibid., p. 263.

<sup>82</sup> Sarasota Herald. May 5, 1932, front page.

<sup>83</sup> Grismer, p. 244.

<sup>84</sup> Ibid.

<sup>85</sup> Grismer, pp. 245, 247-248.

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<sup>86</sup>Grismer, p. 268.

<sup>87</sup>Sarasota Herald. May 5, 1932.

<sup>88</sup>Ibid., December 1, 1932.

<sup>89</sup>Ibid., April 12, 1932.

<sup>90</sup>Sarasota Times. June 16, 1933.

<sup>91</sup>Personal correspondence. Robert McClellan, City Clerk, May 1983.

# 8. Significance

<b>Period</b>	<b>Areas of Significance—Check and justify below</b>					
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science		
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/		
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation		
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)		

Local History Preservation

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<b>Specific dates</b>	circa 1884-1935	<b>Builder/Architect</b>	N/A	<b>Threat</b>
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**Statement of Significance (in one paragraph)**

Included in the Multiple Resources of the City of Sarasota (Partial Inventory: Historic and Architectural Properties) are 37 individual properties and one historic district (18 properties) which are of historic and architectural significance to the City of Sarasota, Florida. The individual properties included commercial, educational, entertainment, governmental, industrial, private residential, religious and transportation building which are landmarks in local Sarasota history. The historic district included in the nomination is representative of the use of the Mediterranean Revival Style of architecture in the planning of a 1920s bungalow court. The buildings represented in the nomination reflect the development of the City of Sarasota which is divided into four periods: c. 1884-1900, 1900-1913, 1913-1929, 1930-1935. Included in the architectural development represented in the nomination are excellent examples of the vernacular, Classical Revival, Bungalow, Jacobethan, Queen Anne, Mission Revival, Mediterranean Revival, Late Gothic Revival and Neo-Classical Revival and Art Deco Styles. These individual and historic district properties, together with the four individual properties currently listed on the National Register of Historic Places represent the historically and architecturally significant structures representative of the development of the City of Sarasota.

The earliest reference to the Sarasota region was the Bernard Romans' map of 1772 which referred to the area as the "Boca Sarazota."<sup>1</sup> As early as 1847 two homesteads were represented in Township 36 South, Range 17, Section 13.<sup>2</sup> With the enactment of the Homestead Act, the area was further settled and a post office was eventually established on June 18, 1878.<sup>3</sup> The area which is currently Cunliff Lane was the original "main street" of the small community of Sarasota. The economy of the community was based on farming and fishing. Cattle, hogs and cedar wood were also traded.

A Scottish company, the Florida Mortgage and Investment Company, Ltd., was responsible for the platting of the current downtown tract of Sarasota. Having secured 60,000 acres of land in the Sarasota region, the company enlisted investors in the region who sailed for the Sarasota on November 25, 1885.<sup>4</sup> Sarasota was platted into a grid pattern of lots which measured 50'x100' and 75' x 175'.<sup>5</sup> In addition to the creation of north-south and east-west thoroughfares, the FMIC established a company wharf, one hotel, one black-smith shop, three boarding houses, a fish house, two stores and twenty-three dwelling houses.<sup>6</sup> By December of 1886 a post office was established on Main Street and the concentration of Sarasota was established in the Main Street area.<sup>7</sup> One thousand yards of wood plank sidewalks were built along the Main Street.<sup>8</sup> The Scottish Colony or the Ormiston Colony (named after the residence of Sir John Gillespie, one of the directors of the Scottish company) failed and by May of 1886 only the Browning family and several others remained.<sup>9</sup> As late as 1899 the population was estimated to be not over sixty persons.<sup>10</sup>

Several of the original large blocks platted in 1886 were resubdivided by October, 1902 when the Town of Sarasota was incorporated.<sup>11</sup> Col. J. Hamilton Gillespie, the son of Sir John Gillespie of the Florida Mortgage and Investment Company served as the first mayor of the Town.<sup>12</sup> By 1910 the census was given at 840.<sup>13</sup> By 1911 municipal improvements included the paving of four miles of streets and the establishment of two miles of sidewalks.<sup>14</sup> Sarasota was incorporated as a City in May of 1913 and the

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incorporation coincided with the issuance of the First Sanborn Map Company's insurance maps of Sarasota.<sup>15</sup> The commercial area continued to be concentrated around Main Street and extended to Lemon Avenue.<sup>16</sup> The industrial area was located on Lemon and extended through Seventh, Eighth and Ninth Streets. The Black community was centered around Mango Avenue.<sup>17</sup> By 1913 there were many municipal improvements including eight miles of concrete sidewalks, 1½ miles of graded streets, 4 ¾ miles of paved street, storm sewers, telephone lines, water mains, seawalls, and an electric light plant.<sup>18</sup>

Following World War I many of the original large FMIC blocks had been re-platted and subdivided. Although the commercial concentration continued to be centered around Main Street, commercial activity also moved in an eastward direction along Main Street. The industrial area shifted to the Payne Terminal area.<sup>19</sup> In 1921 Sarasota County was created and the City of Sarasota was established as the County Seat.<sup>20</sup> The site for the new Sarasota County Courthouse was placed on the current Washington Boulevard between Main Street and Ringling Boulevard. Development patterns moved in an eastward direction with the Courthouse Subdivision which was spearheaded by Charles Ringling. A northward push of development activity was effected by Owen Burns with his Broadway development which included a hotel, apartment and office building. (Please refer to MRNS #'s 32, 33 and 38). Activity also centered around South Palm Avenue with the erection of the Mira Mar Apartments and Hotel, while residential developments expanded to the north, west and south. The anticipated rise of the populations of the north and south quadrants resulted in the erection of two elementary schools, one in the Bay Haven section, one near Cherokee Park. Commercial and residential development also expanded in a westward direction under the direction of John Ringling and Owen Burns in their St. Armand's and Ringling Estate developments, areas which were linked to the mainland by the Ringling Causeway.<sup>21</sup> Development peaked in October of 1925 with real estate sales set at a value of \$11,420,000.<sup>22</sup> The chief industries of tourism and citrus were devastated by the land bust and the national Depression. Anticipating the collapse of the land boom, the voters of Sarasota approved a referendum to reduce the corporate limits of the City from 69 to 17 square miles.<sup>23</sup>

By 1930 the population of the city was set at 8,398 and by 1940 a population of 11,141 was reported.<sup>24</sup> Building permits slumped and federal aid was not received for municipal work programs until 1935.<sup>25</sup>

The City of Sarasota has continued to grow and the current population is set at approximately 50,000. Tourism continues to be a major industry. Many of the low-rise original and third period commercial structures have been demolished. Lower Main Street, Ringling Boulevard, and South Orange Avenue are peppered with multi-story highrises which are primarily bank buildings. Although the City of Sarasota has lost much of its historic character, the City still contains many commercial structures and residential neighborhoods of historical and architectural significance. Many of the contiguous districts or groups of buildings have been destroyed and the Multiple Resource Nomination, therefore, concentrates on individual sites.

Architecture: The architectural development of the City of Sarasota reflects the growth and economic patterns of the city from approximately 1884 to the present. The pattern of architectural development falls into four periods: circa 1884-1900, 1900-1913, 1913-1929 and 1930-1935. Prior to the arrival of the Ormiston Colonists in 1885, the settlement of Sarasota consisted of a group of Vernacular Style wood-frame buildings located in the area of the present Cunliff Lane. The Classical Revival Style was used for the Alfred Bidwell/Luke Wood Residence (MRNS #5). The wood frame building with weather board facade and wood shingled gabled roof with dormer windows rests on a brick



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pier foundation. The date of the original framing is approximately 1884 and the 1½ story structure with its detached cooking house was marked by the appearance of a one-story, three-bay porch located at the east and west elevations. The interior plan focused on a central hall with two rooms located at either side of the center stair hall; the second floor reflects the first symmetrical floor plan. The commercial boarding houses constructed during the first period were wood frame, 2 to 2½ stories with weather board and corner board facades, gabled roofs with shingle roof surfaces and, in the case of "The Inn" verandahs supported on narrow columns were located at the first and second floors.<sup>26</sup>

