

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

**National Register of Historic Places
Multiple Property Documentation Form**

This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (Form 10-900-a). Use a typewriter, word processor, or computer to complete all items.

 New Submission X Amended Submission

A. Name of Multiple Property Listing

**HISTORIC AND ARCHITECTURAL RESOURCES OF WHITFIELD ESTATES SUBDIVISION,
MANATEE COUNTY, FLORIDA**

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

- I. Development of Whitfield Estates, 1925-1926
- II. Crash of the Florida Land Boom and Depression Years, 1927-1939
- III. Renewal of Whitfield Estates, 1940-1956

C. Form Prepared by

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organization Bureau of Historic Preservation date July 1996

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D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. (See continuation sheet for additional comments.)

Suzanne P. Walker/Deputy SHPO Date 8/19/96

Signature and title of certifying official

Florida State Historic Preservation Officer, Division of Historical Resources

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

[Signature] Date of Action 9/23/96

Signature of the Keeper

Name of Multiple Property Listing

State

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Provide the following information on continuation sheets. Cite the letter and the title before each section of the narrative. Assign page numbers according to the instructions for continuation sheets in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Fill in page numbers for each section in the space below.

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the 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 Project (1024-0018), Washington, DC 20503.

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RESOURCES OF WHITFIELD ESTATES
SUBDIVISION, MANATEE COUNTY, FL.Section number E Page 1 **E. STATEMENT OF HISTORIC CONTEXT****SUMMARY**

The Multiple Property submission, Historic and Architectural Resources of Whitfield Estates Subdivision, Manatee County, Florida fulfills Criteria A, B, and C for listing in the National Register of Historic Places. The historic properties in Whitfield Estates have significance for their association with events and persons locally significant in the areas of Community Planning and Development, and Commerce. The properties are also significant in the area of Architecture as they reflect the architectural styles most popular for residential architecture in Florida during the years of the real estate boom. Many were designed by prominent local architects. Whitfield Estates, located just north of Sarasota, was planned as an exclusive and modern subdivision. The relatively unaltered condition of the historic residences in the subdivision, enhanced by their design, materials and detailing, helps to convey a sense of time and place.

I. Development of Whitfield Estates, 1925 - 1926

Although a post office had been established in 1878, the Sarasota area was sparsely settled. In 1885 a British company, the Florida Mortgage and Investment Company, briefly attempted to form a colony on Sarasota Bay. The attempt failed, but the following year one of the owners of the company, John Hamilton Gillespie, arrived and built the De Soto Hotel. Growth continued to be slow and by 1895 only a small fishing village had evolved. Progress was not realized until rail transportation was provided to the village in 1902. The town of Sarasota was incorporated in 1902 and a wide range of civic improvements quickly followed: street lights, water service, and a municipal mill. In 1910 Sarasota had a population of 840. By 1920 it had jumped to 2,149. In 1921 Sarasota became the county seat of the new Sarasota County, which had been created out of Manatee County.

More than anywhere else in the United States, there was a runaway economy in Florida during the 1920s. A series of events created a real estate boom during that time and intense building began all over the state. Speculators began to quickly buy and sell land for profits. Residential subdivisions were platted throughout Florida, including Sarasota and the surrounding area.

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Among those boom time subdivisions was Whitfield Estates. The desirability of this subdivision was based on its accessibility to both Bradenton and Sarasota, as well as its proximity to Sarasota Bay and Bowlees Creek, an inland waterway. Although Whitfield Estates is located in Manatee County, its residents have, more often than not, been associated socially and in business with Sarasota. In fact, buildings in Whitfield Estates today continue to bear a Sarasota mailing address.

Whitfield Estates was platted on land once held by Fannie H. Riggin, who was issued a patent for 120 acres in 1888 by the United States land office. She transferred her interest in a portion of the property on March 9, 1925 to Whitfield Estates, Inc. Alfred Ringling, of the Ringling Brothers Barnum & Bailey Circus, also held land in what would become the new subdivision. In 1924, several years after Ringling's death, his family sold this land to Whitfield Estates and it became part of the company's rapid acquisition of additional lands to round out the proposed subdivision. Originally, Whitfield Estates, Inc.'s interests were held by Louis Broughton Whitfield, D. G. Haley, E. H. Price, and E. S. Delaplane, Jr., all residents of Alabama. "L. B." Whitfield came to Sarasota from Montgomery, Alabama, where he was founder and president of the Alaga Syrup Company and the W. W. Pickle Company. Many streets in the subdivision continue to bear names of members of the Whitfield family such as Broughton and Pearl. Haley, an attorney, served as the President of the corporation and of the development's country club, which was platted separately from the residential lots. Whitfield and Haley had the subdivision surveyed and the plat recorded on October 9, 1925.

