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	ates Department of Park Service	the Interior					
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1. Name o	of Property						
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3. State/F	ederal Agency Cert	tification					
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5. Classification					
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include any previously listed resources in the count)			
⊠ private □ public-local	⊠ buildings ☐ district	Contributing Noncontributing		ting	
<ul> <li>public-State</li> <li>public-Federal</li> </ul>	site	1	0	buildings	
	object	0	0	sites	
		0	0	structures	
		0	0	objects	
		1	0	total	
Name of related multiple pro (Enter "N/A" if property is not part o		Number of contributing resources previously listed in the National Register			
N/	Α	0			
6. Function or Use				··	
Historic Functions (Enter categories from instructions)		Current Functions (Enter categories from instr	ructions)		
COMMERCE/TRADE: Business		COMMERCE/TRADE:	Restaurant		
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			- <u></u>	. <u> </u>	
7. Description					
Architectural Classification (Enter categories from instructions)		<b>Materials</b> (Enter categories from	n instructions)		
LATE 19th & 20th CENTURY RI	EVIVALS:	foundation STUCCO			
Mediterranean Revival		walls STUCCO			
•		roof TAR and G		· · ·	
		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.)

**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.) Primary location of additional data: Previous documentation on file (NPS): State Historic Preservation Office preliminary determination of individual listing (36 CFR 36) has been requested Other State Agency previously listed in the National Register Federal agency previously determined eligible by the National Local government University Register Other designated a National Historic Landmark recorded by Historic American Buildings Survey Name of Repository #

SARASOTA, FLORIDA
County and State

County and State

recorded by Historic American Engineering Record

#

\_\_\_\_\_

Areas of Significance

**Period of Significance** 

**Significant Dates** 

**Significant Person** 

**Cultural Affiliation** 

1926-1949

1926

N/A

N/A

COMMERCE

(Enter categories from instructions)

#### Architect/Builder

CLAS and SHEPERD

ADAIR and SENTOR

CRISP BUILDING	ŕ.
Name of Property	

SARASOTA, FLORIDA County and State

32399-0250

10. Geographical D	Jata
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**Acreage of Property** 

#### **UTM References**

(Place additional references on a continuation sheet.)

Less than one acre



#### **Verbal Boundary Description**

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

#### **Boundary Justification**

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

#### 11. Form Prepared By

name/title	Mikki Hartig.	Consultant: (	Garv V.	Goodwin.	Historic Preservation Planner

organization Bureau of Historic Preservation	date <u>March, 2000</u>
street & number R.A. Gray Building, 500 S. Bronough Street	telephone (850) 487-2333

state

CITV	or	town	Tallanassee
<i>••••</i>	•••		

#### Additional Documentation

Submit the following items with the completed form:

11 1

#### **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 Kauffman Family Partnership, Inc. c/o Mark Kauffman					
street & number 455 Longboat Club Road, #PH4	telephone (941) 383-3220				
city or town Longboat Key					

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.





Florida zip code

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 1

CRISP BUILDING Sarasota, Sarasota County, Florida

#### SUMMARY

The Crisp Building, located at 1970 Main Street in Sarasota, Florida, is a five-story, Mediterranean Revival style, masonry commercial building constructed in 1926. It has a rectangular plan and is constructed of reinforced concrete with hollow clay tile infill. The structure has a flat, tar and gravel roof surrounded by a curvilinear parapet with a masonry coping. Decorative tiles have been applied at the center of the parapet arch on the main facade. The building rests on a poured concrete foundation. Exterior walls are surfaced in stucco. The north facade features a three-bay storefront with a centrally placed single entrance on the first story. The main fenestration of the upper stories is 5-light aluminum awning windows arranged in groups of two, three and four. A masonry cornice divides the fourth and fifth floors. The two window openings in the center bay of the fifth story feature stuccoed recessed arches. Diamond patterned stucco ornaments are centered within each arch.