During the next period of architectural development, 1900-1913, new building types and materials were introduced. By 1913 Main Street had pressed stone commercial buildings and one brick veneer structure in addition to the wood-frame commercial structures.<sup>27</sup> Pressed stone was used in the construction of both residential and commercial buildings. One of the most significant concrete pressed stone masons was Joseph S. Maus, who was responsible for the construction of the Iwerson Blocks 1 & 2 on Main Street (MRNS #6), the Joseph Halton Residence on Cocoanut Avenue (MRNS #3) and the J.D. Hazen Residence on Morrill Street (MRNS #12). Mr. Maus was also responsible for the pressed stone residence of B.L. Honore, "The Acacias," which was demolished in the spring of 1983.<sup>28</sup> Mr. Maus used metal molds sold by the Miracle Pressed Stone Company of Minneapolis, Minnesota to form the rusticated blocks used to create the artificial stone structures.<sup>29</sup> The construction technique which imitated granite or limestone ashlar is significant in the development of Sarasota. The concrete was tamped into the Miracle Pressed Stone molds which were patented double-staggered air space molds. In addition to block molds, ornamental baluster and column base, shaft and capital molds were available as were elaborate cornice molds. Once the concrete was poured, tamped, and released, the individual blocks were sprinkled with water during the curing process. The pressed stone blocks were used on the Classical Revival Iwerson Block 2 commercial structure, and in the construction of the Queen Anne Style Halton Residence and the transitional Classical Revival/Bungalow of J.D. Hazen.

The Queen Anne Style, which had developed in the 1860s in England was espoused by the English architect Richard Norman Shaw and was used by the British in buildings for their commissioners at the Philadelphia Centennial Exposition of 1876.<sup>30</sup> In America the architect Henry Hobson Richardson designed the Watts Sherman House of 1874 in the Queen Anne mode.<sup>31</sup> The Newport Casino of 1879-1881 was designed by the firm of McKim Mead and White in the Queen Anne Style. The Queen Anne Style was characterized by the use of irregular massing, varied roof forms and roof embellishments of dormer windows and brick chimneys. The pattern of fenestration was irregular. Porches such as those located at the west and south elevations of the Dr. Halton Residence were a common feature of the Style and the irregular-planned interior of a Queen Anne Style Residence reflected the irregular exterior massing.

According to Marcus Whiffen, the origin of "bungalow" stemmed from the Hindustani adjective, "bangla" which translates, "belonging to Bengla."<sup>32</sup> By the first quarter of the nineteenth century the British used the term to describe low houses surrounded by a verandah. The form was used by the Indian Government as rest stops for travelers along major thoroughfares, the name given to these resthouses being "dak-bungalows."<sup>33</sup>

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As perpetuated in America, the bungalow form stemmed often from Japanese or Spanish sources with patios and vertical lightweight board and batten construction. Designs and plans were available through various mail order concerns, including the Sears Roebuck Company and the Craftsman Magazine of Gustav Stickley.<sup>34</sup> The style was popular throughout the country from 1900-1920. In Sarasota the bungalow form thrived as a one-story or 1½-story structure built on low piers with a porch roof reflecting the form of the main roof. Common in Sarasota is the use of a massive porch sometimes set on elephantine porch piers. Most of the bungalows were wood frame, shingle structured facades; however, stucco applied to wood lathe and pressed stone facade materials were also used in Sarasota. One building which reflects the conscious melding of the bungalow form with the Jacobethan Style is the Woman's Club (MRNS #23). Although the building dates from the third period of the development of Sarasota (1914-1920), in form and stylistic handling of the half-timber and parget-form building is retarditaire and stylistically belongs with the second period.