The master plan for the Whitfield Estates Subdivision encompassed 682 acres and included wide boulevards and lawns and independent water and lighting systems. Installation of the streets was executed by Smith Brothers Construction of Dallas. Whitfield Estates had its own plant nursery, managed by B. L. Gilkinson, one of the foremost botanists in the state. The nursery provided cut flowers at a nominal fee to homeowners in the development and for social events at the Whitfield Country Club. A hotel was planned, and a triangular parcel at the corner of Westmoreland Drive, Scott Avenue, and the Tamiami Trail was zoned for commercial development. However, only one commercial building and a service station are known to have been built.

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In 1925, Evans & Dodd, a real estate firm in Miami, became the Florida east coast sales agent for Whitfield Estates. According to an October 10, 1925 article in the Sarasota Herald Tribune:

Whitfield Estates is one of the largest developments on all the west coast of Florida and improvements have been in progress for more than a year, so that now scores of homes have been built there and many have taken up their residences.

Sometime in late 1925 or very early 1926, L. B. Whitfield withdrew from the venture. His interest was taken over by the Adair Realty and Trust Company of Atlanta. The Adair Company was one of the oldest real estate firms operating in the south and was an established property management firm. The 1926 and 1927 Sarasota City city directories list the corporate officers of Whitfield Estates as D. G. Haley, President; Forrest Adair, Jr., Vice President and General Manager; and J. M. Beasley, Secretary Treasurer. At the request of Haley, the Adair Realty and Trust Company took over the financing, development, and promotion of the subdivision in 1926.

The President of Adair Realty, which was founded in 1865, was Perry Adair, brother of Forrest Adair, Jr., Vice-President of Whitfield Estates, Inc. The firm had offices in Sarasota, Jacksonville, Tampa, Miami, Bradenton and St. Petersburg. Adair, as Vice President of Whitfield Estates, Inc., asked his good friend, the renowned golfer, Bobby Jones, to help publicize the development by playing golf matches at the opening of what was then called the Whitfield Estates Country Club (presently the Sara Bay Country Club). Bobby Jones was also employed as the club's assistant sales manager and says in his book, Down the Fairways, "I regard the Whitfield Estates course as one of the best in America." All property owners within Whitfield Estates were entitled to membership and were instrumental in the determination of the club's policies.

A promotional brochure heralded Whitfield Estates as the "Gateway to Sarasota" and credited the development with "every city convenience, telephones, electric light and power, its own supply of unusually soft water, with delivery of the usual household necessities to your door." Still another printed promotion by Adair Realty heralded that home construction

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amounting to over \$1 million was under way. That pamphlet continued as follows:

Every hour engineers, machinery and an army of men push their work nearer the goal of absolute completeness. Come to Sarasota, the city of millionaires, in the land of Manatee, the world's richest back country.

The Sarasota Herald Tribune regularly featured substantial advertisements of homes available in Whitfield Estates built by recognized local builders and architects, such as Ralph A. Twitchell, F. S. Hodge, J. R. Watson, and Leadley Ogden. In early 1926 alone, 61 homes were under construction with prices ranging from \$17,000-\$30,000, representing a reported outlay by the builders of approximately \$1,200,000. Financial assistance was extended to the builders in the form of loans. All plans were subject to review by the developer and architectural committee.

On April 9, 1926, the Sarasota Herald Tribune printed a Chamber of Commerce advertisement featuring Whitfield Estates and revealing that Adair Realty had spent \$50,000 a week for over six months. The article also claimed that during the mid-1920s Adair's Whitfield Estates had brought more northern capital into Florida than any other company in the state. In November of 1926, Whitfield Estates, Inc. issued \$1,600,000 in bonds to continue to finance the development.

II. CRASH OF THE FLORIDA LAND BOOM AND DEPRESSION YEARS, 1927-1939

Like so many Boom developments, Whitfield Estates never achieved or approximated the dreams of its developers. Although many were slow to recognize it, by March 1927, the Florida land boom was collapsing. Whitfield Estates, Inc. began to suffer serious financial problems from which the development never fully recovered.

One of the first tangible indications of financial difficulty was the decision in May 1927, to open membership in the Whitfield Estates County Club to residents of Sarasota and Bradenton, provided they would take over the operating expenses of the club. In addition to residents of Whitfield Estates, outside membership was limited to 100. The offer was accepted

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and a board of nine directors was elected to look after the club. Attempts to gain publicity and increased use of the club during the Depression years included a celebrity golf tournament in 1936, featuring noted baseball players Babe Ruth and Dizzy Dean, and sportswriter, Grantland Rice.

By 1937, the club house and the golf course were valued at \$500,000. That year a syndicate of club members purchased the facility and changed the name to Sarasota Bay Country Club.

It is difficult to trace the history of Whitfield Estates after its initial development phase, primarily because of its geographical setting. During the excitement of its development, Sarasota directories listed Whitfield Estate residents, even though the subdivision was in Manatee County. Because of the identification of the residents with Sarasota, Manatee County records of the subdivision are practically non-existent. Building permits for the subdivision do not appear to have survived, in either Sarasota or Manatee County. However, a recent study by the Manatee County Planning Department indicates that approximately twenty houses were erected in the western portion of Whitfield Estates between 1928 and 1935.

However, after the crash of the Florida Land Boom, it is apparent that Whitfield Estates became something of a ghost-subdivision. The few residents of the area struggled to hang-on, hoping for better times. Many of the houses that were under construction remained unfinished for several years. Other homes passed through a series of rental occupants.

According to architect Ralph Twitchell, out of the original twenty-three corporations building in Whitfield Estates, only two companies (including his own) escaped bankruptcy. Twitchell's financial difficulties associated with the subdivision were probably typical. In 1926, Twitchell had announced plans to build twelve houses in Whitfield Estates (Whitfield Estates/Broughton Street Historic District, NR 1993). Whitfield Estates, Inc., held notes on Twitchell's property in the subdivision. As the company began suffering severe financial problems in March 1927, they entangled Twitchell's corporation, Sarasota Homes, Inc., in litigation. He was able to fend off bankruptcy by enlisting financial support from relatives, including his cousin, H. K. Twitchell, a prominent New York City banker. Although Twitchell had completed the house at 7211 Broughton street in 1926, he was unable to sell it. In the

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interim, he moved his family into the house and they resided there until ca. 1937. Twitchell also had 7215 and 7219 Broughton Street under construction when the boom collapsed. Both houses remained unfinished for several years. Twitchell rented out 7215 Broughton and it was finally sold in 1938 to Frederick Lane, who used it as a winter residence. This became the Lane's permanent residence in 1941. Twitchell lost 7219 Broughton Street in foreclosure proceedings in 1933. It was purchased for \$600 by Henry Pauchey, who in turn sold it to Cecil Elmes. Twitchell also built 7207 Broughton Street in 1926. Again, he was unable to find a buyer and he retained the house as rental property until 1935, when he sold it to a retired army officer, George McNeill. In addition to the financial support Twitchell received from relatives, he supplemented his income in the late 1920s and early 1930s by opening an architectural office in Connecticut, where more work was available. In 1936, Twitchell dissolved his Sarasota Homes corporation. In later years, he recalled that he ended up with less than five percent of his original \$145,000 investment in Whitfield Estates.

Franklin Hodge had similar difficulties. At the time of the Bust, he was a salesman for Whitfield Estates and resided at 335 Broughton. Hodge built several houses in Whitfield Estates. After the financial collapse of the subdivision, he used the homes as rental property. Hodge maintained his residency in the subdivision until his death in 1952.

The McFarland Home Building Company, which built 348 Lantana Avenue in 1926, lost that property in foreclosure in 1928. It was purchased by Charles Gaines, a Duval County investor, who maintained it as rental property for the next fifteen years.

The Crash of the stock market in 1929 and the ensuing Great Depression only worsened the financial difficulties of the residents of Whitfield Estates. As a result, very little construction took place during the Depression years. Whitfield Estates consisted of small residential clusters scattered throughout the development. The Sanborn Fire Insurance Maps of 1929 clearly show the sporadically built-up nature of the area.

The last year residents of Whitfield Estates were identified in the Sarasota City Directory, 1930, there were approximately thirty-five households in the 682-acre subdivision. The residents are diverse, and include a dentist, several lawyers, a lumber dealer, a gardener, and a filling station operator.

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By 1932, Mrs. Maurice Prew had opened the Whitfield Estates Country Day School, probably in her home at 214 Westmoreland Avenue. She advertised the availability of a kindergarden department, classes in French and dancing, and accredited courses up to high school. She also noted that special arrangements could be made for the children of winter visitors who wished to keep up with their classes at home.

The federal government attempted to alleviate some of the economic stagnation throughout the county through various programs, such as the Works Progress Administration (WPA). In the late 1930s, Sarasota and Manatee Counties formed the Sarasota-Manatee Joint Airport Authority and acquired land for the construction of a modern airport just north of the Manatee/Sarasota County line. Part of the funds for construction came from the WPA.

III. RENEWAL OF WHITFIELD ESTATES, 1940-1956

Ironically, the close proximity of the airport and the location of Whitfield Estates just beyond the Sarasota County line and its transection by the Tamiami Trail, providing easy access to both Bradenton and Sarasota, were factors that played a role in the recovery of the subdivision.

Economic prosperity began to return as the nation began to engage in military preparations associated with World War II. The airport that had been constructed jointly by Manatee and Sarasota Counties, using WPA assistance, was converted to military use during the war years and used for military pilot training.

Because of gasoline rationing and the inability to obtain golf balls, the Whitfield Estates Country Club closed during World War II and became overgrown. Following the war, the Army assisted in restoring the course.

Many of the servicemen who had been stationed in Florida during the war decided to make Florida their permanent home following their military service. As a result, the population increased in the Sarasota area and the demand for housing increased. A surge of development took place in the outlying areas of Sarasota. Even though Whitfield Estates was

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geographically situated in Manatee County, the ties with Sarasota remained strong. In fact, Clarence Stokes, who rented the house at 7207 Broughton Street from Ralph Twitcell, was elected to the Sarasota City Commission in 1945.

Whitfield Estates, with its street system in place and lots platted, was well positioned to take advantage of a new building boom. According to the Manatee County Planning Department, approximately twenty-four houses were built in the western portion of the subdivision between 1945 and 1949. In 1949, through an act of the Florida Legislature, Whitfield Estates was undergoing enough development to set up its own separate protective zoning board and zoning district. The zoning board was formed to provide protection for deed restrictions in the development dating from the mid-1920s that were set to expire in 1950. The zoning board also effectively protected the established community from objectionable commercial development. Very little commercial construction was permitted between Braden Avenue and Bowlees Creek. Eventually the zoning board was declared unconstitutional.

In the 1950s the demand for housing in southern Manatee County led to a new boom in low-density residential construction. In the Whitfield Estates, houses were built on vacant lots and tracts which had been previously bypassed. Over \$1 million in sales or pending sales on unimproved property in Whitfield Estates took place in 1956. Property values on lots and unimproved acreage in the area doubled and, in some cases, tripled. The subdivision was renamed Whitfield Country Club Estates and promoted as "one of the oldest and most fashionable residential sections," and referred to as Sarasota's "smartest address."

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ASSOCIATED PROPERTY TYPES

Property Type: F.1

1. Name of Property Type: Residential Buildings

2. Description: Single family residences comprise the majority of historic buildings found in the Whitfield Estates subdivision. Most have two stories and stucco exteriors. A variety of roof types and materials are used. Their styles reflect national trends in architecture during the period in which they were constructed.

Mediterranean Revival Style

The Mediterranean Revival style refers generally to a style derived from a combination of architectural elements borrowed from countries surrounding the Mediterranean Sea, primarily Italy and Spain. The incorporation of Mediterranean architectural motifs was popularized by Bertram Grosvenor Goodhue's work at the 1915 Panama-California Exposition in San Diego. This eclectic style is closely identified with Florida's Land Boom period and was easily adapted to the state's warm climate. The style remained popular in Florida into the 1930s and was used for a variety of building types, including residences as well as commercial buildings and hotels.

The Mediterranean Revival style proved a perfect Florida marketing device for resort communities such as Sarasota, conveying the exotic beauty of the area, while also drawing upon a remote link to the Spanish Colonial heritage.

Mediterranean Revival style houses usually have flat roofs with stepped or curvilinear parapets. Gable and Hip roof varieties usually have ceramic barrel tile surfacing. Most were constructed with hollow tile load bearing walls, but a few have frame structural systems. The exterior wall fabric is usually smooth or textured stucco. Entrance porches with arched openings are a ubiquitous feature of the style. Fenestration usually consists of casement or double-hung sash windows. Glazed ceramic tile and terra-cotta are frequently used for decorative embellishment.

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TUDOR REVIVAL STYLE

This style was inspired by English architecture erected during the sixteenth-century reign of Queen Elizabeth, and popularized in the 1880s by English architect, Richard Norman Shaw. In the United States, the style became popular around 1900 as a reaction to the excesses of the Queen Anne style. Its popularity peaked in the 1920s, although numerous examples were built during the 1930s.

Tudor Revival style houses vary in size from small cottages to large mansions. The style is characterized by the use of half-timbering, with the spaces between the timbering filled (or "nogged") with stucco or with decorative brick work. Other common features are the use of small, diamond-shaped panes in bay and oriel windows; leaded casement windows; large and ornate chimneys; second floor overhangs; and dormers. Steeply pitched gable roofs, surfaced with slate or wood shingles, are common.

VERNACULAR

Vernacular architecture embraces a diversity of folk and mass-produced building forms that were transmitted by memory or by pattern book. Vernacular buildings were designed and constructed by lay builders who drew upon traditional building techniques and contemporary stylistic preferences for their inspiration. These vernacular structures can be amalgams of building traditions and style, or may reflect the personality of the builder. Primary consideration was given to providing functional and comfortable spaces for the owners. Vernacular buildings often reflect a local adaptation to landscape, climate, and cultural patterns. Nineteenth century industrialism made it possible to standardize and mass produce building elements and disseminate them across the country. Decorative features were often applied liberally, exhibiting stylistic references without in and of themselves constituting a style of architecture.

Residential vernacular buildings vary in scale, setting, and design. Most are one or two stories, and many feature large porches. Most display gable or hip roofs, and although original roof surfaces include either wood or metal shingles, or metal 3-V crimp sheeting, many roofs have been replaced by composition

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shingles. Corbeled brick chimneys and a variety of dormer types are used. Buildings have varied, irregular footprints. A variety of common exterior wall fabrics are used, including clapboard, patterned wood shingles, and board-and-batten.

BUNGALOW/CRAFTSMAN

The Craftsman style was popularized by the work of Charles and Henry Greene, two brothers who began their practice of architecture in Pasadena, California in 1893. Their work was influenced by the English Arts and Crafts Movement and by Oriental and Indian architecture. In the ensuing two decades they designed a number of large, elaborate prototypes of the style. Their innovative designs received substantial publicity in popular periodicals such as House Beautiful, Ladies' Home Journal, and Good Housekeeping. By the turn of the century, the style popularized by the Greene brothers had been adapted to smaller homes, commonly referred to as bungalows. The term was used to describe a cottagelike dwelling, informal in plan, elevation and detail. The Bungalow/Craftsman style answered the need for simple, comfortable, economic residences and its popularity spread across the country.

The bungalow residence is typically a one or one and one-half-story house with a low pitched gable roof. The deep eaves often reveal structural components such as rafter ends, beams, and brackets. A large front porch is common and the porch roof is frequently supported by battered piers. Occasionally low, shed dormers are used. The bungalow plan emphasized craftsmanship, climatic adaptation, and harmony with the landscape.

COLONIAL REVIVAL

The interest in America's colonial heritage can be traced to the restoration of Mount Vernon in 1866. This patriotic, nostalgic architectural interest was fostered by buildings erected for the Philadelphia Centennial of 1876. In its simple and uncomplicated forms, the Colonial Revival style was felt to be expressive of the national character. It has remained a popular building style, adaptable to a variety of free interpretations. Renewed interest in the Colonial Revival style

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occurred concurrent with America's involvement in World War I. The enormous popularity of the style in the 1930s has been associated with the publicity given in that decade to the restoration of Colonial Williamsburg. Colonial Revival designs are rarely historically correct, but are reflections of a variety of forms, such as the Salt Box, Federal, and Georgian styles. They may also reflect Dutch or German influences. A great variety of American architecture falls into the very broad Colonial Revival category. By the 1890s even asymmetrical Victorian houses received Colonial Revival decoration, a reaction to the excesses of the Queen Anne style. Colonial Revival residences are usually two or two-and-one-half-stories, symmetrical, with rectangular or square plans. Side or rear wings are sometimes seen. Other common stylistic characteristics include: gable or hip roofs, centrally placed ornamented projecting entry with fanlight and side lights, end chimneys, double hung windows with multipaned lights, shutters, Palladian windows, classical porch columns, denticulated cornices, and pedimented dormers and entry porches.

