

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT - FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME

MRNS# 3

HISTORIC

Dr. Joseph Halton ^{House} Residence

AND/OR COMMON

2 LOCATION

STREET & NUMBER 308 Coconut Avenue

CITY, TOWN
Sarasota

VICINITY OF N/A

Sarasota

STATE
Florida

COUNTY

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
	N/A	<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input checked="" type="checkbox"/> OTHER: Nursing Home

4 OWNER OF PROPERTY

(Institutional)

NAME William C. Strode, Trustee

STREET & NUMBER

P.O. Box 3798

CITY, TOWN

Sarasota

VICINITY OF

STATE

FL

ZIP CODE

33578

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Sarasota County Court House Recording Department

STREET & NUMBER

Room 10, 2000 Main Street P.O. Box 3079

CITY, TOWN

Sarasota,

STATE

Florida

ZIP CODE

33578

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Florida Master Site File (FMSF) # 8So297
and Historic, Architectural and Archaeological Survey of Sarasota (HAASS)

DATE

FMSF: 1977 HAASS: 1982 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR

SURVEY RECORDS Division of Archives, History and Records Management Dept. of State

CITY, TOWN

The Capitol Tallahassee

STATE

Florida 32301

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED. DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The two-story, rusticated pressed or artificial stone facade, transitional Queen Anne Style building located at #308 Cocoanut Avenue, was built from 1909 to mid-January of 1910 for Dr. & Mrs. Joseph Halton.¹ Evaluation of documented construction techniques points to the use of the "Miracle Pressed Stone Company's" molds in the construction of #308 Cocoanut Avenue, a mold which was patented in 1903 and used to form the blocks used in the construction of "the Acacias", the home of Mrs. Benjamin Honore (recently demolished).^{2/3} In addition to the use of the "Miracle" mold which Mr. Maus owned and used in Sarasota, further substantiation to the attribution of Mr. Joseph Maus as designer and builder of #308 Cocoanut Avenue is provided by two postcard views of #308 Cocoanut Avenue, owned by the family of Mr. Maus.⁴ Visual documentation of the original appearance of the Halton Residence is also provided by the early Maus postcards. The two-story structure originally had a prominent one-story asymmetrical open porch located at the south elevation, and wrapping around to the entrance at the west elevation. A second visible open polygonal porch appeared at the second-story of a polygonal projecting bay located at the south elevation. Both porches were characterized by the use of a laurel wreath frieze, cast Tuscan columns, set on high pedestals and pressed stone balustraded railings. At an early date, the south-west and second-story polygonal porches were enclosed -- the alterations involved the re-use of the balustraded railing at the second floor of the south-west elevation. Subsequent alterations (post 1977)⁵ have involved the unsympathetic enclosure of the west entrance porch; however, this alteration is reversible.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The two-story, pressed stone, transitional Queen Anne Style building located at 308 Cocoanut Avenue (north-east corner of Third Street), was built from 1909 to 1910 for Dr. & Mrs. Joseph Halton. A contemporary press clipping noted: "Dr. & Mrs. Joseph Halton are moving into their new stone mansion today."⁶ Evaluation of construction techniques provides evidence that the Halton residence was built by Joseph S. Maus, who was originally from Northumberland,⁷ Pennsylvania, but was engaged in the concrete and construction business in Sarasota.⁸ Further evidence exists which establishes the source of the machine used to mold the pressed-stone blocks and ornamentation present in the structure -- the Miracle Pressed Stone Company of Minneapolis, Minnesota, patented a double-staggered, air space cement building block in 1903.⁹ J.S. Maus and Son were responsible for the pressed blocks and construction of "The Acacias",¹⁰ and the Miracle Pressed Stone Company's molds were used to create the pressed stone. Two postcard views of #308 Cocoanut Avenue, circa 1910, owned by the family of Mr. J.S. Maus, provide not only a basis for attribution, but visual documentation of the original structure.¹¹

The description which follows is divided into three periods: the original appearance of the Halton Residence, (circa 1910); alterations effecting the structure (pre-1920); and finally, recent alterations (post 1977).

