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NATIONAL REGISTER

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 an 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 Whitfield Estates--Broughton Street Historic District

other names/site number Ravellan Gardens

2. Location

street & number 7207, 7211, 7215, 7219, and 7316 Broughton St. not for publication

city or town Sarasota vicinity

state Florida code FL county Manatee code 081 zip code 34243

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.)

Suzanne P. Walker / Deputy SHPO 9/22/93
 Signature of certifying official/Title Date

Florida Division of Historical Resources, Bureau of Historic Preservation
 State of 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.
- removed from the National Register.
- other, (explain:)

 Signature of the Keeper **Entered in the National Register** Date of Action 10/29/93

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 previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
8	0	buildings
0	0	sites
0	0	structures
0	1	objects
8	1	Total

Name of related multiple property listing
(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/Secondary Structure

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th & 20th CENTURY REVIVALS/
Mediterranean Revival

Materials

(Enter categories from instructions)

foundation concrete

walls stucco

roof ceramic tile

other wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture
Community Planning and Development

Period of Significance

1925-1943

Significant Dates

1925

1926

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Ralph Twitchell

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 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository:

Whitfield Estates Broughton St.
Name of Property Historic District

Manatee Co., Florida
County and State

10. Geographical Data

Acreeage of Property 2.8 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	17	344775	3032110
Zone	Easting	Northing	
2			

3			
Zone	Easting	Northing	
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Victoria "Mikki" Hartig/Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date September 1993

street & number R.A. Gray Bldg., 500 S. Bronough St telephone (904) 487-2333

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

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

Additional items

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

Property Owner

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

name _____

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 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 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.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**Section number 7 Page 1**WHITFIELD ESTATES BROUGHTON
STREET HISTORIC DISTRICT
MANATEE CO., FLORIDA****Summary**

The Whitfield Estates Broughton Street Historic District consists of eight buildings (five residences and three garage/servant quarters buildings) and one non-contributing object, a well canopy. Construction of all the buildings began in 1925, however the interiors of two of the residences were not completed until 1929. The buildings are historically related by plan, concentration and physical development. They represent the only concentration of buildings from the formative years of the Whitfield Estates Subdivision, which is located in Manatee County, half way between Sarasota and Bradenton, Florida. The subdivision is strategically sited near the widest part of Sarasota Bay. All of the buildings continue to serve their original residential function and are in very good to excellent condition. Original landscape features including mature oak, palm, laurel, and fruit trees create a unique setting for the homes.

Present and Original Setting

The historic district comprises approximately 2.8 acres within the 680+ Whitfield Estates subdivision. Six of the eight buildings are contiguous on the east side of Broughton Street. The other two are located diagonally across the intersection of Broughton and Holly Street (formerly Pine Avenue) on Broughton. There are no other contributing buildings in the general vicinity. In addition, the rear vehicle and service access from the cul de sac at the rear of the four contiguous structures and the shared garage configuration sets the district apart from any other grouping within the subdivision.

Whitfield Estates in its entirety contains approximately 70 other residential buildings from the same time period scattered randomly throughout the large subdivision but with few multiple configurations. Many of these properties have undergone a broad range of modification and are in various states of repair. The areas adjacent contain many post-World War II structures and lack a concentration of historically related buildings. The majority of these surrounding residential structures are one-story Ranch Style homes with attached garages and are constructed of concrete block. They lack distinct architectural merit and are sited on smaller lots. Immediately to the east (rear) of the six buildings on the east side of the street is Bowlees Creek which

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remained inaccessible until 1957-58. US 41 (North Tamiami Trail), a major thoroughfare located three blocks east of the district, bisects the subdivision. That segment of US 41 contains only a few scattered houses constructed during the mid-1920s, most of which have been altered and converted to office use. This sparse development is due, in part to the fact that in 1949, after a zoning commission was enacted for Whitfield Estates, zoning restrictions protected the established community from objectionable commercial use. Very little commercial zoning was permitted along the entire North Trail from Braden Avenue to Bowlees Creek. Whitfield Avenue, intended as an important thoroughfare in Whitfield's early development, is located one block south of the district. The Sarasota-Bradenton Airport lies southeast of the district.

DESCRIPTION

All the residences within the historic district are two-story, Mediterranean Revival in style, constructed of frame and covered with stucco. All have barrel tile roofs. Setbacks are uniform at approximately 36 feet. All of the structures possess distinguishing decorative treatments common to the Mediterranean Revival style such as wrought iron railings, pecky cypress beams and doors, balconies and ornamental door and window surrounds. Although there have been some modifications, the buildings retain their original detailing and architectural integrity. All of the garages are one story.

**7211 Broughton Street
The Early Ralph Twitchell House/The Chunn House**

This house faces west, is irregular in plan and has both gable and hip roofs (photo 1). The front entry is surmounted by a decorative terra cotta lintel supported by spiral colonnettes topped with small finials (photo 2). The pecky cypress entry door is arched and features full length black iron hinges (photo 3). All windows are the original four-light steel casements with functional shutters. The chimney has an elaborated tiled cap. A screened, arch headed solarium is located on the first floor at the south end of the main facade. In the early 1970s a low stuccoed knee wall terrace on the front facade, north of the entrance, was enclosed as a breakfast nook, utilizing in-kind materials and fenestration and a flat roof with a parapet (photo 4).

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~~On the interior, the beams that span the major spaces and the stair balusters are of pecky cypress. Several of the original strap iron wall sconces and ceiling fixtures still exist (photo 5).~~

A stuccoed masonry wall with a wrought iron gate encloses a patio area at the rear of the house. The patio is covered by a shed roof supported by square piers and is surfaced in barrel tile. Modern wood lattice has been added to areas of the patio for privacy. A circular coquina rock wishing well with a shingle covered gable roof supported by wood pillars is located on the lawn behind the house (photo 6). It appears to have been disassembled at one time and rebuilt with modern mortar and does not retain its historic integrity.

Shared Garage Between 7211 and 7207 Broughton Street

A shared duplex garage, flanked by servants quarters, is located between 7211 and 7207 Broughton Street (photo 7). The two-bay garage retains the original pair of pecky cypress swinging garage doors, reinforced by diagonal cross bars on the lower panels and triangular bars on the upper panels. The servant's quarters of the southern portion of the garage have replacement 8/8, metal, double hung sash windows. Abutting the rear facade of the original garage structure, is a stuccoed masonry addition which serves as an open carport (photo 8). Appropriate in style and material, it features a flat roof with parapet and arched openings. Access is from a cul de sac at the rear of the site. A small stuccoed addition has been added to the rear of the servant's quarters on the north portion of the structure. The original metal casement garage structure windows have been replaced with eight-light wood casements. A new masonry carport, enclosed in part, has been added on the north side of the structure (photo 9).

**7207 Broughton Street
The Stokes/McNeill House**

This house faces west and has a rectangular plan (photo 10). It utilizes a gable and a hip roof with decoratively carved wooden rafter tails supporting the overhang (photo 11). There is a one-story solarium with a parapet roof extending across the north elevation of the house. That roof creates a balcony off the second floor master bedroom. Interior structural evidence

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strongly suggests that originally there was a small recessed porch on the second floor at the north end of the west facade, accessed from the interior through arched french doors. At some time prior to the 1940s, this porch was enclosed and the doors blocked. A new opening was cut on the north wall and French doors added to provide access to the roof terrace above the solarium. On the north wall the chimney rises above the first floor on the exterior, breaking the gable at the center line of the ridge. The exterior of the residential structure has been restuccoed in a modern, less textured, finish. A concrete pool in the rear yard was installed in the 1960s (photo 12). The site includes original citrus trees.

During the 1980s, the original narrow steel casement windows were replaced with brown aluminum, 8/8 double hung sash. Replacement included the reduction of a second floor opening that originally featured French doors. All of the modern replacement windows are similar although the first floor windows on the south and west facades have arched fan heads.

Original interior features include pecky cypress walls, ceilings and exposed beams. Several wrought iron light fixtures are original to the house. A through-wall opening fireplace is between the living room and solarium.

**7215 Broughton Street
The Lane House**

This house faces west and has an irregular plan (photo 13). The pecky cypress front door, with original iron hardware, is placed off center. A parapet rises over the entrance. Behind this is a balcony which can be accessed from a pair of French doors off a second floor bedroom. A screened porch extends beyond the entrance to the north (photo 14). A rear entrance to the house is sheltered by a shed roof covered with barrel tile roofing. Adjacent to this is a stone terrace, accessed from the kitchen by two sets of multi-light paired French doors (photo 15). Original metal casement windows have been replaced by metal sliders with eight lights each. The replacement windows on the front facade have arched fan heads.

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The first floor features a living room, dining room, pantry, large kitchen with eating area, and original cabinetry. The north wall of the living room has a stuccoed fireplace flanked by pecky cypress cabinets and bookcases. An open staircase with a decorative wrought iron railing leads to the second floor from a small entrance foyer.

The side yards are enclosed with a four foot stuccoed masonry wall. A decorative wrought iron fence extends across the rear of the yard and features a gate between square brick piers (photo 15).

Shared Garage Between 7215 and 7219 Broughton Street

This duplex garage, flanked by servants quarters, has a flat roof with a mission style parapet featuring a circular opening at the center (photo 16). The north side of the garage is the only one in the district that retains its original configuration. The original metal casement windows have been replaced.

The south portion of the garage is connected to 7219 Broughton Street by a privacy wall with an arched opening and wooden gate. The original servant's quarters was minimally altered in the early to mid 1930s by an extension to the rear of the building using in-kind fenestration. An interior chimney was added to serve a fireplace for the enlarged interior. Built-in bookshelves, from the 1930s renovation flank the fireplace. This half of the duplex garage retains most of its original doors and windows. In the 1970s, a simple unadorned stuccoed masonry two car garage with tiled gable roof was added to the rear of the building (photo 17). The garage is accessed by the cul de sac directly east at the rear of the site.

**7219 Broughton Street
The Elmes House**

The canted placement of this U-shaped house on a corner lot serves as a gateway and visual reminder of Ralph S. Twitchell's original plan for his Ravellan Gardens project and continues to distinguish it as a place with a unique and separate identity from the rest of the subdivision (photo 18). The house faces to the southwest. A small courtyard in front of the entrance features a low masonry wall that encloses a stone statue and

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birdbath. A pair of original masonry lions flank the front entrance to the courtyard. The original panelled front entrance door, located at the interior corner between the two wings of the house, has an oval glazed opening and an elaborate decorative surround. Balconettes are located at the center of the front facade, over the entry, and on the exterior ends of both wings on the second story. The one on the front facade has a wrought iron railing. The one on the south elevation has replacement wood railings (photo 19). The one on the west has been removed and only the supporting brackets remain. Access to the balconettes is through paired, ten light French doors. The house has all of its original paired, four light metal casement windows.

The rear elevation of the house has a second story extension, supported by square cypress post and beam construction with diagonal braces. This covers an original ground floor patio of quarry tile which was extended in 1939 utilizing a shed roof with barrel tile (photo 20).