3. Significance: The historic residences of Whitfield Estates possess significance under National Register Criteria A, B, and/or C on the local level. Those significant under Criterion A have associations with the development of the subdivision during the Boom Years. Under Criterion B, they may be associated with persons significant in the development of Sarasota's history, especially in the areas of commerce. Residences eligible for listing under Criterion C are examples of identifiable high-styles, are excellent examples of the work of a significant architect, or reflect national trends in architecture during the period in which they were constructed.

4. Registration Requirements: For buildings to be eligible for listing under this property type they must be located in the Whitfield Estates Subdivision. They should be significant examples of vernacular types or historic styles of architecture and/or be associated with important local historical events. Districts nominated under this property type should possess a concentration of relatively well-preserved historical resources.

Buildings proposed under Criterion C must retain their original architectural integrity to a high degree. A residence that has

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been altered by intrusive additions, the application of materials inconsistent with the historic period in which they achieved significance, the removal of significant architectural details, or that have been moved from their original location are excluded from nomination under this criterion. The replacement of windows and the enclosure of porches is a fairly common occurrence. Generally, if the original window openings remain and if the original configuration of the porch is still visible, these changes will not in themselves be considered reason for excluding the residence from listing. Enlargement of residences is also fairly common. If the enlargements are at the rear portion of the building and are unobtrusive, they are not considered reason for excluding the residence from listing. Integrity requirements for buildings that derive their primary significance for their historical associations may be somewhat less stringent than those nominated for their architectural significance alone.

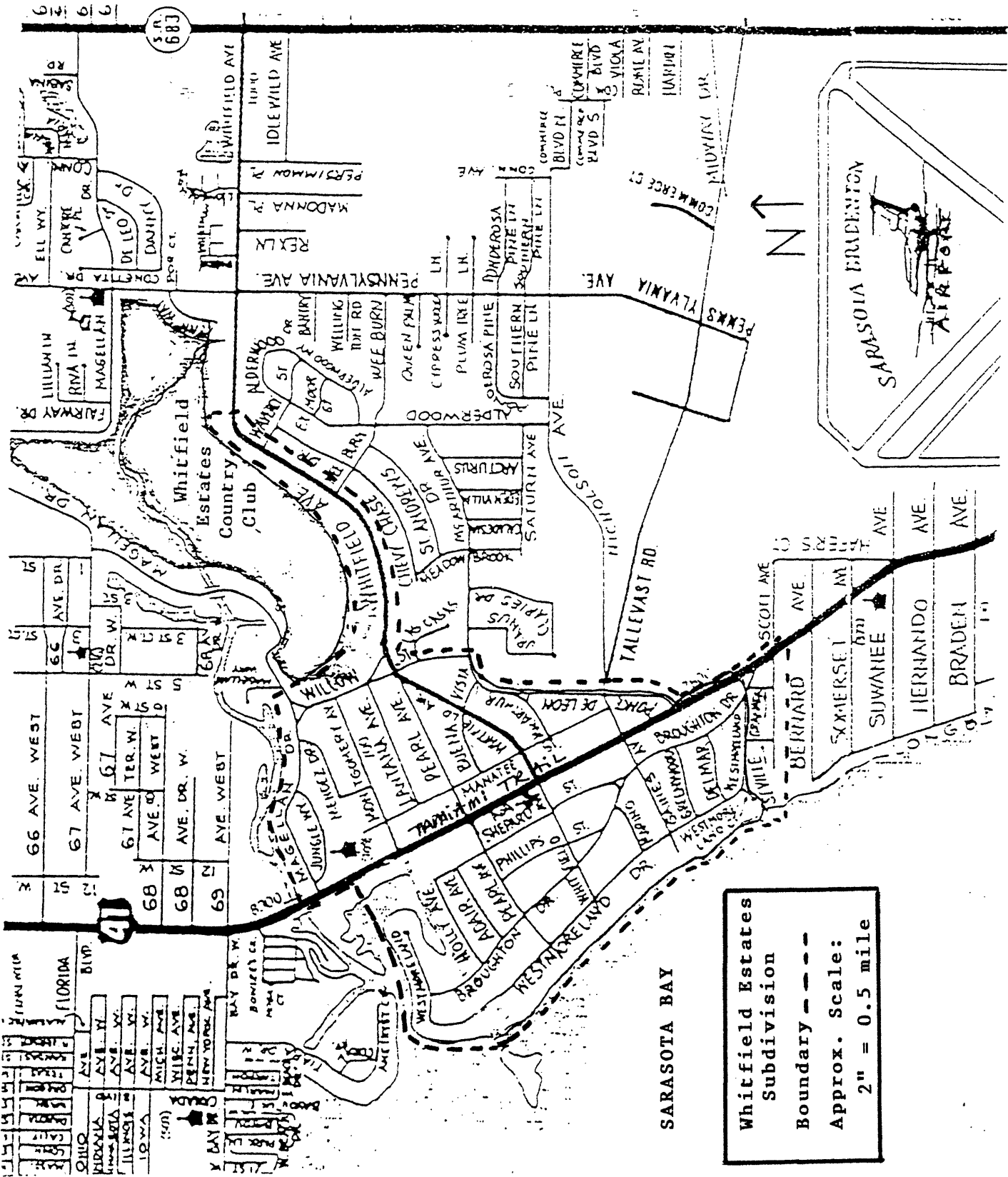
G. GEOGRAPHICAL DATA

Boundaries of the Whitfield Estates Subdivision in Manatee County, Florida, as shown on the accompanying map. The Tamiami Trail bisects the subdivision.

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Whitfield Estates
Subdivision

Boundary - - - -

Approx. Scale:
2" = 0.5 mile

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H. SUMMARY OF IDENTIFICATION AND EVALUATION METHODS

A comprehensive survey of architectural resources in Manatee County has not been undertaken. Community assessments have been made of the city of Bradenton (1980), the city of Palmetto (1985), and the village of Cortez (1992). In 1992, an archaeological site inventory, survey, and site predictive model of Manatee County were prepared. Other studies of archaeological and historical resources have been undertaken in accordance with the procedures contained in 36 C.F.R., Part 800 ("Protection of Historic Properties"). One of those studies (discussed below) was the result of continued increase in air traffic out of the Sarasota-Bradenton Airport, located just to the south of the Whitfield Estates development and to the east of US 41 (North Tamiami Trail).

Due to the tremendous increase in air traffic and the consequent increase in noise, the Airport Authority has identified an area in Whitfield Estates as a target area for either noise abatement by subsidized soundproofing or as potential buyout properties. A survey was undertaken in the summer of 1992, to locate, identify, and assess historic structures within the Land Acquisition Program (LAP) boundary. The irregular boundary of this survey extended approximately from Westmoreland Drive on the south to Whitfield Avenue on the north, and from the east side of Ponce De Leon Avenue on the east, to Phillips Street and Westmoreland Drive on the west. The boundary was selected to include the area impacted by a 75 LDN (day-night noise level average).

The methodology for the survey consisted of gathering historical information, primarily located at the Manatee County Historical Records Library, the Manatee County Historical Commission, the Manatee County Central Library, and the Sarasota County Department of Historical Resources. A windshield survey of the project area conducted in July 1992 identified eighteen historic structures (constructed between 1925 and 1929) in the LAP boundary, 14 residences and 4 commercial properties. A Florida Master Site File form was prepared for each of these properties and a report was submitted to the Florida Bureau of Historic Preservation, Sarasota-Bradenton Airport Land Acquisition Program Historic Structures Survey Within 75 LDN, Manatee County. The properties were assessed primarily by their architectural features; no attempt was made to identify original

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owners and their role in the developing community. Although this survey looked at only a small segment of the development, it did include an essay on the history of Whitfield Estates.

Subsequently, other historic structures have been identified in the Whitfield Estates subdivision, including a grouping of five houses associated with architect Ralph Twitchell (Whitfield Estates Broughton Street Historic District, NR 1993). It is anticipated that a small number of other historic buildings may be nominated to the National Register of Historic Places.

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