1909-1910: The pressed stone or cement block two-story structure with one-story asymmetrical porch, projecting from the west or entrance elevation, wrapping around the south elevation and terminating at the intersection of the south elevation projecting round bay with open polygonal porch above; was sited in the middle of Lots 2, 4, 6 of

CONTINUATION SHEET

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Block 21.¹² The foundation and water table courses were of smooth-faced blocks; while the second-floor facades, chimneys, column bases and pedestals were molded with a rusticated face. The projecting semi-circular/polygonal wing located at the south elevation was a pressed stone "tour-de-force", constructed of segmentally-shaped blocks, used to create an apsidal plan. The window lintels and sills projected slightly from the building plane and were cast in one large mold with rusticated facing. There were two visible chimneys, both rectangular in plan, one located at the north-west elevation, one visible at the east elevation. The main roof was hipped with bracketed overhang, the porch roof a modified hip, while the roof of the semi-circular wing was polygonal (reflecting the polygonal plan of the second-story open porch). All roof surfaces appeared to be shingle clad. Fenestration was symmetrical -- windows were wood, double-hung-sash in a one-over-one configuration. Both visible porches were similar in the use of a laurel wreath, cast Tuscan columns, supported on high pedestals (three courses of rusticated blocks); and the use of cast or pressed stone balustraded railings which appeared between each columnar division. Original windows were one-over-one double-hung wooden sashed openings.

Alterations (pre-1920): At an undetermined date the Halton Residence was enlarged. The use of rusticated pressed stone in the alteration of the south-west elevation of the building; as well as an evaluation of the construction techniques practised in Sarasota prior to 1920, lean toward a pre-1920 date. A comparison of¹³ the two postcard views of the west and south elevations of #308 Coconut Avenue, indicated the following changes were made: A two-story masonry addition was added at the south-west elevation, the ground-floor open porch was enclosed but the new facade was also constructed of rusticated pressed stone which was set on a smooth, continuous, high water table. A segmentally-arched, triple window with lead-camed transome, pressed stone voussoirs and rusticated sill was provided at the ground floor level of the enclosed porch. At the second-story, a flat-roofed, rectangular addition intersected the original hipped roof--three, paired, trabeated window openings pierced the south and south-west facades. An early re-use of materials was evident -- the balustraded railing formerly located at the ground-floor open porch was incorporated at the sill-level of the second-story windows at the south-west elevation. The open porch located at the second-floor of the polygonal bay, was enclosed -- wood covered with a parget coat was inserted behind the open balustraded railing and multi-paned windows replaced the columned, open porch bays. Windows of this early alteration were six and eight-paned wood casement.

At a later date a two-story shed-roofed addition at the north elevation, intersecting the original structure at the eastern bay was built. At the east elevation an original artificial stone exterior chimney was blocked and converted to an exterior elevator shaft (date unknown).

Alterations 1977 - 1983: Based on photographic documentation of 1977 (FMSF#80S297) the one-story entrance porch located at the west elevation was recently enclosed. The hipped roof of the entrance porch has received a new composition surface, and a new quarrel-patterned door with awkward side-lights has been provided. New fixed glass windows flank the new door. These alterations are reversible. The original facade color was a grey tint in imitation of rusticated granite. It has been painted a pale butterscotch color.

The site context of the structure is important. The detached structure is located in an area of creeping commercialism. The property is zoned "RMF5".

8 SIGNIFICANCE

MRNS # 3

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

(1) Early concrete block construction attributed to J.S. Maus (2) Association with local historical figure

SPECIFIC DATES 1909 - January 1910

BUILDER/ARCHITECT Attributed to: Joseph S. Maus Sarasota, Florida

SUMMARY OF STATEMENT OF SIGNIFICANCE

Number 308 Cocoanut Avenue is representative of the second period of the development of the architecture of Sarasota. Built beginning in 1909 and completely by January of 1910,¹⁴ the residence of the Dr. Joseph Halton family was one of the early pressed or artificial stone buildings attributed to the local craftsman, Joseph S. Maus. The Halton residence pre-dates "the Acacias", also built by Mr. Maus who used various molds produced by the Miracle Pressed Stone Company of Minneapolis for the construction of both buildings.^{15/16} The quality of construction technique and the integration of pressed stone elements in the overall design scheme of 308 Cocoanut Avenue are noteworthy. Examples of Mr. Maus' craftsmanship should be documented and preserved. Number 308 Cocoanut Avenue was the residence of the prominent local doctor, Joseph Halton, who was born in England, arrived in Sarasota in 1907, served as Agent for the State Board of Health of Florida and practiced medicine until his death in 1963.¹⁷ In addition to his prominent medical career, Dr. Halton was president of the Town Council of Sarasota¹⁸ and was awarded the "Citizen of the Year" award by the American Legion in 1951.¹⁹

SUMMARY OF STATEMENT OF SIGNIFICANCE

The two-story artificial stone building located at 308 Cocoanut Avenue and the corner of Third Street,²⁰ was built for the family of Dr. Joseph Halton from 1909 and completed by January 1913. Evaluation of construction techniques provides the basis of attribution of Joseph S. Maus as the builder at #308 Cocoanut. Mr. Maus, who was engaged in the concrete and construction business in Sarasota until his death in 1913,²¹ was responsible for the design and construction of "the Acacias" the home of the B.L. Honore's, which was described in a Times article as follows:

"Mention should have been made of J.S. Maus who had designed the house ["the Acacias"] and whose skillful workmanship has made it one of the best planned and executed buildings in the state."²²

Mr. Maus used molds produced by the Miracle Pressed Stone Company of Minneapolis, Minnesota for the construction of artificial stone used at the Acacias.²³ Further documentation exists in the form of a post card collection owned by the family of J.S. Maus--two post card views of #308 Cocoanut Avenue provide not only a basis for attribution, but an early view of the original structure. Number 308 Cocoanut Avenue, the Dr. Joseph Halton residence; 1646 Morrill Street, the J.D. Hazen Residence; and, 1367-1369 Main Street, the Iwersen Block are among the extant and significant buildings attributed to J.S. Maus. They are significant in construction technique, the understanding of the material and the successful design integration of individual pressed or artificial elements.

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Dr. Joseph Halton was born "at St. Helens, Lancashire, England, settling with his family in Bowling Green, Ohio at the age of seven. He graduated from Miami Medical College of Oxford, Ohio and the University of Cincinnati."²⁴ Dr. Halton arrived in Sarasota in 1907 and joined his brother, Dr. Jack Halton, in practice at the Halton Sanatorium. At a later date Dr. Joseph Halton²⁵ established a private hospital in the Halton Building at 113 North Pineapple Avenue. Dr. Halton served as health agent for the then Manatee County; he was appointed by the State Board of Health of Florida and he practiced medicine until his death in 1963.²⁶ In addition to his prominent medical career, Dr. Halton served as a member²⁷ of the Town Council and was president of the Council, elected in the year 1910. In 1951 the American Legion presented the "Citizen of the Year" citation to Dr. Halton, in recognition for the over 1,600 free operation performed and medical care provided for needy children, his civic endeavors, and²⁸ "Third: the community is a better place because he has worked and lived with us."

CONTINUATION SHEET

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NOTES FOR NOMINATION PROPOSAL - FLORIDA
NATIONAL REGISTER OF HISTORIC PLACES
MULTIPLE RESOURCE NOMINATION SARASOTA

- ¹ Sarasota Times, January 13, 1910.
- ² Advertisement, Miracle Pressed Stone Company, Minneapolis, Minnesota, N.S., c. 1906. Located in private collection of John McCarthy, Sarasota, Florida.
- ³ On-site inspection of demolition site, "The Acacias", formerly located at 1217 North Tamiami Trail, April 26, 1983.
- ⁴ J.S. Maus & Son, Postcard Collection, Photocopies on file, Sarasota County Historical Commission Archives, Sarasota, Florida.
- ⁵ FMSF #8So297, photograph, 1977.
- ⁶ Sarasota Times, January 13, 1910.
- ⁷ Sarasota Times, Obituary, Joseph S. Maus, April 17, 1913.
- ⁸ Advertisement, Miracle Pressed Stone Company, N.S., c. 1906.
- ⁹ Sarasota Times, January 2, 1913, p.1; col. 4.
- ¹⁰ On-site inspection of demolition site, "The Acacias", formerly located at 1217 North Tamiami Trail, April 26, 1983.
- ¹¹ J.S. Maus & Son, Postcard Collection, Photocopies on file, Sarasota County Historical Commission Archives, Sarasota, Florida.
- ¹² Manatee County, Deed Book 16, p. 329 and Deed Book 17, p. 570.
- ¹³ J.S. Maus & Son, Postcard Collection, Photocopies on file, Sarasota County Historical Commission Archives, Sarasota, Florida.
- ¹⁴ Sarasota Times, January 13, 1910.
- ¹⁵ Sarasota Times, January 2, 1913.
- ¹⁶ On-site inspection of demolition site, "The Acacias", formerly located at 1217 North Tamiami Trail, Sarasota, Florida, April 26, 1983. Patent date and company name on each pressed or artificial stone block.
- ¹⁷ Sarasota News, Higel Obituary File, June 18, 1963, Sarasota County Historical Commission Archives, Sarasota, Florida.
- ¹⁸ Sarasota Times, November 3, 1910.
- ¹⁹ Facsimile, "Citizen of the Year" Citation, on file, Sarasota County Historical Commission Archives, Sarasota, Florida.

CONTINUATION SHEET

Item Number: 7 (Description) 8 (Significance) