

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 CENTRAL-COCOANUT HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number 11th St., Tamiami Tr., 22nd Street, & Railroad Tracks N/A not for publication

city or town Sarasota N/A vicinity

state FLORIDA code FL countv 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.)

Babara C. Mattick / DSHPO for Survey & Registration 5/4/05
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson H. Beall 6/17/05
Signature of the Keeper Date of Action

Name of Property

County and State

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	
279	74	buildings
0	0	sites
0	0	structures
0	0	objects
279	74	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

DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

See Section 10, Page 1

Materials

(Enter categories from instructions)

foundation Brick Pier

walls Wood

roof Asphalt 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

Narrative Statement of Significance

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

9. Major Bibliographical References**Bibliography**

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

Previous documentation on file (NPS):

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

- recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

c. 1914-1955

Significant Dates

c. 1914

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

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

Name of Repository

10. Geographical Data

Acreege of Property 70 apprx.

UTM References

(Place additional references on a continuation sheet.)

1	17	347000	3026700
Zone	Easting	Northing	
2	17	347560	3026700

3	17	347560	3025580
Zone	Easting	Northing	
4	17	347000	3025580

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

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

organization Florida Bureau of Historic Preservation date May 2005

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

Photographs

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

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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CENTRAL-COCOANUT HISTORIC DISTRICT
SARASOTA, SARASOTA COUNTY, FLORIDA
DESCRIPTION

SUMMARY PARAGRAPH

The Central-Cocoanut Historic District is a small, residential neighborhood located just north of downtown Sarasota, Florida, which takes its name from its two axial north-south thoroughfares of Central Avenue and Cocoanut Avenue. Although not historically an African-American neighborhood, the majority of the residents in the neighborhood today are black. The district contains parts of ten historic subdivisions, comprising approximately 70 acres of flat land. The district contains 353 buildings, 279 of which contribute to the historic character and 70 that are considered noncontributing. The contributing resources represent 79 percent of the total resources in the district, while the noncontributing resources comprise 21 percent. The majority of the district's resources are constructed of wood, with some masonry examples, and follows style trends associated with the first half of the twentieth century. These styles include Frame Vernacular, Masonry Vernacular, Bungalow, Mission, Colonial Revival, and Mediterranean Revival. There are no large or fully-developed high style buildings in the district, most of which were constructed for low middle income residents. The buildings were constructed between 1914 and 1955, range from one to two stories in height, and overall exhibit good levels of integrity.

SETTING

Sarasota is a city with a population of approximately 51,000 located in western Florida about 55 miles south of Tampa. The city is situated on Sarasota Bay, an inlet to the Gulf of Mexico. The downtown area contains a mixture of historic and modern buildings, most of the latter having been constructed within the last 30 years. Presently, downtown Sarasota has a number of large office complexes, fine dining establishments, and retail establishments. Much of the recent commercial development has taken place south of the downtown core, along the Tamiami Trail (U.S. Highway 41). Additional post-World War II commercial development has occurred on North Tamiami Trail. There has also been commercial development consisting largely of banking institutions and professional office conglomerates east of the original commercial district. Sarasota Bay and the city's renovated Bayfront Park lie west of the original core. Sarasota is the seat of government in Sarasota County.

The Central-Cocoanut Historic District is situated in a conventional urban arrangement of blocks on a rectilinear grid north of Sarasota's downtown area. The neighborhood ranges from 10 feet to approximately 20 feet above sea level and consists of cleared and developed level lots landscaped with mature trees and shrubbery that define the neighborhood naturally against many of its surrounding areas, which have been cleared for modern development. The Central-Cocoanut neighborhood represents one of a number of historic areas in Sarasota, which often stand as clearly-defined pockets of resources historically associated with residential development of the early 20th century. One example, the Overtown Historic District (N.R. 2002), is located immediately south of the proposed Central-Cocoanut Historic District.

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The Central-Cocoanut Historic District is centered on the two primary north-south thoroughfares through the neighborhood, Central Avenue and Cocoanut Avenue. Contributing resources branch to the east (to the Seaboard Airline Railway) and west (to North Tamiami Trail) boundaries from these streets roughly between 10th Street on the south and 21st Street on the north. The approximately 70-acre district boundary primarily contains modest single family dwellings. The district contains 280 buildings, 196 of which contribute to the historic character of the district. Eighty-four buildings are considered noncontributing due to either post-1955 construction or to extensive alterations and/or additions that compromise integrity. Historic period resources outside the district are separated on the north by sections of more recent construction north of 21st Street; on the east by the hard boundary of the Seaboard Airline Railway; on the south by modern commercial development along 10th Street; and on the west by modern construction on North Tamiami Trail.

The buildings within the district occupy relatively narrow rectangular lots. The buildings are typically set back from the front property lines to allow for front yard space and sidewalks. The street plan throughout the district follows a conventional rectilinear grid. Established to accommodate the housing needs of Sarasota's working class and black residents, the district has maintained a well-defined concentration of conventional dwellings that contains representative examples of wood frame and masonry vernacular architecture, as well as some Mission/Spanish and Mediterranean Revival, and Craftsman/Bungalow/Prairie style buildings. The typical residence ranges from one to one-and-a-half stories in height (with some two-story examples), is constructed of wood, stands on concrete piers, and features a front porch. Roof types include simple gable or hipped profiles with asphalt or composition shingles. Flat roof systems are found in Mission/Spanish and Mediterranean Revival style buildings. The fenestration varies from double-hung wood sash and metal casement to metal awning types. Few residences display elite-style exterior ornamentation, and other variations include several examples of masonry construction (typically brick).

ARCHITECTURAL STYLES

Frame Vernacular

Approximately ninety of the houses in the historic district are Frame Vernacular. These buildings were generally designed and constructed by local builders from readily available materials. The houses are usually one or two stories in height and rectangular in plan for economical construction. Common features are the hipped or gabled rooflines, roof overhangs with exposed rafter tails, and slat porch balusters. By the 1920s, the Craftsman bungalow began to significantly influence vernacular house designs. As a result, post-1920 Frame Vernacular houses often feature some Craftsman elements such as knee braces, exposed rafter tails, and crossover gabled roofs. A number of houses have open or screened front porches with shed, hipped or gable roofs, and a central entrance. Craftsman-style inspired architectural details include exposed rafter tails and knee

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braces at the house corners or below porch roofs. Frame vernacular houses in the Central-Cocoanut Historic District typically are sided with weatherboard, drop, or novelty siding, and are sometimes trimmed with contrasting corner boards. At least some of these houses have stuccoed exteriors, which in some cases is an original feature. Frame Vernacular houses were built in the historic district beginning in the 1910s and continued in popularity into the 1950s. Later Frame Vernacular houses often feature Colonial Revival-style details at the doors and windows.

The residence at 1345 12th Street (Photo 1) is a two-story, wood frame building that was constructed c. 1925. It features drop exterior siding and a front-facing gable main roof. The house rests on a continuous concrete block foundation and has 3/1-light double hung wood sash windows. The one-story, full-width front porch has a shed roof and a wooden balustrade wall and wire screening. It has a one-story, shed roof addition on its west elevation.

Another two-story residence is the one at 1366 18th Street (Photo 2) is a two-story, wood frame building that was also constructed c. 1925. The house features drop exterior siding, a pyramidal roof and rests on a continuous concrete block foundation. The original wood sash windows have been replaced with aluminum sash windows, and the main facade has a one-story, screened porch with a balustrade wall. The east elevation has an elevated wooden deck to allow entrance to an upstairs apartment.

An impressive example of a one-story Frame Vernacular residence is the one at 1423 20th Street (Photo 3), which was constructed c. 1930. The house has a rectangular ground plan and is covered by a massive pyramidal roof surfaced with asphalt shingles. The house rests on a brick pier foundation, and has exterior walls composed of drop siding. The 4-bay, asymmetrical facade comprises a central entranceway with a low stoop sheltered by a gabled console supported by wooden brackets and flanked on the west by a single pair of 1/1-light wood sash windows and on the east by two pairs. Similar window pairs are found on the side elevations of the building. The house also exhibits a brick chimney on the south slope of the pyramidal roof.

The house at 1365 12th Street (Photo 4), constructed c. 1945 combines weatherboard and stucco exterior siding. The house rests on a continuous concrete block foundation, has a cross gable roof with exposed rafter tails and features 4/4-light wood sash windows. A short ell, which contains the main entrance to the house, extends westward from the main body. The main entrance to the house is found in the center of the ell on the south facade. It is accessed by a low concrete stoop that is sheltered by a metal awing supported by metal brackets. As is typical of many of the Frame Vernacular houses constructed during the 1940s, the house has rather small windows and broad, plain wall surfaces. Most of the exterior wall surfaces are covered with stucco, the weatherboard siding being confined to the gable ends and to the knee wall beneath the windows of the west ell of the house.

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Masonry Vernacular

As a building style, Masonry Vernacular competed in popularity with frame construction in Sarasota during the 1920-1950 period. Early Masonry Vernacular houses tended to be constructed of brick, but gave way after World War II to concrete block. The exteriors of Masonry Vernacular houses were finished with a variety of materials including stucco, brick veneer, stone veneer, and tile. The houses are generally rectangular in plan, one to two stories in height, and exhibit little or no ornamentation. Like the Frame Vernacular residences in the district, the Masonry Vernacular houses in the neighborhood often have bungalow or even Prairie style elements. Masonry Vernacular buildings from the 1930s and 1940s show influences of the International and Modernistic styles such as bands scored in the stucco.

The residence at 1142 Cocoanut Avenue (Photo 5), constructed c. 1945, is a one-story, stuccoed concrete block building with a hip roof with exposed rafter tails and surfaced with asphalt shingles. The rectangular plan house rests on a continuous concrete block foundation, and its narrow elevation faces the street. The centrally located main entrance has a low concrete stoop that is sheltered by a narrow projection of the main roof. The main fenestration consists of inward opening metal casement windows that have been fitted with metal security bars. A brick chimney rises from the intersection of the ridge and forward slope of the main roof. The building has no decorative elements, except for the red brick sills of the windows.

The house at 1325 13th Street (Photo 6), constructed c. 1950, is oriented with its long elevation facing the street. The gable roof is surfaced with asphalt shingles and its gable ends are covered with weatherboard siding. A stuccoed chimney with a chimney cap occupies the center of the roof ridge. The exterior walls are concrete block covered with stucco, and the house rests on a continuous concrete block foundation. The central entranceway is sheltered by a one-bay porch comprising a low poured concrete deck and decorative wrought or cast metal columns that support the corners of a shed extension of the forward slope of the main gable roof. A secondary entrance with a shed roof, also supported by decorative columns is found on the east elevation of the house. The main fenestration consists of 1/1-light wood sash windows.

The house at 1424 Cocoanut Avenue (Photo 7), constructed c. 1940, is somewhat larger than the ones described above. Its long axis faces the street, and it has a cross-gable main roof surfaced with asphalt shingles. A one-story, shed roof porch fits into the angle of the house formed by the front-facing gable ell at the south end of the main facade. The space between the knee wall and the eaves of the porch have been enclosed by vertical wooden siding, which seems to be an original feature. The wood has been stained a dark color and is pierced paired metal casement windows flanking the central entranceway. There is also a pair of awning windows at the north end of the porch. The exterior walls are stuccoed concrete block painted a cream color. The window frames, soffit and fascia board of the porch have the same dark color as the porch enclosure. The main fenestration is metal awning windows set in wooden frames. There is a concrete chimney on the roof ridge, but it has been fitted with a rotating ventilator. At the rear of the house is a modern metal carport, just east of which

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is a detached one-story garage (Photo 8) constructed of concrete block. The garage has a front-facing gable roof that has been surfaced with raised seam metal sheeting and two vehicle bays containing double-leaf wooden doors.

Craftsman/Bungalow

The Craftsman style was the most popular design for small residential buildings built throughout the country in the first three decades of the twentieth century. Influenced by the English Arts and Crafts Movement and Oriental and Indian architecture, the style was popularized by the work of two brothers, Charles S. and Henry M. Greene. The Greenes designed a number of large, elaborate prototypes of the style. Their innovative designs received a significant amount of publicity in national magazines. By the turn of the century, the design had been adapted to smaller houses, commonly referred to as bungalows. It was this scaled down version of the Craftsman style that became a ubiquitous feature of Florida's residential neighborhoods during the early twentieth century. This style was popular in Florida and Sarasota during the 1920-1940 period. Features of this style include frame construction with weatherboard or novelty siding (although some masonry examples also exist); a low-pitched roof, usually extending on the front to shelter a porch; an exposed gable-end chimney; multi-pane upper sash; and an off-center entrance.

The residence at 1349 13th Street (Photo 9), constructed c. 1923 is one of the larger one-story Craftsman bungalows in the historic district. The large wood frame house has weatherboard siding and rests on a brick pier foundation and is covered by an intersecting gable roof. The main (south) block of the house features a side-gable roof that has a front-facing gable vent in the center of the roof ridge. The four-bay, full-width front porch is incised into the main roof structure, the entablature of which is supported by tapered wooden columns sited atop massive brick piers. The porch is screened and has a wooden deck but no balustrade or knee wall. The main entrance is located in the second bay from the west of the facade. The rear extension of the house is covered with a gable roof running north south. The gable ends at the front of the house feature knee braces. The main fenestration 6/1-light and 4/1-light double-hung, wood sash windows. Most of the windows have been fitted with modern metal awnings. At the rear of the property is a one-story, wood frame garage with a front-gable roof and a single vehicle bay.

Many of the bungalows in the historic district, like the one at 1326 14th Street (Photo 10), constructed c. 1925, have had their front porches enclosed to add another room and allow the space to be air conditioned. This small house exhibits one of the classic bungalow facades, with the front-facing gable of the nearly full-width porch being slightly lower than the gable of the main section of the house immediately behind the porch. Although the tapered columns appear to have been removed and its balustrade wall no longer visible, the porch retains its massive stone piers, its entrance steps, and a partial view of the roof's knee braces. At the top of the steps is a modern wooden door flanked by 1/1-light metal frame windows. Most of the original 3/1-light wood frame

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windows are still visible on the other elevations, and the bungalow has a typical stuccoed exterior chimney on the east elevation of the house.

A few of the bungalows, like the one at 1335 17th Street (Photo 11), constructed c. 1925, are constructed of brick. In this case, the porte-cochere, instead of the front porch is the dominant feature. The house rests on a brick and poured concrete foundation and features a side-gable roof, with exposed rafter tails, that extends to cover the porte-cochere. There is also a truncated front-facing gable at the west end of the main facade. The front porch is screened and has a brick knee wall atop which two wooden columns support eaves of the main roof. The front of the knee wall exhibits a decorative arch and keystone motif, executed in concrete. The main entrance to house lies at the top of a short flight of steps leading from the porte-cochere to the front porch. The main fenestration of the residence consists of 4/1-light wood sash windows that have a decorative "flat" arch located just above the top of the window sill. A tall and narrow chimney that has been fitted with a stove pipe cap rises from the forward slope of the roof. Located at the rear of the property is a small wood frame garage with a single vehicle bay.

Mission Style

The Mission style originated in California during the 1880s and 1890s in response to its Spanish heritage and the romantic Franciscan mission churches found along the State's coastline. In keeping with Florida's Spanish roots, the Mission style also became popular in the state during the Land Boom years. Generally, Mission houses are simple in design and were inexpensive to build. The district features one and two-story residences and apartment buildings constructed in the Mission style, which often display flat roofs behind a shaped parapet and/or barrel tile coping, stucco wall surfaces, and arched openings. Since the defining characteristic of the Mission style is simplicity, texture and substance are the most important features of this style. Built throughout Sarasota between the 1920s and 1940s, the Mission/Spanish style was particularly popular during the Florida Land Boom period. This style features a one-story height, smooth- or rough-textured stuccoed walls, a flat roof obscured by a shaped parapet, clay tile shed-roofs over windows and doors, Craftsman-style windows, exposed drain spouts, and arched openings.

Most of the Mission style houses in the district, like the one at 2002 Central Avenue, constructed c. 1925 (Photo 12), share many common features. The one-story house is constructed of hollow clay tile resting atop a continuous concrete foundation and has exterior walls surfaced in textured stucco. The residence has a flat roof surrounded by a shaped parapet pierced by clay gutters called canales. The main entrance is found in an arched pavilion located at the northwest corner of the house. The main fenestration consists of multiple wood-framed casement window sheltered by original wooden awnings supported by wooden brackets at the sides. A stuccoed chimney is located on the south elevation of the house.