Following World War I Sarasota experienced tremendous development growth which culminated in the boom of the 1920s. Many of the buildings built during the third period of architectural development were designed in the Mediterranean Revival Style. The Mediterranean Revival Style structures in Sarasota were derived from two sources, the California Mission and the Spanish Ecclesiastical.<sup>35</sup> The Mediterranean Revival Style was popularized by expositions including the Panama-California Exposition in San Diego. Chief among the architects who designed exposition buildings in the Mediterranean Revival Style was Bertram Grosvenor Goodhue. The early evolution of the style in Florida included the Hotel Ponce de Leon in St. Augustine which was designed by Bernard Maybeck in 1889.<sup>36</sup> The James Deering Miami Residence, Vizcaya, which was designed by Burrell F. Hoffman, Jr., and Paul Chalfin, was also a precursor of the Mediterranean Revival Style.<sup>37</sup> The first structures to be designed in Sarasota in the Mediterranean Revival Style were the Mira Mar Apartments (MRNS #25), and the Frances-Carlton Apartments (MRNS #22), of 1922. One of the chief designers in the Mediterranean Revival Style in Sarasota was New York and Sarasota architect Dwight James Baum. By 1926 a nationally-published article on Baum's work in the Mediterranean Revival mode praised Baum's selection of the Mediterranean Revival Style for the Florida climate.<sup>38</sup> Among Baum's Sarasota buildings included in the Multiple Resource Nomination are: the Sarasota Courthouse (MRNS #10), The Burns Realty Company (MRNS #32), the El Vernona Hotel (MRNS #33), The Sarasota Times Building (MRNS #36), and the El Vernona Apartments (MRNS #38). Baum also designed the Ca'd'Zan for John Ringling in the Venetian Gothic mode (the Ca'd'Zan has been included in the National Register.)

The building materials used to execute the new revival designs were different from earlier construction materials. The large-scale complexes were constructed of concrete block or hollow tile and several of the multi-story buildings, including the Edward's Theatre (MRNS #27), were steel-frame construction. Stucco facades varied from smooth to rough-cast and rusticated structures. Cast stone and stucco architectural ornaments were applied to the cornice, window and door surrounds. Entrances were often marked by the use of major frontispiece projections such as the frontispieces which occur on the H.B. Williams Residence (MRNS #19), the Charles Ringling Building (MRNS #29) and the El Vernona Hotel (MRNS #33). The facades of most of the Mediterranean Revival structures in Sarasota were asymmetrically massed and the interior plans reflected the asymmetry. Roof forms were gabled or hipped with chimneys which resembled mini-miradors. Roof towers were a feature of the style. Each major and secondary roof surface was clad in a barrel, mission or pantile. Flat roofed structures were decorated by roof

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parapets. Windows were primarily wood casement, two-leaved windows divided into four, six and eight lights. Wood or ornamental wrought iron window grilles were common architectural features; heavy wood shutters protected window openings and doors were heavy wood paneled leaves often executed in pecky cypress.

In addition to large commercial structures, the Mediterranean Revival Style was also used in the design of bungalow courts such as the Burns Court Historic District, a group of fifteen one-story stucco bungalows with original garage outbuildings, (MRNS #2, a-r). Interiors of the Mediterranean Revival Style structures included the use of tiled floors, entrance stair halls, beamed ceilings and massive fireplaces. Several of the Mediterranean Revival style structures constructed in Sarasota, including the Mira Mar Apartments (MRNS #35), had Mission Revival overtones. The Atlantic Coast Line Passenger Depot (MRNS #30), was designed in the Mission Style which was promoted in the California architecture of Willis Polk and perpetuated by A. Page Brown in his California Building for the Columbian Exposition in Chicago of 1892.<sup>39</sup> The style was characterized by the use of semicircular and segmental arches and low pitched roofs with shaped gables, such as those present in the ACL Passenger Depot.

The Late Gothic Revival, which was also referred to as the "Collegiate Gothic," when applied to education structures, is represented in the Sarasota High School (MRNS # 34), which was designed in 1926. The style was used at Princeton University by the architect Ralph Adams Cram who served as supervising architect between 1909 and 1931.<sup>40</sup> Other universities including Duke and the University of Chicago were designed in the late Gothic Revival Style.<sup>41</sup> In the Sarasota High School the style is executed in red brick and ornamental glazed terra cotta. The glazed terra cotta crockets, finials, cusps and tracery are typical of the Collegiate Gothic mode.

The Neo-Classical Revival Style is represented in the Multiple Resource Nomination by several commercial and one religious structure, the First Baptist Church (MRNS #9). In this Classical Revival style, Greek orders are used more frequently than Roman orders. The use of trabeated windows and doors and the appearance of porticos are common features of the style. The style was perpetuated by buildings in the major expositions including the Museum of Science and Industry which was designed for the Columbian Exposition of 1893 by Charles B. Atwood,<sup>42</sup> and the New York State Building designed by George Cary for the Pan-American Exposition of Buffalo of 1901.<sup>43</sup> The demolished Pennsylvania Station in New York which was designed by McKim, Mead and White was a prime example of the Neo-Classical Revival Style.

After 1930 the Art Deco Style was used in the city of Sarasota. The style, which was an outgrowth of the Exposition Internationale des Arts Decoratifs et Industrielles Modernes, which was held in Paris in 1925, also adopted decorative motifs from Aztec and Mayan sources. The Kress Building (MRNS #7), exhibits Mayoid motifs which are executed in polychromed glazed terra cotta.

Community Planning: The original grid-pattern plan of the city was laid out by the Florida Mortgage and Investment Company, Ltd., and the plat was recorded in 1886.<sup>44</sup> With the expansion of the city during the early 1920s the Sarasota City Council recognized the need to direct the growth of the city. The Council commissioned nationally-renowned planner John Nolen of Cambridge, Massachusetts to prepare a comprehensive plan for the city. Mr. Nolen's plan was accepted by the City Planning Board<sup>45</sup>, and his findings were published in a report issued in 1925, the Report On Comprehensive City Plan for Sarasota, Florida.<sup>46</sup> In his report, Mr. Nolen outlined a proposed extension and widening of major north-south and east-west thoroughfares and the creation of new streets to relieve traffic congestion.<sup>47</sup> Mr. Nolen also advised the City to "group buildings of

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architectural merit" at the termination of major vistas.<sup>48</sup> The only extant example of a major structure of architectural merit which successfully terminates a vista is the former Atlantic Coast Line Passenger Depot (MRNS #30), located at 1 South School Avenue which terminates the vista of Main Street. Mr. Nolen also advocated the creation of city parks and park lands, in particular the development of a waterfront-city-owned park, "a strip three hundred feet wide from Ringling Point to Hudson Bayou."<sup>49</sup> In the Nolen Report, locations of new school buildings were offered in anticipation of the growth of the school age population.<sup>50</sup> Three new schools were planned as a result of Mr. Nolen's recommendations (although not in the suggested locations)--please refer to MRNS #'s 31, 34 and 35. The Report included a Regional plan and a Zone plan which specified General Residence District, Special Residence District, Business District, Industrial District.<sup>51</sup> The Zone plan included height restrictions and lot coverage percentages.<sup>52</sup> John Nolen prepared comprehensive city plans for many cities, including San Diego, New York City, Roanoke, Virginia, and in Florida provided plans for Clearwater, Clewiston, Vencie, St. Petersburg, Tampa and West Palm Beach.<sup>53</sup> Nolan favored decentralization or the encouragement of neighborhoods to outlying areas in his St. Petersburg Plan of 1923 and Clearwater Plan of 1925. The new neighborhood nodes suggested for Sarasota focused around schools.<sup>54</sup>

Preservation Threat: During the six-month period of preparation of the Multiple Resource Nomination of the City of Sarasota, two significant structures originally outlined for inclusion in the nomination were demolished, the "Acacias," the former Benjamin Honore Residence located at 1217 North Tamiami Trail, and the only extant example of the Prairie Style in Sarasota, the Boardman Apartments, formerly located at 1301 Second Street. The loss of the "Acacias," a pressed stone building built by the local builder, J.S. Maus, underlines the need to retain the remaining pressed stone structures built by J.S. Maus, including the Dr. Joseph Halton Residence (MRNS #3), the Iwersen Block 2 (MRNS #6), and the J.D. Hazen Residence (MRNS #12). The fate of the Burns Realty Company/Karl Bickel Residence (MRNS #32), and the El Vernona Hotel (MRNS #33), remains questionable. The Bacon-Tomlin Office (MRNS #26), is threatened by a proposed bank development. The former Atlantic Coast Line Freight Depot (MRNS #44), will be negatively impacted by a proposed highway expansion program.

FOOTNOTES

<sup>1</sup> Bernard Romans. Map of East and West Florida. 1772. Reproduction of map published in Miscellaneous Maps. Volume 1, Bureau of State Lands, Tallahassee, Florida.

<sup>2</sup> A.H. Jones. Field Notes, Volume 161 (1847), Florida Department of Natural Resources, Tallahassee, Florida. pp. 28-33.

<sup>3</sup> United States Post Office, Appointment Office, June 18, 1878, Washington, D.C.

<sup>4</sup> Alex Browning. Unpublished Manuscript. 1932. Copy on file, Sarasota County Historical Archives.

<sup>5</sup> Sarasota County, Florida. Plat of Sarasota. 1886. Sarasota County Courthouse, Sarasota. Facsimile on file Sarasota County Historical Archives.

<sup>6</sup> Manatee River Advocate. "Issue of April 1st, 1886."

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<sup>7</sup>Ibid., editorial from "Issue of December 23rd, 1886."

<sup>8</sup>Ibid., "Issue of April 1st, 1886."

<sup>9</sup>Grismer, p. 100.

<sup>10</sup>Sarasota Times. June 1, 1911.

<sup>11</sup>Florida Historical Records Survey, A List of Municipal Corporations (Jacksonville, Florida, 1941).

<sup>12</sup>Grismer, p. 262.

<sup>13</sup>Ibid., p. 263.

<sup>14</sup>Sarasota Times, June 1, 1911.

<sup>15</sup>Sanborn Map Company. Maps of Sarasota. New York, 1913.

<sup>16</sup>Ibid.

<sup>17</sup>Ibid.

<sup>18</sup>Sarasota Times. October 2, 193 , p. 4, col. 5.

<sup>19</sup>Grismer, p. 204.

<sup>20</sup>Grismer, p. 262.

<sup>21</sup>Sarasota Times. January 3, 1924, front page.

<sup>22</sup>Grismer, p. 211.

<sup>23</sup>Ibid., p. 217.

<sup>24</sup>Ibid., p. 263.

<sup>25</sup>Ibid., p. 244.

<sup>26</sup>Photograph #L-49. Collection of Sarasota County Historical Archives.

<sup>27</sup>Sanborn Map Company. Maps of Sarasota. New York. 1913.

<sup>28</sup>Sarasota Times. January 2, 1913.

<sup>29</sup>Advertisement, Miracle Pressed Stone Company, Minneapolis, Minnesota, N.S., c. 1906. Located in private collection of John McCarthy, Sarasota, Florida.

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<sup>30</sup> Marcus Whiffen. American Architecture Since 1780: A Guide to the Styles M.I.T. Press, Cambridge, 1969, p. 115.

<sup>31</sup> Vincent Scully. The Shingle Style. New Haven: Yale University Press, 1955. p. 15.

<sup>32</sup> Whiffen, p. 218.

<sup>33</sup> Ibid.

<sup>34</sup> Gustav Stickley. Craftsman Homes. New York: Dover Reprint (1909), 1979.

<sup>35</sup> David Gebhard. "The Spanish Colonial Revival of Southern California (1895-1930): Journal of the Society of Architectural Historians. XXVI, May 2, 1967. p. 131.

<sup>36</sup> Jeffrey W. Limerick, "The Grand Resort Hotels of America," Perspecta 15: Backgrounds for an American Architecture. New Haven: Yale University, 1975, pp. 95-96.

<sup>37</sup> Burrell F. Hoffman, Jr., and Paul Chalfin. "Vizcaya: The New Villa and Gardens for James Deering, Esquire at Miami, Florida." Architectural Review. July 1917, pp. 1-48. Located at Avery Library, Columbia University, New York.

<sup>38</sup> "Developing a Regional Type," American Architect. v. 130, #2503, August 20, 1926.

<sup>39</sup> Whiffen, p. 214.

<sup>40</sup> Ibid., pp. 174-175.

<sup>41</sup> Ibid.

<sup>42</sup> Ibid., pp. 167-168.

<sup>43</sup> Ibid.

<sup>44</sup> Sarasota County, Florida. Plat of Sarasota, 1886. Sarasota County Courthouse, Sarasota, Florida. Facsimile on file Sarasota County Historical Archives.

<sup>45</sup> Sarasota City Council. Minutes of City Council. December 22, 1924, p. 151.

<sup>46</sup> John Nolen. Report on Comprehensive City Plan for Sarasota, Florida. Cambridge, Massachusetts. 1925. Copy on file Planning Department, City of Sarasota, Sarasota, Florida.

<sup>47</sup> Ibid., pp. 8-9.

<sup>48</sup> Ibid., pp. 10-11.

<sup>49</sup> Ibid., p. 11.

<sup>50</sup> Ibid., pp. 14-15.

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<sup>51</sup>Ibid., p. 23.

<sup>52</sup>Ibid.

<sup>53</sup>John L. Hancock. John Nolen: Landscape Architect Town, City and Regional Planner: A Bibliographical Record of Achievement. Program Urban and Regional Studies, Cornell University, September 1976. Copy on file Sarasota County Historical Archives.

<sup>54</sup>Ibid.

# 9. Major Bibliographical References

(See Continuation Sheet)

# 10. Geographical Data

Acreege of nominated property See individual inventory forms

Quadrangle name Bradenton, Bee Ridge, Sarasota

Quadrangle scale 1:24,000

UTM References

See individual inventory forms

A	<input type="text"/>	<input type="text"/>	<input type="text"/>	B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

## Verbal boundary description and justification

The incorporated limits of Sarasota, Florida. This area includes all significant properties.

## List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>
state	<u>N/A</u>	code	<u>N/A</u>	county	<u>N/A</u>	code	<u>N/A</u>

# 11. Form Prepared By

name/title Sarah Kearns/Michael F. Zimny, Historic Sites Specialist

organization Division of Archives

date

street & number Dept. of State, The Capitol

telephone (904) 487-2333

city or town Tallahassee

state Florida

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title George W. Percy, State Historic Preservation Officer

date

2/7/84

For NPS use only

I hereby certify that this property is included in the National Register

date

See Continuation Sheet for Distings  
Keeper of the National Register

Attest:

date

Chief of Registration



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Multiple Resource Area  
Thematic Group

dnr-11

Name Sarasota Multiple Resource Area  
State Sarasota County, FLORIDA

Cover — except 3/22/84

Nomination/Type of Review

Date/Signature

1. Atlantic Coast Line Passenger Depot

Entered in the National Register

for Keeper

Melvin Byers 3/22/84

Attest

2. Bacon and Tomlin, Inc.

Entered in the National Register

for Keeper

Melvin Byers 3/22/84

Attest

3. Burns Court Historic District

Substantive Review

Keeper

Wend Dinkie 3/22/84

Attest

4. DeCanizares, F. A., House

Entered in the National Register

for Keeper

Melvin Byers 3/22/84

Attest

5. DeMarcay Hotel

Entered in the National Register

for Keeper

Melvin Byers 3/22/84

Attest

6. Edwards Theatre

Entered in the National Register

for Keeper

Melvin Byers 3/22/84

Attest

7. El Vernona Apartments-Broadway Apartments

Entered in the National Register

for Keeper

3/22/84  
Melvin Byers

Attest

8. Frances-Carlton Apartments

Substantive Review

Keeper

Wend Dinkie 3/27/84

Attest

9. Halton, Dr. Joseph, House

Entered in the National Register

for Keeper

Melvin Byers 3/22/84

Attest

10. Kress, S. H., Building

Entered in the National Register

for Keeper

Melvin Byers 3/22/84

Attest

**United States Department of the Interior  
National Park Service**

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Continuation sheet

Item number

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Multiple Resource Area  
Thematic Group

Name Sarasota Multiple Resource Area  
State Sarasota County, FLORIDA

Nomination/Type of Review

Date/Signature

11. Purdy, Capt. W.F., House Entered in the  
National Register

*for* Keeper Delores Byers 3/22/84

Attest

12. Roth Cigar Factory Entered in the  
National Register

*for* Keeper Delores Byers 3/22/84

Attest

13. Sarasota County Courthouse  
Entered in the  
National Register

*for* Keeper Delores Byers 3/22/84

Attest

14. Sarasota Herald Building  
Entered in the  
National Register

*for* Keeper Delores Byers 3/22/84

Attest

15. Sarasota Times Building  
Entered in the  
National Register

*for* Keeper Delores Byers 3/22/84

Attest

16. Sarasota High School  
Entered in the  
National Register

*for* Keeper Delores Byers 3/22/84

Attest

17. South Side School

Keeper Wendy Marie 9/14/84

Attest

18. U.S. Post Office-Federal Building  
Entered in the  
National Register

*for* Keeper Delores Byers 3/22/84

Attest

19. Williams, H.B., House  
Entered in the  
National Register

*for* Keeper Delores Byers 3/22/84

Attest

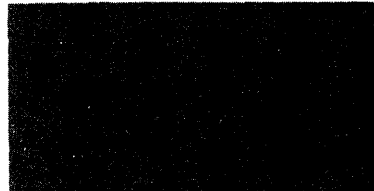
20. Wilson, Dr. C.B., House  
Entered in the  
National Register

*for* Keeper Delores Byers 3/22/84

Attest

United States Department of the Interior  
National Park Service

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Continuation sheet

Item number

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Multiple Resource Area  
Thematic Group

Name Sarasota Multiple Resource Area  
State Sarasota County, FLORIDA

- | Nomination/Type of Review  | Date/Signature   |
|--|--|
| 21. Bay Haven Hotel (John Ringling School of Art) <b>Substantive Review</b><br>DOE/OWNER OBJECTION | Determined Eligible<br>Keeper <u>Eligible - C Dubois 3/22/84</u><br>Attest |
| 22. Burns Realty Co./Karl Bickel House <b>Substantive Review</b><br>DOE/OWNER OBJECTION            | Determined Eligible<br>Keeper <u>Eligible - C Dubois 3/22/84</u><br>Attest |
| 23. City Electric Light & Power Plant <b>Substantive Review</b><br>DOE/OWNER OBJECTION             | Determined Eligible<br>Keeper <u>Eligible - C Dubois 9/14/84</u><br>Attest |
| 24. Cunliff Residence (Day View Cottage) <b>Substantive Review</b><br>DOE/OWNER OBJECTION          | Determined Eligible<br>Keeper <u>Eligible - C Dubois 3/22/84</u><br>Attest |
| 25. El Vernona Hotel (John Ringling Hotel) <b>Substantive Review</b><br>DOE/OWNER OBJECTION        | Determined Eligible<br>Keeper <u>Eligible - C Dubois 3/22/84</u><br>Attest |
| 26. Gillespie House <b>Substantive Review</b><br>DOE/OWNER OBJECTION                               | Determined Eligible<br>Keeper <u>Eligible - C Dubois 3/22/84</u><br>Attest |
| 27. Reagin, L. D., House <b>Substantive Review</b><br>DOE/OWNER OBJECTION                          | Determined Eligible<br>Keeper <u>Eligible - C Dubois 3/22/84</u><br>Attest |
| 28. Bay Haven School<br>Entered in the National Register   | for Keeper <u>Delores Byers 4/23/84</u><br>Attest                          |
| 29. City Waterworks<br>Entered in the National Register  | for Keeper <u>Delores Byers 4/23/84</u><br>Attest                          |
| 30. Iwersen Block <b>Substantive Review</b><br>DOE/OWNER OBJECTION                                 | Determined Eligible<br>Keeper <u>Eligible - C Dubois 4/23/84</u><br>Attest |

see #31

see #31

see #31

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Multiple Resource Area  
Thematic Group

Name Sarasota Multiple Resource Area  
State Sarasota County, FLORIDA

Nomination/Type of Review

Date/Signature

31. Reagin, L. D., House

Entered in the  
National Register ~~NO~~

Keeper

10/25/84

Attest

*Owner objection Withdrawn*

32. Sarasota Woman's Club

Entered in the  
National Register

*for* Keeper

*Melvin Byers 1/18/85*

Attest

33.

Keeper

Attest

34.

Keeper

Attest

35.

Keeper

Attest

36.

Keeper

Attest

37.

Keeper

Attest

38.

Keeper

Attest

39.

Keeper

Attest

40.

Keeper

Attest