#### SETTING

The Crisp Building is located on the south side of Main Street near the intersection of Washington Boulevard (US 301). The Archibald Building, a three-story masonry commercial structure completed about the same time as the Crisp Building, abuts it on the west. To the east of the Crisp Building is a vacant parcel of land currently used as a parking lot. <u>Sanborn Fire Insurance Maps</u> indicate that this adjacent parcel has remained vacant at least since 1920. Within the last 10-12 years, this section of Sarasota's commercial district has undergone increased development and commercial activity.

On the north side of Main Street, are a large theater complex, completed in 1998, and a mid-1980s shopping plaza and parking garage. Several vacant lots nearby provide parking for surrounding offices, retail merchants, and courthouse patrons. An original service alley, running west from Washington Boulevard, abuts the rear of the Crisp Building to the south. A vacant parcel of property is opposite the alley to the south. The 1926 Sarasota County Courthouse is located just east of the Crisp Building and the 1926 Sarasota Terrace Hotel is located close by. The 1926 Charles Ringling Office Building is located slightly to the southwest, opposite the service alley.

Presently, downtown Sarasota has a number of large office complexes, fine dining establishments, as well as retail and antique shops. Much of the more recent commercial development has occurred to the south, along U.S. 41, the Tamiami Trail. Additional postwar commercial development has occurred on North Tamiami Trail.

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 2

CRISP BUILDING Sarasota, Sarasota County, Florida

#### DESCRIPTION

#### Exterior

The Crisp Building has a regular form and plan. It is constructed of reinforced concrete and hollow clay tile. The structure is five-stories in height. A flat roof, with a curvilinear-shaped parapet, with masonry coping covers the structure. Decorative tiles are applied at the center of the parapet arch on the main facade. The building rests on a poured concrete foundation. Exterior walls are surfaced in stucco. The primary facade of the building faces north. Notable components of the primary elevation include a three-bay storefront configuration with a centrally placed single entrance on the first level (Photo 1). A marble veneer has been applied to the storefront window surrounds. Three vertical rows of windows enhance the facade above the street level. The center vertical rows of windows, grouped together in fours. The flanking rows of window openings, on floors two through four, also display five light aluminum awning windows but are grouped in threes (Photo 1).

A projecting simple masonry cornice, supported by masonry brackets, interrupts the exterior wall space on the main elevation between the fourth and fifth floors. The window openings on the main facade above the cornice on the fifth level differ slightly in their configuration from the rows of window openings on the floors directly below. Fifth floor window openings on this elevation consist of four openings placed independently in a horizontal pattern. Two window openings at center on this level feature stuccoed recessed arches above. Diamond patterned stucco ornaments are centered within each arch. These two center window openings are flanked by single window openings. The flanking windows are wider than those within the vertical row below them on floors two through four, although vertical five light aluminum awning windows, grouped in threes, presently fill these openings. The central pair of window openings on this level each contains paired vertical five light aluminum awning windows.

At street level, the original width and height of the storefronts has been maintained, although the original display windows and entry doors are filled with aluminum framed replacement units that retain the original configuration and size of the storefronts. It appears, however, that the replacement storefronts project slightly more forward towards the street than the originals. In addition, a c.1975 interior modernization effort brought about the lowering of original first floor ceiling height to accommodate new mechanical systems. It appears that at that time original transoms above the storefront(s) were sealed. Presently modern canvas awnings obscure this alteration (Photo 2). All but the fifth floor of the west elevation abuts the three-story adjacent building to the west. Several aluminum replacement windows pierce the wall above the flat roof of the adjoining 1926 Archibald Building that at one time was very similar in design to the Crisp Building.

The east elevation is highly visible from heavily traveled Washington Boulevard (US 301). This side of the building is essentially void of any architectural adornment (Photo 3). Three vertical rows of window openings, placed in horizontal rows of three on floors two through five, provide the only architectural element on what is

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7 Page 3

### CRISP BUILDING Sarasota, Sarasota County, Florida

otherwise a large flat wall expanse (Photo 9). The existing windows are large, paired, aluminum fixed light panels above a single awning window. The sizes of some of these original window openings on the fifth floor have been reduced but rehabilitation plans are underway to restore the size of those openings (Photos 5-6).

The south (rear) elevation is also devoid of architectural ornamentation, except for numerous window openings including: one vertical row of fixed single light aluminum windows over a single light aluminum awning window, grouped in threes on floors 2-5; another vertical rows of the same windows, hung in pairs, also on floors 2-5; and a single grouping of three matching 5 light aluminum awning windows on the first floor. In addition, a secondary first floor entrance accesses the service areas of the building from the service alley (Photo 10). At the time of completion, this elevation would have been visible from the street behind to the south, Ringling Boulevard. Today, this elevation, similar to the east elevation, remains highly noticeable from both Ringling Boulevard, and heavily traveled Washington Boulevard.

#### Interior

The interior of the building has been modified over time. Upon entering the central double main entrance doors, a small lobby area provides access to the first floor commercial space accessed on the east from the lobby. This single first commercial space is presently occupied by a restaurant, its kitchen and storage and service areas (Photos 11-13). The building's elevator is accessed from the lobby to the west, providing access to the floors above. The building also retains two interior fire stairs, one near the northwest corner of the building and another near the building's southeast corner. Neither the first floor commercial space nor the upper floors retain any original interior architectural details, excepting wood flooring on the upper floors.

### **ALTERATIONS**

Window and storefront alterations occurred in 1990 as part of a city sponsored design assistance effort. The existing aluminum windows were installed in 1990, replacing original fixed, single light, vertical, wood casement windows, grouped together in fours within the central row, and threes in either flanking vertical row. The number, size, and location of the original windows openings on this elevation have not been altered. A small-detached rectangular cooler structure was added at the rear of the building at an unknown time. The most recent first floor interior modernization efforts took place in 1990 and 1998. The interior spaces of all of the upper floors were last restructured in the 1970s. This effort, besides providing for the installation of updated mechanical systems altered original interior ceiling heights and obscured original wood flooring on most floors. Non-historic drywall room, hall, and closet partitions were also added (Photos 14-16).

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number PHOTOS Page 1

### **CRISP BUILDING** Sarasota, Sarasota County, Florida

### **PHOTO INVENTORY**

- 1. The Crisp Building
- 2. Sarasota, Florida
- 3. Mikki Hartig
- 4. February, 1999
- 5. Historical & Architectural Research Services, 3708 Flores Ave., Sarasota, FL 34239
- 6. Main facade, camera facing south
- 7. 1 of 16

#### Items 1-5 are the same for the remaining photographs:

- 6. Main facade and adjacent Archibald Building, camera facing southeast.
- 7. 2 of 16
- 6. North and east elevations, camera facing southwest.
- 7. 3 of 16
- 6. North and east elevations, camera facing southwest.
- 7. 4 of 16
- 6. East elevation and Washington Boulevard intersection with Main Street, camera facing west.
- 7. 5 of 16
- 6. East elevation with Sarasota County Courthouse on left, camera facing southwest.
- 7. 6 of 16
- 6. East elevation with Sarasota County Courthouse on left, camera facing west.
- 7. 7 of 16
- 6. East elevation at intersection of Main and Washington Boulevard and Ringling and Washington Boulevard, camera facing southwest.
- 7. 8 of 16
- 6. East elevation, camera facing west.
- 7. 9 of 16

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number PHOTOS Page 2

**CRISP BUILDING** Sarasota, Sarasota County, Florida

- 6. East and south elevations, camera facing northwest.
- 7. 10 of 16
- 6. Interior of first floor dining room, camera facing southwest.
- 7. 11 of 16
- 6. Interior of first floor dining room, camera facing northeast.
- 7. 12 of 16
- 6. Kitchen area on first floor, camera facing northeast.
- 7. 13 of 16
- 6. Typical upper floor, camera facing south.
- 7. 14 of 16
- 6. Common partitioned upstairs hall, camera facing south.
- 7. 15 of 16
- 6. Typical upstairs elevator accesses area, camera facing northwest.
- 7. 16 of 16

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 1

CRISP BUILDING Sarasota, Sarasota County, Florida

#### SUMMARY

The Crisp Building is significant at the local level under Criterion A in the area of Commerce. It is important for its association with the physical and economic development of downtown Sarasota during the Florida real estate boom of the 1920s. Construction of the building played an important role in the expansion of Sarasota's historic downtown. Since its completion in 1926, it has continuously provided commercial and retail space for businesses in the historic commercial section of the city. Although slightly altered, the building is a satisfactory example of Mediterranean Revival style commercial architecture. The building was designed by the architectural firm of Clas and Sheperd and constructed by the contracting company of Adair and Sentor, both of which played major roles in the physical development of Sarasota and the surrounding area.

#### HISTORICAL CONTEXT

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

In 1902, the Town of Sarasota was established as the area's first form of local government. Beginning in 1903, the Florida West Shore Railway began to bring visitors and permanent residents to the growing community. This railroad was purchased by the Seaboard Airline Railway in 1909. Rail transportation also brought the community a large variety of manufactured goods and building materials not previously available. Markets for Sarasota's fishing, citrus, and agricultural industries were expanded, and commerce began to increase. Tourists and settlers were attracted to the area, and the permanent population grew steadily.

By 1907, taxes were being levied on real estate, and in 1908, the town of Sarasota began issuing bonds to raise the funds needed to provide the conveniences of a modern city. The population of Sarasota had grown by 1910 to 840. In 1911, a bond issue was passed to pay for a new municipal waterworks and sewer system. In 1912, a well was drilled near the intersection of Lemon Avenue and Main Street and a reservoir was built to provide the town with water for drinking and for fire fighting. Electricity for lighting at night became available in 1910, but it was not available during the day until 1916. By 1913, Sarasota had two banks and telephone service. Other amenities found in the community for the benefit of local residents were an 18-hole golf course, a baseball field, and excellent fishing areas for recreation. The city also acquired the Sarasota Yacht Club, an ice plant, cemetery, and a theater. All of these improvements generated residential and commercial construction

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 2

### CRISP BUILDING Sarasota, Sarasota County, Florida

and brought new growth to Sarasota. Buildings began to spring up in the downtown area to serve the growing population that had swollen to an estimated 1276 people by early 1912. Automobiles began to make an appearance, often sharing the roads with animal powered carriages and wagons. Between 1910 and 1920, a series of influential citizens arrived in Sarasota, setting the stage for development. Among them were the Ringlings of the Ringling Circus fame, who in turn brought other influential and prominent residents to Sarasota.

Throughout the 1920s, spurred by what was known as the Florida Land Boom, residential subdivisions were platted throughout an expanded Sarasota city limits. Cheap land prices and the guarantee of quick profits swept the city into a dizzying whirl of development. Sarasota's downtown development was coupled with expanding suburban residential areas, and the city was fast becoming a developing resort community. Construction following the First World War produced what would become a modern city. In 1921, the new county of Sarasota was carved from southern Manatee County, with the city of Sarasota becoming the county seat. In 1925-1926, over five hundred structures were built in Sarasota, half of them residences. In 1926, the economy of Florida, which had been buoyed by frenzied speculation in real estate, began a downward spiral as the land boom of the 1920s collapsed.

#### HISTORICAL SIGNIFICANCE

In 1925, the Charles Ringling Company platted Court House Subdivision. The company's owner, Charles Ringling—of Ringling Brothers Circus fame—donated a parcel of land for the construction of a courthouse for newly created Sarasota County and began marketing the remainder of the lots for commercial development. On August 29, 1925, the T.H. Crisp Co. purchased two pieces of property in the Court House Subdivision. A portion of the site was to become the future location of the Crisp Building. An article in the <u>Sarasota Daily Times</u>, dated November 1, 1925, indicated that a building permit had been issued to Thomas H. Crisp for the construction of a building valued at \$75,000. The contract for erecting the building was awarded to the firm of Adair and Sentor of Atlanta, Georgia. By late February 1926, the Crisp Building was completed. Thomas H. Crisp came to Sarasota around 1924. "T.H." Crisp immediately became active in local construction and development activity upon his arrival in Sarasota under the auspices of his company, T.H. Crisp and Co. His strong development and construction activity is evidenced by numerous real estate transactions in the public records of Sarasota County from 1925 until the 1940s.

Adair Realty and Trust was established in 1865 in Atlanta by George Adair and was recognized throughout the South as one of the oldest real estate firms in continuous service in the country. The company's subsidiary, Adair & Sentor, were considered to be one of the South's best construction companies. The Adair & Sentor firm, under the guidance of George, Jr., Perry, and Forest Adair also operated as a brokerage firm, placing loans for several insurance companies. Through their business adeptness and activities, the firm was responsible for the initial financing and construction of numerous building projects throughout the South, including the city of Sarasota and other Florida locations during the 1920s. The company was also an established property management firm.

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 8 Page 3

### **CRISP BUILDING** Sarasota, Sarasota County, Florida

Their Sarasota projects included the American National Bank (NR 1998). Some other Adair financed projects included the construction of the Venetian Hotel (non-extant) in Miami and the Polk Hotel in Haines City (NR 1994). The Adair Real Estate and Trust Company both financed and developed Whitfield Estates, an exclusive multi-million dollar boom-time development in southern Manatee County near Sarasota.

The architectural firm of Clas and Sheperd provided the plans for the Crisp Building. In 1921, Alfred C. Clas formed a partnership with John S. Sheperd in Milwaukee, Wisconsin. In 1925, they established a branch office in Sarasota, setting up operations in the First Bank and Trust Building in downtown Sarasota. Sheperd, was the architect of the Charles Ringling Building, constructed as Ringling's office and still standing between Ringling Boulevard and Main Street in downtown Sarasota. Clas has been identified as the architect of Charles Ringling's home constructed 1926. The Charles Ringling Home now serves as part of the University of South Florida at the New College campus.

One of the first occupants of the Crisp Building was the DeMarcay Cafe. A February 25, 1926 article in the <u>Sarasota Herald</u> mentions the formal opening of the new cafe that day. Paul DeMarcay and his wife, Julia, natives of Louisiana, formerly operated a cafe and catering business at the Demarcay Hotel on Palm Avenue, beginning in 1923. The lower floor of the Crisp Building housed the public dining room, kitchen, refrigeration plant, and storage rooms. The dining room was said to be beautifully decorated and the kitchen equipped with the latest and most modern fixtures and devices. On the second floor of the building, were private dining rooms of various sizes arranged to serve clubs and small parties. Music during dinner was featured for guests on this floor. Period newspapers indicate that various groups, such as the Rotary Club, Eastern Star, and Business and Professional Women's Association, met regularly in the Crisp Building.

Another original or early tenant was the Loyal Order of the Moose, Sarasota Chapter (Sarasota Lodge 1319). The group was formed in early December 1925. They occupied space on the third floor of the Crisp Building from, or near, the time of the building's completion up until about 1938. The Wagner Brewing Co. occupied space in the building in 1935, according to that year's <u>Sarasota City Directory</u>. In 1940, the directory indicates that the Sarasota and State Employment Office was housed in the building. Adams Heating and Cooling maintained an office in the building in 1947. The Sunshine Buick Company owned and operated by Harry Leuschner, opened in 1944 in the building. It was the first Buick dealership in Sarasota.

## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 Page 1

### CRISP BUILDING Sarasota, Sarasota County, Florida

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9 Page 2

**CRISP BUILDING** Sarasota, Sarasota County, Florida

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 10 Page 1

**CRISP BUILDING** Sarasota, Sarasota County, Florida

### **Boundary Description**

E 4 feet of Lot 23 and all Lots 25, 27 & W 6 feet of Lot 29, Block C, Revised Plat of CourtHouse Subdivision.

### **Boundary Justification**

The boundaries encompass the entire site historically associated with the structure.

CRISP BUILDING Sarasota County, Florida



19305



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## CRISP BUILDING

Sarasota, Sarasota County, Florida

## Design Assistance Team

June 28, 1990