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Although superficially similar to the house described in the previous paragraph, the Mission style house at 1336 21st Street (Photo 13), constructed c. 1923, has some distinctive differences. The one-story building has a flat roof surrounded by a shaped parapet pierced by canales, but the main body of the house rests on a continuous pierced concrete block foundation, indicating that the residence is constructed of stuccoed wood frame rather than hollow tile. The main entrance also lies at one corner of the facade, but porch is partly enclosed and has a shed roof surfaced with asphalt shingles. The entrance is approached by short flight of concrete steps flanked concrete balustrade walls. The doorway located in the center of the porch pavilion is flanked by arched window openings that contain wire screening. The main fenestration of the house consists of single and paired 1/1-light double hung wood sash window.

The Mission style house at 1342 17th Street (Photo 14), constructed c. 1925 has a more elaborate shaped parapet, at least on the main facade. The building one-story building features a one-story portico at the northeast corner of the main facade. It has open arches on the front and sides and has a flat roof and shaped parapet that is slightly lower than the roof and parapet of the main body of the building. The residence is constructed of hollow clay tile whose exterior has been surfaced with textured stucco. There is also a stuccoed chimney on the east elevation of the residence. Unlike the two houses described above, this residence does not have canales to drain water from the flat roof but uses metal drainpipes instead. There is a short ell on the west elevation of the house which also has a flat roof and shaped parapet. The main fenestration consists of paired and single 1/1-light wood sash windows.

Mediterranean Revival

The Mediterranean Revival style is the architectural style most intimately linked with the 1920s Florida Land Boom. The style in Florida has its origin in early twentieth century architects desire to create a building style appropriate to the history of the Sun Belt areas of the United States. The style was intended to embody the history and romance of the State's Spanish heritage, and draw new residents and winter tourists to the picturesque resort area. Sometimes referred to under various subheadings including Spanish Colonial Revival, the style was influenced by building traditions in Spain and other countries along the Mediterranean Sea, including Italy and Northern Africa. The style was often applied to domestic buildings in upper- or middle-class developments of the 1920s. Built in the Sarasota area from the early 1920s to the 1940s, Mediterranean Revival style houses typically feature a two-story height, frame or clay tile construction with stuccoed exterior, a shaped parapet, clay tile roof(s), arched window heads, decorative iron grillwork, stucco and brick steps, and decorative drain spouts.

The house at 1443 15th Street (Photo 15), constructed c. 1926 is wood framed and stuccoed. The facade features a terrace pavilion with centrally located French doors flanked by multi-light windows all of which are topped by fanlights. The shallow terrace or patio is surrounded by a wrought iron balustrade and has a deck surfaced with clay tiles. The main entrance pavilion occupies a corner located between the terrace and the main

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body of the house. An arched wooden door is located at the top of a short flight of tiled concrete steps is sheltered by a small shed metal roof supported on one side by wall of the house and on the other by a wrought metal column. The front section of the house has a front-facing gable roof surfaced with clay tile, while the rear section has a flat roof surrounded by a flat parapet. The parapet has been fitted with canals to drain rainwater from the flat roof. A stuccoed chimney is located on the west elevation of the building. The fenestration consists mainly of 4/4 and 6/6 wood sash windows

The house at 1401 16th Street (Photo 16), constructed c. 1924, is the largest and most elaborate of the Mediterranean Revival style residences in the historic district. Now used as the Renaissance Manor, the house received a large one-story addition to its northern elevation in the 1970s, but the core of the 1920s building remains intact. The two-story house is a wood frame structure surfaced in smooth stucco. It rests on a continuous concrete block foundation and has complex roof structure, consisting of flat and hip sections. The hip portions are surfaced with asphalt shingles. There are two stuccoes chimneys, one exterior and one interior. The main entrance porch located at the southwest corner of the building has an arched entranceway accessed by a short flight of concrete steps that lead to a tiled deck. The outside wall of the porch has a pair of open arched windows. Many of the original wood casement and sash windows have been replaced by metal awning windows, but the openings retain their original configurations.

Colonial Revival Style

There are two examples of Colonial Revival style houses in the historic district. The Colonial Revival style embodies the massing and details of the early English and Dutch houses built in America during the seventeenth and eighteenth centuries. Although based primarily on the eighteenth century classical Georgian and Adam styles, the Colonial Revival houses found in the district are an eclectic mixture of several periods without reference to a particular period or formal style. These houses were popular in the United States from the 1910s through the 1930s, with a resurgence during the post-World War II years. Typical features include side-gabled roofs, symmetrical plans, front doors with pediments, transoms, fanlights, and sidelights, and small entrance porches with classically inspired columns. The most recognizable feature of Dutch Colonial Revival residences is the gambrel roof.

The two-story house at 1255 15th Street (Photo 17), constructed c 1943, is of wood frame construction and has weatherboard exterior siding. The building rests on a continuous pierced concrete block foundation and has a side gable roof surfaced with asphalt shingles. A brick chimney occupies the center of the roof ridge. The main section of the building is three bays wide and one bay deep and features two one-story, gable roof wings on the side elevations. The entry on the main facade is sheltered by a flared console hood. The main fenestration of the house is 6/6-light wood sash windows with decorative board shutters flanking the windows of the main facade. The gable roof has exposed rafter tails.

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DESCRIPTION

The house at 1322 North Tamiami Trail (Photo 18), constructed c. 1333, is a Dutch Colonial style residence constructed of wood and is clad with weatherboard siding with contrasting corner boards. The two-story building features a gambrel roof with wide shed dormers on its west elevation. The house also features one-story ells on its north and east elevations. A shouldered brick chimney marks the gable end, as does a one-story porch wing with molded support posts. The fenestration consists of 6/1 double-hung wood sash windows. The building located immediately east of 1322 North Tamiami Trail is very similar in appearance.

Noncontributing Resources

Noncontributing residences represent 30 percent of the district's building stock. Noncontributing resources are either extensively altered historic-period residences or dwellings that have been constructed after 1955. Modern infill construction occurs throughout the district, rather than being located in any particular section. The scale of these residences is similar to buildings dating from the historic period and provides a sense of continuity to the development of the overall neighborhood.

The house at 1254 15th Street (Photo 19) is identified by the survey of the historic district as Prairie style, but the building has been severely altered and is not considered a contributing resource. It does retain the wide, hip roof, boxed porch eaves, and rectangular ground plan characteristic of many Prairie style houses in Florida constructed in the 1920, there have been serious changes to the exterior fabric, as well as having had its front porch enclosed. Although a number of the 4/1-light wood sash windows still remain in place, many have been replaced with non-conforming window types. Furthermore, the oriel bay window located just behind the front porch of the east elevation of the house does not appear to be an original feature, since it does not appear on the 1954 edition of the Sanborn Fire Insurance Maps for Sarasota.

The masonry vernacular residence at 1381 13th street (Photo 20), constructed c. 2001, is typical of houses erected in the area in last ten years. The stuccoed concrete block building rests on a concrete slab and features hip roofs over both the residential and garage sections of the house. The garage is located on the main facade and becomes the dominant element of the design of the residence. The unobtrusive main entrance occupies niche in the angle of the meeting point of the garage and main block of the house. The other principal of the facade is the large 8/8-light metal sash window.

The house at 1386 19th Street (Photo 21) was originally a bungalow constructed in the 1920s, but it was "modernized" in 1967, according to the Sarasota Property Appraiser. All of its original features, except for the general silhouette have been obliterated by the application of stucco to the exterior walls, the enclosure of the front porch and the replacement of the original windows with non-conforming typed. A crude attempt to give the residence a sense of "style" is seen in the addition of quoins at the corners of the building.

The residence at 1234 15th Street (Photo 22), constructed c. 1964, is typical of one of the house types developed in the 1960s. The brick veneer house rests on a concrete slab and is covered by a wide, gently sloping front

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DESCRIPTION

gable roof that has an exposed center beam and knee braces in the gable. The gable end is filled with vertical wood novelty siding, and there is a concrete chimney located on the roof ridge near the rear of the house. The former carport attached to the west elevation of the house has a shed roof and has its former vehicle bay enclosed with wood lattice. The blond-tinted brick veneer is found above the stuccoed knee wall, and the major fenestration is composed of metal awning windows.

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SARASOTA, SARASOTA COUNTY, FLORIDA
BUILDING LIST

LIST OF BUILDINGS

The Sarasota County Property Appraiser's Internet web page lists only primary buildings and does not provide any information on outbuildings or secondary structures as to use or material character; therefore, where garages, sheds, and resources other than the primary building are shown on the historic district map, they are characterized only as outbuildings if they do not appear on Sanborn Fire Insurance Maps.

Contributing Resources

<u>Address</u>	<u>Present Use</u>	<u>Architectural Style</u>	<u>Construction Date</u>	<u>MSF No.</u>
<u>12th Street</u>				
1247	Residence	Bungalow	c. 1914	SO03271
1257	Residence	Frame Vernacular	c. 1940	SO03270
1300	Residence	Bungalow	c. 1926	SO03250
1303	Residence	Masonry Vernacular	c. 1948	Pending
1345	Residence	Frame Vernacular	c. 1925	SO03265
1365	Residence	Frame Vernacular	c. 1945	SO03264
1377	Residence	Masonry Vernacular	c. 1953	Pending
<u>13th Street</u>				
1231	Residence	Masonry Vernacular	c. 1947	SO03274
1244	Residence	Frame Vernacular	c. 1941	SO03272
1247	Residence	Masonry Vernacular	c. 1939	SO03275
1247A	Garage	Frame Vernacular	c. 1939	SO03275
1254	Residence	Frame Vernacular	c. 1939	SO03273
1257	Residence	Mission	c. 1925	SO03276
1258	Residence	Masonry Vernacular	c. 1953	Pending
1267	Residence	Masonry Vernacular	c. 1952	Pending
1268	Residence	Masonry Vernacular	c. 1952	Pending
1325	Residence	Masonry Vernacular	c. 1950	SO03281
1331	Residence	Frame Vernacular	c. 1940	SO03282
1338	Residence	Masonry Vernacular	c. 1949	Pending
1349	Residence	Bungalow	c. 1923	SO01078
1349A	Garage	Frame Vernacular	c. 1923	SO01078
1360	Business	Mission	c. 1925	SO03266
1370	Residence	Mission	c. 1925	SO03267
1371	Residence	Frame Vernacular	c. 1929	SO03283

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BUILDING LIST

14th Street

1220	Residence	Frame Vernacular	c. 1940	SO03279
1226	Residence	Mission	c. 1930	SO03278
1236	Residence	Frame Vernacular	c. 1940	Pending
1244	Residence	Mission	c. 1925	SO01075
1255	Residence	Bungalow	c. 1947	SO03304
1267	Residence	Masonry Vernacular	c. 1949	SO03303
1268	Residence	Masonry Vernacular	c. 1926	SO03277
1268A	Garage	Frame Vernacular	c. 1926	SO03277
1287	Residence	Frame Vernacular	c. 1940	SO03302
1325	Residence	Bungalow	c. 1925	SO01074
1326	Residence	Bungalow	c. 1925	SO03288
1331	Residence	Frame Vernacular	c. 1947	SO03292
1338	Residence	Masonry Vernacular	c. 1925	SO03287
1348	Residence	Frame Vernacular	c. 1920	SO03286
1360	Residence	Frame Vernacular	c. 1930	SO03285
1370	Residence	Frame Vernacular	c. 1946	SO03284
1371	Residence	Bungalow	c. 1947	SO03293

15th Street

1221	Residence	Masonry Vernacular	c. 1946	SO02421
1224	Residence	Frame Vernacular	c. 1948	SO03305
1234	Residence	Masonry Vernacular	c. 1948	SO03306
1235	Residence	Masonry Vernacular	c. 1947	Pending
1244	Residence	Mission	c. 1926	SO01066
1255	Residence	Colonial Revival	c. 1943	SO03311
1267	Residence	Frame Vernacular	c. 1949	SO03310
1268	Residence	Bungalow	c. 1925	SO01067
1320	Residence	Mission	c. 1925	SO03299
1321	Residence	Frame Vernacular	c. 1947	SO03317
1321A	Residence	Frame Vernacular	c. 1947	SO03317
1330	Residence	Frame Vernacular	c. 1940	SO03298
1331	Residence	Bungalow	c. 1925	SO03318
1340	Residence	Masonry Vernacular	c. 1941	SO03297
1351	Residence	Bungalow	c. 1925	SO03319
1360	Residence	Bungalow	c. 1940	SO03296
1361	Residence	Bungalow	c. 1926	SO01068
1361A	Garage	Frame Vernacular	c. 1926	SO01068
1406	Residence	Mission	c. 1926	SO01069

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BUILDING LIST

15th Street (cont.)

1406A	Garage	Frame Vernacular	c. 1926	SO01069
1417	Residence	Mission	c. 1926	SO01070
1435	Residence	Frame Vernacular	c. 1955	Pending
1443	Residence	Mediterranean Revival	c. 1926	SO01072
1444	Residence	Mission	c. 1926	SO03323
1490	Residence	Frame Vernacular	c. 1950	SO03324
1465-1467	Residence	Mission	c. 1926	SO03325
1465-1467A	Residence	Frame Vernacular	c. 1926	SO03325

16th Street

1219	Residence	Frame Vernacular	c. 1942	SO03336
1220	Residence	Frame Vernacular	c. 1940	SO03313
1227	Residence	Frame Vernacular	c. 1930	SO03335
1235	Residence	Frame Vernacular	c. 1939	SO03334
1235A	Garage	Frame Vernacular	c. 1939	SO03334
1236	Residence	Masonry Vernacular	c. 1950	Pending
1243	Residence	Bungalow	c. 1925	SO01065
1243A	Garage	Frame Vernacular	c. 1925	SO01065
1254	Residence	Frame Vernacular	c. 1935	SO03314
1254A	Garage	Frame Vernacular	c. 1939	SO03314
1267	Residence	Frame Vernacular	c. 1947	Pending
1268	Residence	Masonry Vernacular	c. 1950	Pending
1320	Residence	Bungalow	c. 1930	SO00125
1321	Residence	Masonry Vernacular	c. 1948	Pending
1340	Residence	Frame Vernacular	c. 1941	SO03322
1340A	Garage	Frame Vernacular	c. 1941	SO03322
1351	Residence	Masonry Vernacular	c. 1948	Pending
1360	Residence	Bungalow	c. 1939	SO01063
1361	Residence	Frame Vernacular	c. 1940	SO03330
1361A	Shed	Frame Vernacular	c. 1940	SO03330
1370	Residence	Masonry Vernacular	c. 1949	SO03321
1401	Residences	Mediterranean Revival	c. 1924	SO03327
1401A	Garage	Mediterranean Revival	c. 1924	SO03327
1401B	Apartment	Mediterranean Revival	c. 1924	SO03327
1460	Residence	Mission	c. 1926	SO03326

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BUILDING LIST

17th Street

1234	Residence	Masonry Vernacular	c. 1955	Pending
1244	Residence	Frame Vernacular	c. 1925	SO03337
1254	Residence	Frame Vernacular	c. 1925	SO03338
1254A	Garage	Frame Vernacular	c. 1925	SO03338
1257	Residence	Frame Vernacular	c. 1942	SO03344
1257A	Garage	Frame Vernacular	c. 1942	SO03344
1264	Residence	Masonry Vernacular	c. 1949	Pending
1271	Residence	Frame Vernacular	c. 1935	SO03343
1271A	Garage	Frame Vernacular	c. 1935	SO03343
1274	Residence	Frame Vernacular	c. 1940	SO03339
1274A	Garage	Frame Vernacular	c. 1940	SO03339
1277	Residence	Frame Vernacular	c. 1950	SO03342
1319	Residences	Frame Vernacular	c. 1940	SO03347
1325	Residence	Masonry Vernacular	c. 1945	SO03348
1326	Residence	Frame Vernacular	c. 1940	SO01059
1326A	Garage	Frame Vernacular	c. 1940	SO01049
1335	Residence	Bungalow	c. 1925	SO01058
1336	Residence	Mission	c. 1925	SO03332
1342	Residence	Mission	c. 1925	SO01060
1353	Residence	Masonry Vernacular	c. 1925	SO01061
1353A	Garage	Frame Vernacular	c. 1925	SO01061
1369	Residence	Bungalow	c. 1940	SO03349
1369A	Garage	Frame Vernacular	c. 1940	SO03349
1376	Residence	Frame Vernacular	c. 1930	SO03333
1376A	Garage	Frame Vernacular	c. 1930	SO03333

18th Street

1325	Residence	Bungalow	c. 1925	SO01168
1326	Residence	Frame Vernacular	c. 1925	SO03353
1342	Residence	Bungalow	c. 1925	SO01167
1343	Residence	Frame Vernacular	c. 1940	SO03366
1358	Residence	Mission	c. 1925	SO01160
1359	Residence	Frame Vernacular	c. 1925	SO03365
1366	Residence	Frame Vernacular	c. 1925	SO01165
1369	Residence	Masonry Vernacular	c. 1949	SO03364
1376	Residence	Frame Vernacular	c. 1953	SO03352
1409	Residence	Frame Vernacular	c. 1940	SO03359
1421	Residence	Frame Vernacular	c. 1940	SO03358

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18th Street (cont.)

1421A	Garage	Frame Vernacular	c. 1940	SO03358
1439	Residence	Masonry Vernacular	c. 1950	SO03357

19th Street

1316	Residence	Masonry Vernacular	c. 1945	SO03369
1316A	Garage	Frame Vernacular	c. 1945	SO03369
1326	Residence	Frame Vernacular	c. 1925	SO03370
1326A	Garage	Frame Vernacular	c. 1925	SO03370
1336	Residence	Masonry Vernacular	c. 1953	SO03371
1350	Residence	Bungalow	c. 1925	SO03372
1350A	Garage	Frame Vernacular	c. 1925	SO03372
1366	Residence	Frame Vernacular	c. 1925	SO03373
1375	Residence	Frame Vernacular	c. 1948	SO03380

20th Street

1313	Residence	Frame Vernacular	c. 1935	SO03392
1318	Residence	Masonry Vernacular	c. 1947	Pending
1334	Residence	Frame Vernacular	c. 1925	SO03385
1342	Residence	Frame Vernacular	c. 1942	SO03384
1343	Residence	Bungalow	c. 1925	SO01184
1359	Residence	Frame Vernacular	c. 1949	SO03391
1359A	Garage	Frame Vernacular	c. 1940	SO03391
1369	Residence	Mediterranean Revival	c. 1925	SO01185
1369A	Garage	Frame Vernacular	c. 1925	SO01185
1374	Residence	Frame Vernacular	c. 1939	SO03383
1423	Residence	Frame Vernacular	c. 1930	SO01187
1423A	Garage	Frame Vernacular	c. 1930	SO01187
1438	Residence	Bungalow	c. 1925	SO01188
1439	Residence	Frame Vernacular	c. 1925	SO01189
1446	Residence	Bungalow	c. 1925	SO01190
1446A	Garage	Frame Vernacular	c. 1925	SO01190
1454	Residence	Bungalow	c. 1925	SO01191

21st Street

1322	Residence	Frame Vernacular	c. 1949	SO03395
1327	Residence	Frame Vernacular	c. 1935	SO03407

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21st Street (cont.)

1327A	Garage	Frame Vernacular	c. 1935	SO03407
1336	Residence	Mission	c. 1923	SO01197
1337	Residence	Frame Vernacular	c. 1945	SO03406
1344	Residence	Masonry Vernacular	c. 1948	Pending
1345	Residence	Frame Vernacular	c. 1945	SO03405
1353	Residence	Frame Vernacular	c. 1945	SO03404
1367	Residence	Frame Vernacular	c. 1947	SO03403
1368	Residence	Frame Vernacular	c. 1947	SO03396
1421	Residence	Bungalow	c. 1930	SO03400
1421A	Garage	Frame Vernacular	c. 1930	SO03400
1422	Residence	Bungalow	c. 1925	SO01193
1429	Residence	Mission	c. 1925	SO01194
1430	Residence	Mission	c. 1925	SO01195
1437	Residence	Bungalow	c. 1925	SO03399
1437A	Garage	Frame Vernacular	c. 1925	SO03399
1445	Residence	Bungalow	c. 1925	SO03398
1445A	Garage	Frame Vernacular	c. 1925	SO03398
1454	Residence	Frame Vernacular	c. 1925	SO03390

Central Avenue

1229	Residence	Frame Vernacular	c. 1940	SO03268
1405	Residence	Bungalow	c. 1943	SO03294
1405A	Residence	Frame Vernacular	c. 1943	SO03294
1429	Residence	Frame Vernacular	c. 1947	SO03295
1503	Residence	Frame Vernacular	c. 1947	SO03320
1523	Residence	Frame Vernacular	c. 1948	Pending
1609	Residence	Frame Vernacular	c. 1946	SO03329
1609A	Garage	Frame Vernacular	c. 1946	SO03329
1703	Commercial	Frame Vernacular	c. 1925	SO03350
1711	Residence	Frame Vernacular	c. 1925	SO03351
1711A	Garage	Frame Vernacular	c. 1925	SO03351
1719	Residence	Bungalow	c. 1925	SO01171
1719A	Garage	Frame Vernacular	c. 1925	SO01171
1728	Residence	Masonry Vernacular	c. 1951	Pending
1732	Residence	Masonry Vernacular	c. 1951	Pending
1735	Residence	Bungalow	c. 1925	SO01172
1735A	Garage	Frame Vernacular	c. 1925	SO01172
1743	Residence	Frame Vernacular	c. 1925	SO01173

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Central Avenue (cont.)

1743A	Garage	Frame Vernacular	c. 1925	SO01173
1811	Residence	Bungalow	c. 1925	SO03375
1811A	Garage	Frame Vernacular	c. 1925	SO03375
1823	Residence	Bungalow	c. 1925	SO03374
1823A	Garage	Frame Vernacular	c. 1925	SO03374
1919	Residence	Masonry Vernacular	c. 1945	SO03381
1925	Residence	Frame Vernacular	c. 1933	SO03382
1925A	Garage	Frame Vernacular	c. 1933	SO03382
2002	Residence	Mission	c. 1925	SO01186
2024	Residence	Masonry Vernacular	c. 1930	SO01192
2031	Residence	Bungalow	c. 1947	SO03397
2107	Residence	Bungalow	c. 1925	SO03408

Cocoanut Avenue

1116	Residence	Frame Vernacular	c. 1935	SO03247
1142	Residence	Masonry Vernacular	c. 1945	SO03248
1166	Residence	Frame Vernacular	c. 1945	SO03249
1205	Residence	Bungalow	c. 1925	SO03269
1205A	Garage	Frame Vernacular	c. 1925	SO03269
1210	Residence	Masonry Vernacular	c. 1949	Pending
1220	Residence	Masonry Vernacular	c. 1951	Pending
1225	Residence	Masonry Vernacular	c. 1952	Pending
1308	Residence	Masonry Vernacular	c. 1947	SO03280
1320	Residence	Masonry Vernacular	c. 1946	SO03290
1325	Residence	Mediterranean Revival	c. 1927	SO01055
1330	Residence	Bungalow	c. 1930	SO03289
1404	Residence	Frame Vernacular	c. 1933	SO03291
1412	Residence	Frame Vernacular	c. 1931	SO03301
1415	Residence	Masonry Vernacular	c. 1949	SO03309
1421	Residence	Masonry Vernacular	c. 1949	SO03308
1421A	Garage	Frame Vernacular	c. 1949	SO03308
1424	Residence	Masonry Vernacular	c. 1940	SO03300
1424	Garage	Frame Vernacular	c. 1940	SO03300
1427	Residence	Frame Vernacular	c. 1940	SO03307
1427A	Garage	Frame Vernacular	c. 1940	SO03307
1503	Residence	Masonry Vernacular	c. 1951	Pending
1511	Residence	Frame Vernacular	c. 1935	SO03316
1511A	Garage	Frame Vernacular	c. 1935	SO03316

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Cocoanut Avenue (cont.)

1516	Residence	Frame Vernacular	c. 1935	SO01056
1521	Residence	Masonry Vernacular	c. 1949	SO03315
1526	Residence	Bungalow	c. 1928	SO01057
1526 A	Garage	Frame Vernacular	c. 1928	SO01057
1604	Residence	Frame Vernacular	c. 1941	SO03331
1604A	Garage	Frame Vernacular	c. 1941	SO03331
1605	Residence	Masonry Vernacular	c. 1945	Pending
1618	Residence	Masonry Vernacular	c. 1947	Pending
1618A	Garage	Masonry Vernacular	c. 1947	Pending
1621	Residence	Bungalow	c. 1930	SO03341
1625	Residence	Frame Vernacular	c. 1916	SO03340
1625A	Garage	Frame Vernacular	c. 1916	SO03340
1704	Residence	Frame Vernacular	c. 1947	SO03355
1705	Residence	Masonry Vernacular	c. 1951	SO03346
1710	Residence	Frame Vernacular	c. 1925	SO03354
1710A	Garage	Frame Vernacular	c. 1925	SO03354
1719	Residence	Bungalow	c. 1929	SO01170
1723	Residence	Masonry Vernacular	c. 1955	Pending
1753	Residence	Frame Vernacular	c. 1947	Pending
1753A	Garage	Frame Vernacular	c. 1947	Pending
1763	Residence	Frame Vernacular	c. 1925	Pending
1811	Residence	Frame Vernacular	c. 1947	SO03379
1812	Residence	Masonry Vernacular	c. 1945	SO03367
1818	Residence	Frame Vernacular	c. 1948	SO03368
1903	Residence	Bungalow	c. 1925	SO01182
1903A	Garage	Frame Vernacular	c. 1925	SO01182
1917	Residence	Masonry Vernacular	c. 1948	Pending
1937	Residence	Frame Vernacular	c. 1948	Pending
2009	Residence	Mission	c. 1925	SO01183
2026	Residence	Masonry Vernacular	c. 1930	SO03393
2031	Residence	Masonry Vernacular	c. 1951	Pending
2042	Residence	Bungalow	c. 1949	SO03394
2111	Residence	Frame Vernacular	c. 1946	SO03412
2110	Residence	Masonry Vernacular	c. 1950	Pending

Florida Avenue

1116	Residence	Frame Vernacular	c. 1930	Pending
1116A	Garage	Frame Vernacular	c. 1930	Pending

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Florida Avenue (cont.)

1118	Residence	Masonry Vernacular	c. 1930	SO03256
1135	Residence	Frame Vernacular	c. 1920	SO03254
1143	Residence	Bungalow	c. 1925	SO03253
1144	Residence	Bungalow	c. 1947	SO03257
1151	Residence	Bungalow	c. 1935	SO03252
1164	Residence	Frame Vernacular	c. 1935	SO03258
1170	Residence	Frame Vernacular	c. 1947	SO03259
1177	Residence	Masonry Vernacular	c. 1945	SO03251

N. Tamiami Trail

1322	Commercial	Dutch Colonial	c. 1933	SO01077
1322A	Commercial	Dutch Colonial	c. 1933	SO01077
1522	Residence	Bungalow	c. 1936	SO03312
1522A	Garage	Frame Vernacular	c. 1936	SO03312

Noncontributing Resources

<u>Address</u>	<u>Present Use</u>	<u>Architectural Style</u>	<u>Construction Date</u>	<u>MSF No.</u>
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12th Street

1249	Residence	N/A	c. 1979	N/A
1314	Residence	N/A	c. 1973	N/A
1322	Residence	N/A	c. 1949	N/A
1325	Residence	N/A	c. 1985	N/A
1335	Residence	N/A	c. 1994	N/A
1342	Residence	N/A	c. 1950	N/A
1355	Residence	N/A	c. 1984	N/A

13th Street

1297	Residence	N/A	c. 1973	N/A
1302	Residence	N/A	c. 1974	N/A
1326	Residence	N/A	c. 1946	N/A
1350	Residence	N/A	c. 1984	N/A
1381	Residence	N/A	c. 2001	N/A
1391	Residence	N/A	c. 2001	N/A

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BUILDING LIST

14th Street

1254	Residence	N/A	c. 1976	N/A
1258	Residence	N/A	c. 1976	N/A
1341	Residence	N/A	c. 1950	N/A
1361	Residence	N/A	c. 1970	N/A
1380	Residence	N/A	c. 2000	N/A

15th Street

1234	Residence	N/A	c. 1964	N/A
1254	Residence	Prairie	c. 1925	SO00126
1254A	Garage	Frame Vernacular	c. 1925	SO00126
1255A	Outbuilding	Unspecified	Post-1955	SO03311
1267A	Outbuilding	Unspecified	Post-1955	SO03310
1371	Residence	N/A	c. 1970	N/A
1423	Residence	N/A	c. 1984	N/A
1430	Residence	N/A	c. 1973	N/A
1447	Residence	N/A	c. 1954	N/A
1459	Residence	N/A	c. 1975	N/A

16th Street

1333	Residence	N/A	c. 1976	N/A
1350	Residence	N/A	c. 1974	N/A

17th Street

1244A	Outbuilding	Unspecified	Post 1955	SO03337
1335A	Outbuilding	Unspecified	Post-1955	SO01058
1350	Residence	N/A	c. 1964	N/A
1362	Residence	N/A	c. 1965	N/A

18th Street

1314	Residence	N/A	c. 1996	N/A
1336	Residence	N/A	c. 1976	N/A
1385	Residence	N/A	c. 1997	N/A

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19th Street

1301	Residence	N/A	c. 2001	N/A
1301A	Outbuilding	Unspecified	c. 2001	N/A
1323	Residence	Masonry Vernacular	c. 1947	N/A
1349	Residence	Frame Vernacular	c. 1954	N/A
1376	Residence	N/A	c. 1925	N/A
1386	Residence	N/A	c. 1967	N/A
1301	Residence	N/A	c. 2001	N/A
1301	Outbuilding	Unspecified	c. 2001	N/A

20th Street

1358	Residence	N/A	c. 1981	N/A
1358A	Outbuilding	Unspecified	c. 1981	N/A
1415	Residence	N/A	c. 1978	N/A
1447	Residence	N/A	c. 2001	N/A
1457	Residence	N/A	c. 1925	N/A

21st Street

1293	Residence	N/A	c. 1952	N/A
1360	Residence	N/A	c. 1947	N/A
1438	Residence	N/A	c. 1990	N/A
1448	Residence	N/A	c. 1976	N/A

Central Avenue

1931	Residence	N/A	c. 1920	N/A
2100	Residence	N/A	c. 1951	N/A
2120	Residence	N/A	c. 1980	N/A

Cocoanut Avenue

1134	Residence	N/A	c. 1978	N/A
1156	Residence	N/A	c. 1992	N/A
1160	Residence	N/A	c. 1992	N/A
1315	Residence	N/A	c. 1973	N/A
1504	Residence	N/A	c. 1951	N/A
1614	Residence	N/A	c. 1988	N/A
1718	Residence	N/A	c. 1951	N/A

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Cocoanut Avenue (cont.)

1726	Residence	N/A	c. 1997	N/A
1734	Residence	N/A	c. 1997	N/A
1745	Residence	N/A	c. 1949	N/A
1746	Residence	N/A	c. 1997	N/A
1802	Residence	N/A	c. 1956	N/A
1824	Residence	N/A	c. 1950	N/A
1911	Residence	N/A	c. 1953	N/A
1920	Residence	N/A	c. 1953	N/A
2023	Residence	N/A	c. 1960	N/A

Florida Avenue

1139	Residence	N/A	c. 1978	N/A
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SIGNIFICANCE

SUMMARY PARAGRAPH

The Central-Cocoanut Historic District is significant at the local level under Criteria A and C in the areas of Community Planning and Development and Architecture. The district represents the northward movement of residential development beyond the downtown commercial area in the first half of the twentieth century, specifically from 1914 to 1955. Although originally developed as a white residential neighborhood in the 1920s, the area became the destination of many of Sarasota's black residents in the Post World War II era. Substandard and crowded living conditions in the historically black neighborhood of Overtown and Black Bottom prompted this development. Various plats were drawn between 1923 and 1924 that organized this neighborhood into a community of moderately priced housing for white working class residents of Sarasota. Various styles of domestic architecture are found within the district. The styles that occur in the district coincide with the historic architectural trends associated with the Florida Land Boom of the 1920s, including: Frame Vernacular, Masonry Vernacular, Craftsman/Bungalow, Mission, Mediterranean Revival, and Colonial Revival. The district maintains a significant concentration of architectural resources that reflect the period of Sarasota's historical residential development from the first half of the 20th century.

HISTORICAL CONTEXT

Following the Civil War, Florida gained a reputation as a "grand national sanitarium" and a noteworthy recreational destination for members of the leisure class. The construction of hotels increased and entrepreneurial homeowners accommodated seasonal out-of-state guests statewide in the 1880s. Early visitors were drawn to the region in search of a climate more healthy than the industrial and manufacturing centers on the East Coast. The healing mineral springs and the temperate climate of Florida promised respite for sick and weary people of means.¹

A significant development in the City of Sarasota's growth occurred when the Board of Trustees of the Florida Internal Improvement Trust Fund sold four million acres of land to Hamilton Disston in 1881. The sale included the waterfront and downtown area of the present-day city. After Disston sold 60,000 acres to the Florida Mortgage and Investment Company of Edinburgh, Scotland, a small group of Scottish settlers arrived in 1885, and constructed buildings in the community. The Florida Mortgage and Investment Company sought to establish a new Town of Sarasota, but there were neither homes nor jobs available for the settlers. Therefore, most formerly hopeful immigrants left within a few months.²

Although the settlement experiences of the Scottish immigrants did not meet their expectations, they did leave their signature on the area's landscape. For instance, J. Hamilton Gillespie, son of the president of the

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

² Grismer, 47-78, 92-100.

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Florida Mortgage and Investment Company, drafted a plat for a proposed town (which later developed into the City of Sarasota), cleared land, laid out streets, and created a rudimentary golf course. He also directed the construction of a wharf and a hotel. Although these efforts met with limited success, they do illustrate the historic connection between Sarasota's climate and the potential to profit from leisure activities.³ Some African Americans found job opportunities in the emerging economy of Sarasota. For instance, the Rev. Lewis Colson and his wife Irene immigrated to Sarasota in 1885. The Rev. Colson worked for Richard E. Paulson on the original survey of the town. The Colsons lived in the Overtown community, located almost immediately southeast of the Central-Cocoanut Historic District, and established Overtown's first church in the late 1890s.⁴

Improved access to the Sarasota Bay area by railroad companies in the early 1900s increased the general population and stimulated the local economy, including tourism. Other transportation improvements that supported economic development included the completion of a paved road between Bradenton and Sarasota in 1912. As Sarasota began to experience economic prosperity, workers from outside the state arrived with the hope of finding employment. As for the black segment of the population, encouragement from employment recruiters out of Florida induced African Americans from the rural areas of Georgia and the Carolinas to immigrate into the region for work.⁵ Opportunities for employment in the lower ranges of the pay scale included dockworkers, fishermen, chauffeurs, maids, laundresses, and cooks. Jobs on the railroad, in agriculture, and in the Ringling Brothers Barnum and Bailey Circus were also available.⁶ For instance, Leonard Reid, who was graduated from the Savannah Normal School, moved to Sarasota and worked for a local fish merchant. Later, John Hamilton Gillespie hired him as an aide de manse, chauffeur, and gardener. Reid also worked as the greens keeper for the golf course designed by Gillespie. Reid became a prominent member of the Overtown community.⁷

The period between 1900 and 1926 illustrates the expansion of Sarasota's economic, social, and communal development. Attracted by the climate, the availability of land, the ability to speculate in the booming real estate market, and improved access to the region, wealthy investors began to take an interest in the region. The potential for profiting from land development projects or spending the winter months in a warmer climate drew wealthy American capitalists, such as Edson Keith, J.B. Cousins, and C.N. Payne to Sarasota. The Central-Cocoanut Historic District is situated in a section of the city that drew the attention of land speculators. For instance, it is proximal to the former land holdings of the circus moguls John and Charles Ringling. Widely known for their circus business, John and Charles Ringling invested in real estate, developed commercial blocks

³ Grismer, 105-109.

⁴ K. Hinder and S. Stokes, Overtown Historic District, National Register of Historic Places Nomination (Washington, D.C.: United States Department of the Interior, National Park Service, 2002), 8:2.

⁵ J.S. Matthews, Journey to Centennial Sarasota (Sarasota, Florida: Pine Level Press, 1989), 123.

⁶ A.A. Baker and Associates, City of Sarasota: Newtown Comprehensive Redevelopment Plan through 2020, Vol. 1. (Tampa, Florida: A.A. Baker and Associates, 2002), 4.

⁷ Hinder and Stokes, Overtown Historic District Nomination, 8:2-8:3.

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in downtown Sarasota, and purchased waterfront and island property.⁸ The construction activity supported population and community growth in the African American community.⁹

By the 1920s, Sarasota had developed from a fishing village into a resort town favored by northern tourists. Due to its substantial population growth, the state legislature partitioned Manatee County in order to form Sarasota County in 1921. County commissioners met in temporary offices in the city until 1924, when Charles and Edith Ringling donated land for a courthouse. In 1925, noted town planner John Nolen submitted a comprehensive plan for the development and expansion of the city. The completion of the Tamiami Trail in 1928 facilitated tourists' access to Florida's West Coast and Sarasota.¹⁰ In the early 1940s, Central Avenue between 10th and 16th Streets became the residential and commercial center of the black community. The neighborhood continued to flourish until the 1950s, when urban renewal and a phase of modern rebuilding activity transformed the character of this section of Central Avenue into a small business area of multiple uses and modern buildings. Due to these changes, it no longer reflects its former associations with Sarasota's African American business district.¹¹

The economic effects commonly associated with the Great Depression arrived in Florida before the 1929 stock market crash affected the nation. Florida's economy lost its vigor with the collapse of the Land Boom in 1926. Railroads and banks declared bankruptcy. Real estate developers defaulted on their loans. Construction projects halted. A fruit fly infestation in 1929 impacted the citrus industry. In 1930, the population stood at 8,398.¹² Following the Second World War, prosperity returned with an influx of vacationers and new residents. By 1955, tourism and its related service industries characterized the local economy, with light industry and agriculture as secondary factors in the regional economy. Warehouses, building supply businesses, and municipal utilities occupied sites near the historic district. Presently, Sarasota's coastal area continues to attract visitors.

HISTORICAL SIGNIFICANCE—CRITERION A

The development of the Central-Cocoanut historic district began slowly in the mid-1920s as a mainly white residential neighborhood located north of the African-American neighborhood of Overtown, which was bounded on the north by the Atlantic Coast Line Railroad tracks at 16th Street, by 9th Street on the south,

⁸ Grismer, 133, 227.

⁹ Matthews, 123.

¹⁰ M. Lane, "Tracking the Sarasota County Courthouse," in *Sarasota Origins*, Vol. 1 (Summer 1988), 63-77.

¹¹ E. Monroe, S. Wells, and A. Marion, *Historical, Architectural, and Archaeological Survey of Sarasota, Florida* (Tallahassee, Florida: Bureau of Historic Sites and Properties, Division of Archives, History, and Records Management, Florida Department of State. Miscellaneous Project Report Series No. 51, 1982), 70.

¹² S. Kearns and M.F. Zimny, *Sarasota MRA* (Washington, D.C.: United States Department of the Interior, National Park Service, 1984), 8:1.

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Cocoanut Avenue on the West and Orange Avenue on the east. Overtown began development at the beginning of the 20th century and took on the character of a community separate from Sarasota, with its own central business center, churches, and surrounding residences. Overtown reached the zenith of its growth in the mid-1920s and began to decline seriously in the decades immediately after the end of World War II.

The Central-Cocoanut Historic District emerged along a rectilinear grid that maximized developable building lots for low-cost housing. The development of the district's built environment proceeded in a random manner in the 1920s through the plats of various developers. Numerous, conventional subdivision plats constitute the district. For instance, the Plat of Valencia Terrace, which dates from 1924, included portions of Cocoanut Avenue and Central Avenue. The Hillcrest Park subdivision plat dates from 1923. It included only two blocks of building lots situated between Central Avenue and Cocoanut Avenue. The First Addition to Hillcrest Park, which includes two blocks east of Central Avenue, dates from 1924. The Second Addition to Hillcrest Park, which dates from 1924, includes two blocks of building lots. The plat for Edgewater, which includes building lots in the northwest area of the district, dates from 1924. The Sevilla plat, which dates from 1924, includes three blocks of building lots. The R.H. Purdon plat of 1923 contributed only two blocks of building lots adjacent to Central Avenue. Lot dimensions of all the plats ranged from 49 to 60 feet of frontage and 110 to 150 feet in depth.¹³ Although the area west of Overtown and north of 16th Street had been platted by the mid-1920s, construction was sporadic and took place very slowly.¹⁴

The Central-Cocoanut neighborhood developed as a low middle income residential neighborhood for white residents throughout the period from the 1920s to the early 1940s. Only in that strip of land between Cocoanut Avenue and Tamiami Trail running northward from 12th Street are there a select number of residences constructed for persons of upper middle income. Most of the residents of the historic district were workmen, shopkeepers, office workers, and other persons who worked at jobs in downtown Sarasota or the nearby beaches. The residential neighborhoods for higher income families tended from the beginning of the 1920s to be located along the shoreline of Sarasota Bay, southwest and northwest of the downtown area, and on the nearby barrier islands of Sarasota Bay. Development of the Central-Cocoanut neighborhood between 16th Street and 22nd Street continued at a slow but steady pace throughout the 1920s, but there were still many empty lots in the area even at the beginning of World War II. By the beginning of the 1950s, however, the majority of the housing lots feature residences of some sort, most of them rather small wood frame or masonry structures.

By the end of the 1950s, the Central-Cocoanut area began to change. The white residents began to move to newer subdivisions with more modern houses. The housing stock in the neighborhood began to deteriorate as

¹³ R.H. Purdon Plat, Hillcrest Park Subdivision, Plat of First Addition to Hillcrest Park, Hillcrest Second Addition, Sevilla, Edgewater, May Terrace, and Plat of Valencia Terrace, on file at the Sarasota History Center, Sarasota, Florida.

¹⁴ Sanborn Fire Insurance Maps., 1925.

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the weather and time began to take its toll on the building stock. As the white residents began to depart, black families slowly spread northward from Overtown to occupy the available houses. Overtown by the late 1950s was in rapid decline, especially the buildings, much of them dating from the earliest period of the settlement of the African-American enclave. With the waning of segregation in education and "Jim Crow" laws in the 1960s, the commercial center of Overtown lost its traditional African-American patronage, and the businesses closed their doors. Blacks still continued to relocate to the area north of 16th Street and also expanded their settlement south to 10th Avenue, filling in the gulf that had formerly separated the Central-Cocoanut area from Overtown.

The historical significance of the district is in not only the role it played in the physical growth of Sarasota as a modern city, but also in its reflection of social relations in Sarasota. The development of the district north of the downtown resulted from the need to create new residential subdivisions north of the downtown business area and was eventually influenced by the neighborhood's proximity to a historic African American enclave that had its origins in the late 19th century. The district represents a later period in the growth of the African American community and the expansion of the city. The history of the district shows how spatial organization is linked to social relations and culture in the history of Sarasota.

ARCHITECTURAL SIGNIFICANCE—CRITERION C

The Central-Cocoanut Historic District's areas of significance also includes architecture, which is found in its collection of definitively styled buildings. It is an important assemblage of architectural styles that illustrate the growth and development of Sarasota and the popular styles of American architecture in the early twentieth century. Its association with the Florida Land Boom is noteworthy. It illustrates the architectural design options and building choices made locally during this phase of construction activity. The examples of Frame Vernacular, Masonry Vernacular, Mission, Mediterranean Revival, and Craftsman/Bungalow style buildings come together to form a district that reflects popular building styles during Florida's land boom period. Domestic architecture is the predominant building form. Although the majority of the buildings lack individual distinction, they form a cohesive entity based on their styling, scale, and use.

All of the contributing buildings maintain sufficient levels of historic architectural integrity to convey their historic character. The Frame Vernacular and Masonry Vernacular style buildings in the district remain, for the most part, unaltered. Modifications are usually only minor cosmetic and reversible alterations. The other buildings that fit into stylistic categories still convey the character-defining elements of the styles they represent.

Overall, the district conveys a visual sense of the important architectural styles employed during the Florida Land Boom of the 1920s. The district reflects vernacular styles and conventional methods of constructing residences. The district also illustrates the application of fashionable styles to modest homes. The district retains integrity of design, materials, setting, location, association, feeling, and workmanship.

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Various Plats

"Mr. R.H. Purdon Plat," 1923; "Hillcrest Park Subdivision," 1923; "Plat of First Addition to Hillcrest Park," 1924; "Hillcrest Second Addition," 1924; "Sevilla," 1924; "Edgewater," "Plat of May Terrace Subdivision," 1924; and "Plat of Valencia Terrace," 1924. Copies of plats on file at the Sarasota History Center, Sarasota, Florida.

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GEOGRAPHICAL DATA

Verbal Boundary Description

The boundaries of the Central-Cocoanut Historic District are those shown on the scaled map of the district that accompanies this document.

Boundary Justification

The boundary of the Central-Cocoanut Historic District includes land platted and subdivided beginning in 1914 by various real estate speculators. The NRHP boundary is drawn to accommodate the distribution of contributing resources, while excluding noncontributing resources, which are altered early-twentieth-century buildings or buildings dating after the period of significance. Current legal boundaries as defined by Sarasota County tax parcels were used to define the extents of the National Register boundary. The boundary was also refined to account for features of the built environment (namely Seaboard Airline Railway alignment), while maintaining the greatest concentration of contributing resources and excluding noncontributing resources and empty lots.

Architectural Styles

NO STYLE/Frame Vernacular

NO STYLE/Masonry Vernacular

LATE 19TH & 20TH CENTURY REVIVALS/Mission; Mediterranean Revival; Colonial Revival

LATE 19TH & EARLY 20TH CENTURY MOVEMENTS/Craftsman/Bungalow

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LIST OF PHOTOGRAPHS

List of Photographs

1. 1345 12th Street
2. Central-Cocoanut Historic District, Sarasota (Sarasota County), Florida
3. Jared Tuk
4. February 2004
5. GAI Consultants, Inc., 618 East South Street, Orlando, Florida
6. Main (South) Facade, Looking North
7. Photo 1 of 65

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

1. 1243 16th Street
6. Main (South) Facade, Looking North
7. Photo 2 of 65

1. 1334 20th Street
6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo 3 of 65

1. 1365 12th Street
6. Main (South) Facade, Looking North
7. Photo 4 of 65

1. 1142 Cocoanut Avenue
6. Main (West) Facade and South Elevation, Looking Northeast
7. Photo 5 of 65

1. 1325 13th Street
6. Main (South) Facade and East Elevation, Looking Northwest
7. Photo 6 of 65

1. 1424 Cocoanut Avenue
6. Main (West) Facade and North Elevation, Looking Southeast
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1. 1424 Cocoanut Avenue (Garage)
6. Main (North) Elevation, Looking Southeast
7. Photo 8 of 65

1. 1424 Cocoanut Avenue
6. Main (West) Facade and North Elevation, Looking Southeast
7. Photo 9 of 65

1. 1326 14th Street
6. Main (North) Facade and East Elevation
7. Photo 10 of 65

1. 1335 17th Street
6. Main (South) Facade, Looking North
7. Photo 11 of 65

1. 2002 Central Avenue
6. Main (West) Facade and South Elevation, Looking Northeast
7. Photo 12 of 65

1. 1336 21st Street
6. Main (North) Facade and West Elevation, Looking Southeast
7. Photo 13 of 65

1. 1342 17th Street
6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo 14 of 65

1. 1443 15th Street
6. Main (South) Facade and East Elevation, Looking Northwest
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1. 1401 16th Street
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1. 1255 15th Street
6. Main (South) Facade and East Elevation, Looking Northwest
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1. 1322 North Tamiami Trail
6. North and East Elevations, Looking Southwest
7. Photo 18

1. 1254 15th Street
6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo 19 of 65

1. 1381 13th Street
6. Main (South) Facade and East Elevation, Looking Northwest
7. Photo 20 of 65

1. 1386 19th Street
6. East and South Elevations, Looking Northwest
7. Photo 21 of 65

1. 1234 15th Street
6. Main (North) Facade, Looking Southeast
7. Photo 22 of 65

1. 1703 Central Avenue
6. Main (East) Facade and South Elevation, Looking Northwest
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1. 1254 13th Street
6. Main (North) Facade, Looking Southwest
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1. 1110 Florida Avenue
6. Main (West) Facade and North Elevation, Looking Southeast
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1. 1170 Florida Avenue
6. Main (West) Facade and South Elevation, Looking Northeast
7. Photo 26 of 65

1. 1247 12th Street
6. Main (South) Facade and East Elevation, Looking Northwest
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1. 1227 16th Street
6. Main (South) Facade and East Elevation, Looking Northwest
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1. 1359 18th Street
6. Main (South) Facade, Looking North
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1. 1326 19th Street
6. Main (North) Facade and West Elevation, Looking Southeast
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1. 1366 19th Street
6. Main (North) Facade, Looking South
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1. 1430 21st Street
6. Main (North) Facade and West Elevation, Looking Southeast
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1. 1327 21st Street
6. Main (South) Facade, Looking North
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1. 2107 Central Avenue
6. Main (East) Facade, Looking West
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1. 1326 18th Street
6. Main (North) Facade and East Elevation, Looking Southwest
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1. 1330 15th Street
6. Main (North) Facade and East Elevation, Looking Southwest
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1. 1135 Florida Avenue
6. Main (East) Facade and North Elevation, Looking Southwest
7. Photo 37 of 65

1. 1224 15th Street
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