The first floor of the house contains an entry hall, living room, dining room, kitchen with breakfast area, and half-bath. The breakfast area was created in 1969 by enclosing a small rear porch. It utilizes original fenestration. The formal spaces feature decorative pecky cypress ceiling beams. The living room fireplace has an original crested mantle with elaborate spiral column supports which feature composite capitals (photo 21). One of the most notable features of the interior is the entrance foyer which features a staircase with a pecky cypress balustrade and a hand stenciled pecky cypress pyramidal ceiling from which hangs the original hammered iron chandelier (photo 22). On the interior wall of the staircase is a near two-story high window with a decorative cypress carved screen. All of the original pecky cypress interior and closet doors exist with original hardware.

The rear elevation patio wall features an original decorative masonry wall fountain. An original four foot stuccoed masonry wall has been extended to encompass the rear of the site. A swimming pool was added behind the house in the 1970s.

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**7316 Broughton Street
The Hodge House**

The main two-story block of the Hodge House faces east. A single story wing extends along the north elevation and projects beyond the main block of the house (photo 23). A hip roof covers the two-story portion; a shed roof covers the single story wing. Exposed rafter ends are visible under the 18" overhangs (photo 24).

The front approach to the house is protected by a four foot stuccoed masonry wall which creates an entrance courtyard with a decorative iron gate crowned by an ornamental headpiece with vertical bars (photo 25). Although the wall and gate are not original to the building or site, its appropriate design and construction materials enhance the site and front entry. A grille similar to the front courtyard entry gate, and added at the same time, covers the front entrance door.

The house retains the majority of its original paired four-light single wood casement windows. The front facade has a pecky cypress railed balcony on the second level (photo 24). A pair of rail and stile cypress doors, featuring three lights and panel below, access the balcony. A frame, shed roofed patio addition and a small, frame, flat roofed addition over the laundry were built on the north elevation in the 1970s (photo 26). Neither addition has permanently altered the building.

On the first floor is an entry hall, living room, dining room, kitchen, laundry room and full bath. The servant/guest wing, also on that floor, consists of one large room and a full bath. The fireplace is breasted with quarry tile and has two decorative rosette panels on each side of the hearth. Its wood mantle rests on milled brackets. The dining room has an original built in wood server (photo 27). Most of the original black strap iron lighting fixtures remain. The stairway, located in the front entry hall has a simple balustrade with raised newel posts.

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Garage, 7316 Broughton Street

The original two car garage has had no structural alterations, although a metal shed roof carport has been added on the north side (photo 28). The garage retains all of its original fenestration and pecky cypress garage doors. The structure has a hip roof, now surfaced in shingles, but probably originally covered with barrel tile.

Alterations

Although two of the five houses and two of the three garage structures have had some alteration, all of the structures retain their essential integrity of design, materials, and workmanship.

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Summary

The Whitfield Estates Broughton Street Historic District is eligible for listing in the National Register at the local level under Criterion C in the areas of Architecture and Community Planning and Development. All of the buildings in the district, including the garage structures, are examples of Mediterranean Revival architecture, one of the most popular styles for residential architecture in Florida during the 1920s. They are located in Whitfield Estates, planned as an exclusive and modern subdivision. Located just north of Sarasota, the subdivision is in Manatee County. Four of the residences are significant as the early work of a master architect/builder, Ralph S. Twitchell. Twitchell was the founder of the "Sarasota School" of architecture and an important figure in the development of modern architecture in Florida. The relatively unaltered condition of the houses in the district helps to convey a sense of time and place. This is enhanced by their integrated design, materials and detailing.

HISTORIC CONTEXT

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 its surrounding areas. Although Whitfield Estates is located in Manatee County, its

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residents have, more often than not, been associated socially and in business with Sarasota. In fact, Whitfield today continues to bear a Sarasota mailing address.

Whitfield Estates was platted on land once held by Fannie H. Riggin, the first title holder in the area. She 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 as 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 and D.G. Haley. "L.B." Whitfield was an industrialist and financier originally from LaGrange, Georgia. He 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 corporation's President and first President of the development's country club. 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 had its own plant nursery, managed by B.L. Gilkinson, one of the foremost botanists in the state. A hotel was planned near the district site as well as a triangle of land zoned for business.

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."

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The 1926 and 1927 Sarasota City Directories lists 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. All owned homes themselves in the subdivision. At the request of D.G. Haley, the Adair Realty and Trust Company of Atlanta began promoting 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 were entitled to membership and were instrumental in its policies.

A promotional brochure heralded Whitfield Estates as the "Gateway to Sarasota" while also crediting Whitfield 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 was under way amounting to over \$1 million. 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 \$1,200,000.00. Financial assistance was extended to the builders in the form of loans. All plans

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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 revealed 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 \$1,600,000.00 in bonds to continue to finance the development. Little did they know that the boom had already begun to dissolve and would be followed by the collapse of the stock market and result in a blizzard of lawsuits and bankruptcies for them.

Like so many Boom developments, Whitfield Estates never achieved or approximated the dreams of its developers and did not continue to develop and prosper until the 1950s when a new boom in low-density residential construction began where the previous boom had ended. Houses were built on vacant lots and tracts which had been previously bypassed. In 1956, over one million dollars of sales or pending sales on unimproved property and on lots in Whitfield Estates began a rapid expansion of the southern Manatee County area. Property values in the area doubled and, in some cases, tripled on both lots and unimproved acreage. The subdivision was renamed Whitfield Country Club Estates and promoted as "one of the oldest and most fashionable residential sections, and considered Sarasota's smartest address." During that time period, Whitfield even had its own separate protective zoning board and zoning district, established in 1949 by an act of the Florida Legislature. The zoning board was formed to provide protection for deed restrictions in Whitfield dating from the mid 1920s that were set to expire in 1950. Eventually the Board was declared unconstitutional.

Ralph A. Twitchell, master architect/builder

As a prominent architect, Twitchell played a significant role in Sarasota's history from his arrival in 1926 until his death in 1972. He is best known for his contribution to the development of Sarasota's architectural identity for over forty years and for bringing national attention to that identity. Between 1926 and his 1966 retirement, Twitchell and architects who came under his influence, left Sarasota a design legacy that

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came to be known as the "Sarasota Style of Architecture." Twitchell is the founder of the "Sarasota School" and is considered to be the link between traditional and modern architecture in the Sarasota area. The "Sarasota School" is a term that has been given to a body of architecture, designed by a group of architects on the gulf coast of Florida during a ten year period beginning in the 1940s and ending in the late 1950s. Many of the architects of the "School" worked together or for one another during this time. Most of the architects of the Sarasota School had worked for Twitchell.

Ralph Twitchell was born in Mansfield, Ohio. He attended Rollins College, McGill University in Montreal and Columbia University. After a long recuperation from injuries suffered in World War I, Twitchell completed two degrees, a Bachelors and Masters Degrees in Arts, Architecture and Structural Engineering, at Columbia. He began his career in New York City working for the architectural firms of Cross & Cross, Carrere and Hastings, and Raymond Hood. In 1925 he was living in Nice, France when he was offered a job in Sarasota by society architect, Dwight Baum, Baum claimed he had \$43,000,000 of work in progress. Twitchell, at the time, was particularly interested in the type of architecture popular in Florida, having just spent two years of extensive study of the countries from which Mediterranean architecture was derived. Twitchell accepted the job with Baum and was given a salary of one hundred dollars per week. Baum and his office were credited with working to develop a regional type of Mediterranean Revival style architecture. Examples of Baum's regional interpretation include the El Vernona Hotel (later called the John Ringling Towers), the Sarasota Times Building and Sarasota County Courthouse. Twitchell's design work with the firm during this time helped establish the Mediterranean Revival Style's popularity in Sarasota.

Immediately upon his arrival in Sarasota in mid-November of 1925 Twitchell became deeply involved in all of Baum's Florida west coast operations. At the time Baum was spending the majority of his time supervising the construction of several buildings at Syracuse University. He designated Twitchell his on-site architect for construction of John Ringling's home, Cad'zan, and the John Ringling Hotel. Twitchell handled all the firm's bills, supervised the office, and is credited with laying out the main roadway and a shopping circle on St. Armands. In general, Twitchell was associated with many of the biggest building enterprises in Sarasota during that time.

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Twitchell operated under Baum's employ for less than one year. On April 23, 1926, he received his Florida architectural license and was recognized as a qualified master builder. No examination was required; the license was based on the strength of what he had already built. In late June of 1926, he left Baum's firm and formed Sarasota Homes, Inc. Although backed by New York interests, Twitchell served as President and acting director. He also created the Riviera Construction Company to function as his builder. Twitchell, utilizing his new corporation, intended to design homes and build extensively in and about Sarasota.

For his first project, he purchased fifteen contiguous lots from Whitfield Estates, Inc. in Whitfield Estates on Broughton Street near the yacht basin and the site of the hotel that was planned by the Whitfield developers. He chose Whitfield Estates because he believed it was the most advanced development in the area at the time and for its close proximity to the proposed hotel site. He replotted his land to create larger lots. Each of the lots included an easement to Bowlees Creek but, until 1957, there was no access. Twitchell announced his first independent project after his departure from Dwight Baum's firm as Ravellan Gardens. The twelve projected homes would be constructed at a cost of \$325,000. The project was featured in the September, 1927 issue of Arts and Decoration Magazine which described them as:

[a] group of charming houses that belong essentially to Florida, yet have all the mellowness of tone of villas in old Spain or Italy, or along the sparkling shores of the Cote d'Azure."

The magazine mentioned Twitchell house colors as antique amber and rosy gold. Reference was also made to imported tiles from Spain and the houses' beautifully proportioned rooms. These homes were enhanced by the creation of imaginative spaces and attention to detail which was to become the Twitchell hallmark. The design of the houses was planned "with the view of not only creating individually beautiful homes, but an ensemble of homes, drives and gardens planned to harmonize and enhance each other to make a uniquely beautiful group." Twitchell said that each of his houses in the proposed district had been considered individually, planned to complement, not duplicate, its neighbors.

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On June 13, 1926, Sarasota Homes, Inc. announced the completion of the first of the twelve houses (the home that Twitchell and his family would soon occupy) and an upcoming open house at which Twitchell would be on site to answer any questions prospective buyers might have. By purchasing material wholesale in carload lots and by giving his own time and attention to the work, he made every effort to keep costs down. Ed Root was Twitchell's construction superintendent for seventeen years having previously worked for Albee Construction in Venice, Florida. According to Root, they had to finish their own lumber when a rail freight embargo set in early 1926 and they had trouble getting lumber. They made their own door trims, doors, and baseboards, and Twitchell was the first to use pecky cypress after the embargo was resolved and lifted in the summer of 1926. As the builder and architect, he himself selected paint colors for the homes, being extremely particular in his choices, mixing the paint himself.

Twitchell and his family took up residency in the first completed house and occupied it for the next eleven years. During that time, Twitchell's painter, Shorty Gardner, occupied the guest house. Although this house and a second were complete, there were no buyers, reflecting the deteriorating economic climate.

In March, 1927, the Florida land boom was quickly collapsing and Whitfield Estates, Inc. was suffering serious financial problems. Twitchell's Whitfield property and his corporation became entangled in litigation. He was able to fend off bankruptcy by enlisting financial help from relatives.

From the late 1920s up until the early 1930s, Twitchell traveled north for work and he established an office in Salisbury Township, Connecticut. At the same time, he took advantage of the bust market in Sarasota to purchase property, mostly on Siesta Key. These would eventually become sites of future residential projects. Twitchell built many homes in many moods and styles from the White Mountains of New England to southern Florida. Some examples of his works are the Estell House and the Kent Fulton House, both in Lakeview, Connecticut.

By 1936, Sarasota Homes, Inc. had been dissolved. According to Twitchell out of the original 23 corporations building in Whitfield, only he and one other company escaped bankruptcy. He

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also said of his Ravellan Gardens project, during an interview, "I put \$145,000 in it and lost most of it, got back \$.15 on the dollar." He came out of the project with less than five percent of his investment excluding his personal labor and design and construction work.

Twitchell formed Associated Builders and Riviera Construction Company in 1936 and served as President of both companies. That year he built a home for nationally recognized author MacKinley Kantor in Sarasota on Siesta Key. This house combined both native cypress and modern architectural elements such as steel corner casement windows, indoor/outdoor shelves and large window walls. In 1937, Twitchell designed Sarasota's municipal bathing facility, the Lido Beach Casino, a WPA project incorporating an art deco/moderne design. It was demolished in 1969. He continued to return north and design New England residences during the slow summer months in Sarasota.

Until the mid 1940s Twitchell continued to emphasize the use of native materials in creating residences appropriate to Florida's climatic conditions. During the 1930 and 1940s his work became progressively more modern, focusing on the use of Ocala block coupled with a flat roof and low horizontal elevations, a style which would become popular for post World War II subdivisions. His companies survived into the 1950s. Twitchell's son, Tolyn, a MIT graduate and also an architect, joined his father in 1956 and took over the business ten years later, upon his father's retirement. In 1976, Ralph Twitchell was honored by the AIA for his lifetime contributions.

Mediterranean Revival Style

The Spanish Colonial and Mediterranean styles, popularized by Henry Flagler in St. Augustine and Addison Mizner in Palm Beach, were reflected in major Sarasota regional architecture. Motivated by several national exhibitions, the Mediterranean Revival style first gained prominence in California during the late nineteenth and early twentieth centuries. This style was popularized by the Pan-American Exhibition in San Diego in 1915 and the work of transplanted Eastern architect, Bertram Grosvenor Goodhue. Goodhue authored a detailed study of Spanish Colonial architecture but he wanted to go beyond the then prevalent Mission interpretations to emphasize the richness of Spanish precedents found throughout Latin America. It was adopted by

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Hollywood stars of the era, its architectural forms were popularized in films, and it was used for many building types. The style became another choice in the group of "borrowed" European classicism popular with American architects at the time. What was known in the 1920s as the "Spanish boom" included stylistic features of Spanish, Colonial, Byzantine, Moorish, Mission, and Italianate styles-and is most commonly called Mediterranean Revival or Mediterranean Eclectic. 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.

The Mediterranean Revival style soon became as popular in Sarasota as it was in California and other developing areas of south and central Florida. Its success may have been the result of its allure to Sarasotans' sense of history and the association (though inaccurate) with what the early Spanish explorers and settlers most likely built. A connection or comparison was probably made between the mild climate of the Mediterranean coasts and that of Sarasota, and the appropriateness of Mediterranean architecture to that climate. Whatever the reason, the Mediterranean Revival style was soon the prevalent design idiom for most of the major and many of the minor buildings in Sarasota during the 1920s. The houses in the Whitfield Estates Broughton District provide excellent examples of the stylistic characteristics as well as the great diversity in design possibilities.

INDIVIDUAL PROPERTIES WITHIN THE HISTORIC DISTRICT

In late 1925, Franklin Stuart Hodge, a realtor and developer, built a residence and garage in Whitfield for himself at 7316 Broughton Street. Hodge had previously built several other homes for speculation in Whitfield Estates. In 1926, Ralph Twitchell, a prominent licensed architect, announced his first independent local project, a complex of twelve houses with six shared garages within Whitfield Estates that he named "Ravellan Gardens." Only four of the homes were ever completed. Those four homes and their 2 duplex garage structures combined with the Hodge residence and garage comprise the Whitfield Estates Broughton Street Historic District.

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**7211 Broughton Street
The Early Ralph Twitchell House/The Chunn House**

This house was the first of the four residences designed and built by Ralph Twitchell to be completed in the proposed district and this is the only house in the group that Twitchell actually resided in. In June of 1926, unable to find a buyer, Twitchell was forced by economics to choose this home as his own family residence. He and his French wife, Lucienne, occupied the home until 1936 or 1937 and it remained under Twitchell's ownership until July of 1944 when it was purchased by Colonel George Chunn.

**7207 Broughton Street
The Stokes/McNeill House**

This was the second house in the district built by Ralph S. Twitchell. From 1926, when Twitchell completed the house, until 1935, the house remained under his ownership. When Twitchell was unable to secure a buyer for the property upon its completion in 1926, he rented the home for the next 11 years to Clarence "Honey" Jordan Stokes. Stokes was associated with one of Sarasota's largest insurance agencies, Brown and Stokes, which he operated for 50 years. Stokes was active in community affairs and was elected as a city commissioner in 1945 and served on the Board of Directors of Directors of the Chamber of Commerce. Mrs. Stokes was one of the founders and a member of the Board of Directors of the Sarasota Players from 1930 until 1942. She was also very active in church and civic work in Sarasota.

Major George "Bunny" Palmer McNeill, Jr. and Virginia Lee Jackson McNeill purchased the home in 1935 after visiting Sarasota for several previous seasons. McNeill was a retired officer and physician of the U.S. Army. He and his wife came to Sarasota permanently upon his retirement from the Army in 1934 and were the first owner-occupants of the house.

**7215 Broughton Street
The Lane House**

Although Twitchell began construction of this house and its duplex garage in 1926, the home remained unfinished for several years, after which it may have been used as a rental property or remained vacant until its acquisition in April, 1938, by

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Frederick S. Lane, Jr. and his wife, Marie. Initially, it was used as a second home for the Lanes and their twelve year old daughter, Elizabeth "Betty". They moved here permanently about 1941. The family came to Sarasota from Hillsdale, New York. Mr. Lane was a graduate of Brooklyn Polytechnic Institute and worked as an organic and consulting chemist. During his years in Sarasota, he was active on the Board of Directors of the Players of Sarasota for several years, serving as its President in 1943-46. Mrs. Lane died in 1942 and Mr. Lane and his daughter, Elizabeth, continued to live in the home. Mr. Lane died in 1952 and Elizabeth Lane, later Whittington, continued to reside in the house until 1974.

**7219 Broughton Street
The Elmes House**

Although Twitchell began construction of this residence and duplex garage in 1926, he was faced with the collapse of the real estate boom and financial problems and the house remained unfinished for several years. In October of 1933, Henry Pauchey, a native of Switzerland and a filmmaker from New York, who was Twitchell's partner and Chairman of the Board of Sarasota Homes, Inc., began foreclosure proceedings on this property. In 1933, he purchased the home in foreclosure for \$600.00. Pauchey then sold the home to Cecil F. and Margaret Regina Flood Elmes. They lived in the home with their daughter, Cecily. According to the Elmes daughters, Otis Skinner, a local architect and interior decorator who came to Sarasota in 1929, decorated the home for the family. He had previously decorated the family's Chicago Apartment. Mr. Elmes, originally from Ireland, came to the United States in 1905. A graduate of London University, he was a consulting engineer specializing in the depreciation value of public utilities and was often called in as an expert by the Supreme Court. Prior to purchasing the home, the Elmes family had first come to Anna Maria Island, Florida in 1925 as winter visitors.

**7316 Broughton Street
The Hodge House**

The Hodge House was constructed in 1925 by Franklin Stuart Hodge as a private residence. As a builder and investor, Hodge constructed several smaller Mediterranean Revival and Spanish

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Eclectic style homes in Whitfield Estates on speculation during the years 1925 and 1926. Hodge was also instrumental in the organization of the Whitfield Country Club and served as Chairman of the Whitfield Estates Zoning Commission. After his death, the house continued to be occupied by his wife, Mable, until her death in 1970.

CONCLUSION

The houses in this district represent the best surviving examples of boom period construction in the Whitfield Estates subdivision. They reflect the influence of the speculative bubble, the ramifications of the crash of the real estate market, the prevalent Mediterranean Revival architectural style, and the early work of Ralph Twitchell in the development of Sarasota.

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Verbal Boundary Description

The proposed Historic District is comprised of five separate complete parcels of property legally described as:

PARCEL 1: LOT 59 NORTH ISLES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 2 & 3 PRMCF. PARCEL 2: AN EASEMENT FOR A PAVED DRIVEWAY APPURTENANT TO LOT 59 NORTH ISLES, AS PER SD PLAT.

and

LOT 3, ALSO LOT 5, LESS THAT PORTION CONVEYED TO LANE IN DEED BOOK 158, PAGE 526, ALSO LESS PORTION CONVEYED TO MCNEILL IN DEED BOOK 173, PAGE 383, ALSO EASEMENT DESCRIBED IN OR BOOK 973, PAGE 1076, AND SUBJECT TO EASEMENT DESCRIBED IN OR BOOK 973, PAGE 1079, PRMCS, PROPERTY SARASOTA HOMES, INC. P-22-N.

and

LOT 6, ALSO PORTION OF LOT 7 DESCRIBED AS: BEGINNING AT MOST NELY CORNER OF SAID LOT 6, WHICH PT IS ALSO THE MOST ELY CORNER OF LOT 4 RESUB OF BLK 23, RUN NELY ON A PROJECTION OF LINE BETWEEN LOTS 4 AND 6 A DISTANCE OF OF 91 FEET TO A POINT ON THE BOUNDARY LINE BETWEEN SAID LOT 7 AND THE ALLEY IN SAID RESUBDIVISION, WHICH POINT IS 92 FEET FROM PINE AVENUE; THENCE SOUTHEASTERLY ALONG THE BOUNDARY LINE BETWEEN SAID LOT 7, WHICH LOT LINE IS ALSO WESTERLY SIDE OF PINE AVENUE A DISTANCE OF 79.98 FEET TO THE MOST SOUTHERLY POINT OF SAID LOT 7; THENCE NORTHWESTERLY ALONG THE LINE BETWEEN SAID LOT 6 AND LOT 7 A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING; ALL ACCORDING TO THE PLAT CALLED PROPERTY OF SARASOTA HOMES, INC., AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 31.

and

LOT 4, ALSO THE FOLLOWING: BEG AT A PT WHICH PT IS NELY CORNER OF LOT 6 AND THE SELY CORNER OF LOT 4, RUN NELY ON A PROJECTION OF THE LINE BETWEEN LOTS 4 & 6 A DISTANCE OF 91 FEET TO A PT ON THE ALLEY, OR STREET WHICH POINT IS 92 FEET FROM PINE AVENUE; THENCE NORTHWESTERLY ALONG THE ALLEY 84.5 FEET TO A STAKE, WHICH STAKE IS AT THE HALFWAY POINT ON THE NORTHEASTERLY LINE OF LOT 5; THENCE SOUTHWESTERLY, 90.3 FEET TO THE NORTHEASTERLY LINE CORNER OF LOT 4; THENCE SOUTHEASTERLY ALONG THE LINE BETWEEN LOTS 4 AND 5 AND 7 A DISTANCE OF 75.5 FEET TO THE POINT OF BEGINNING, BEING PARTS OF LOTS 5 AND 7 AND ALL THE

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ABOVE BEING OF A PLAT OF A REPLAT OF PART OF BLOCK 23 OF
WHITFIELD ESTATES AS RECORDED IN PLAT BOOK 6, PAGE 31.

and

LOTS 27, 28 & 29, BLOCK 20, WHITFIELD ESTATES

Boundary Justification

The boundary encompasses all of those resources located on Broughton Street south of Holly Street that share a common period of historic development and are linked by their location, date, size, and design. Although the two buildings located at 7316 Broughton Street are not contiguous to the other six buildings, they are diagonally adjacent. They contribute to the overall historic appearance of the district and are also linked by date, size, and design.

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PHOTOGRAPHIC INVENTORY

1. 7211 Broughton Street, Twitchell/Chunn House, Whitfield Estates Broughton Street Historic District
2. Sarasota, Manatee County, Florida
3. Mikki Hartig
4. September 1992, (except historic photo 2)
5. Historical and Architectural Research Services, 3708 Flores Avenue, Sarasota, Florida 34239
6. Main (west) facade, camera facing east
7. 1 of 28

Numbers 2-5 are the same for the remaining photographs

1. 7211 Broughton Street, Twitchell/Chunn House, Whitfield Estates Broughton Street Historic District
4. Historic photograph, early 1940s,
6. Detail of entry, main (west) facade, camera facing east
7. 2 of 28

1. 7211 Broughton Street, Twitchell/Chunn House, Whitfield Estates Broughton Street Historic District
6. Interior detail, front door, camera facing west.
7. 3 of 28

1. 7211 Broughton Street, Twitchell/Chunn House, Whitfield Estates Broughton Street Historic District
6. North elevation, camera facing southeast.
7. 4 of 28

1. 7211 Broughton Street, Twitchell/Chunn House, Whitfield Estates Broughton Street Historic District
6. Interior detail: arched doorway, pecky cypress ceiling beams and entrance foyer light fixture. Camera facing northwest.
7. 5 of 28

1. 7211 Broughton Street, Twitchell/Chunn House, Whitfield Estates Broughton Street Historic District
6. Stone wishing well at the rear (east) of the property, camera facing north.
7. 6 of 28

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1. Garage between 7211 and 7207 Broughton Street, Whitfield Estates Broughton Street Historic District
6. Main (west) facade, camera facing east.
7. 7 of 28

1. Garage between 7211 and 7207 Broughton Street, Whitfield Estates Broughton Street Historic District
6. Rear carport addition, camera facing northwest
7. 8 of 28

1. Garage between 7211 and 7207 Broughton Street, Whitfield Estates Broughton Street Historic District
6. Garage addition to north side of original structure, camera facing southeast
7. 9 of 28

1. 7207 Broughton Street, Stokes/McNeill House, Whitfield Estates Broughton Street Historic District
6. Main (west) facade, camera facing east
7. 10 of 28

1. 7207 Broughton Street, Stokes/McNeill House, Whitfield Estates Broughton Street Historic District
6. Detail of eaves, camera facing northwest.
7. 11 of 28

1. 7207 Broughton Street, Stokes/McNeill House, Whitfield Estates Broughton Street Historic District
6. Rear (west) elevation, showing pool; camera facing west
7. 12 of 28

1. 7215 Broughton Street, Lane House, Whitfield Estates Broughton Street Historic District
6. Main (west) facade, camera facing east
7. 13 of 28

1. 7215 Broughton Street, Lane House, Whitfield Estates Broughton Street Historic District
6. Main (west) facade, camera facing southeast
7. 14 of 28

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1. 7215 Broughton Street, Lane House, Whitfield Estates
Broughton Street Historic District
6. Rear (east) elevation, camera facing southwest
7. 15 of 28

1. Garage between 7215 and 7219 Broughton Street, Whitfield
Estates Broughton Street Historic District
6. Main (west) facade, camera facing east
7. 16 of 28

1. Garage between 7215 and 7219 Broughton Street, Whitfield
Estates Broughton Street Historic District
6. Addition, rear (east) elevation, camera facing southwest
7. 17 of 28

1. 7219 Broughton Street, Elmes House, Whitfield Estates
Broughton Street Historic District
6. Main (southwest) facade, camera facing northeast
7. 18 of 28

1. 7219 Broughton Street, Elmes House, Whitfield Estates
Broughton Street Historic District
6. Detail, south elevation, camera facing north
7. 19 of 28

1. 7219 Broughton Street, Elmes House, Whitfield Estates
Broughton Street Historic District
6. South elevation, showing cantilevered rear extension, camera
facing north
7. 20 of 28

1. 7219 Broughton Street, Elmes House, Whitfield Estates
Broughton Street Historic District
6. Interior detail, living room fireplace, camera facing east
7. 21 of 28

1. 7219 Broughton Street, Elmes House, Whitfield Estates
Broughton Street Historic District
6. Interior detail, hand stenciled pyramidal ceiling and light
fixture above stairs, camera facing upward and to the east.
7. 22 of 28

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

**National Register of Historic Places
Continuation Sheet**

**WHITFIELD ESTATES BROUGHTON
STREET HISTORIC DISTRICT
MANATEE CO., FLORIDA**

Section number Photo Page 4

1. 7316 Broughton Street, Hodge House, Whitfield Estates
Broughton Street Historic District
6. Main (east) elevation, camera facing northwest
7. 23 of 28

1. 7316 Broughton Street, Hodge House, Whitfield Estates
Broughton Street Historic District
6. Detail, second floor balcony, camera facing west
7. 24 of 28

1. 7316 Broughton Street, Hodge House, Whitfield Estates
Broughton Street Historic District
6. Detail, main (east) elevation, showing walled courtyard
and iron entry gate. Camera facing northwest.
7. 25 of 28

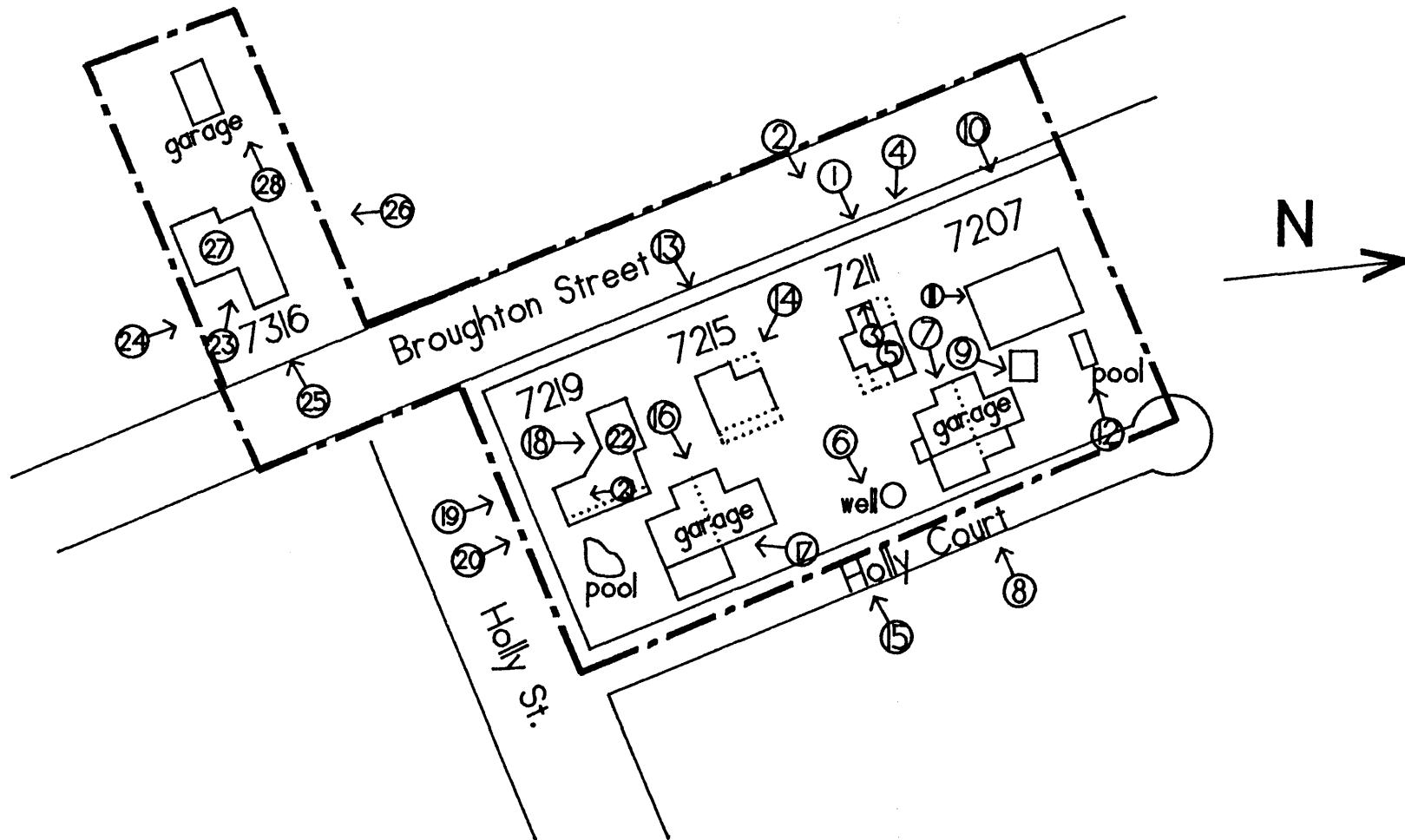
1. 7316 Broughton Street, Hodge House, Whitfield Estates
Broughton Street Historic District
6. North elevation, camera facing south
7. 26 of 28

1. 7316 Broughton Street, Hodge House, Whitfield Estates
Broughton Street Historic District
6. Interior detail, dining room wood server, camera facing
north
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1. 7316 Broughton Street, Garage, Whitfield Estates Broughton
Street Historic District
6. East facade, camera facing southwest
7. 28 of 28

WHITFIELD ESTATES BROUGHTON STREET
 HISTORIC DISTRICT
 SARASOTA, MANATEE COUNTY, FLORIDA

Boundary - - - - - Photo Direction ○→



Scale: 1 inch = 100 feet (approx.)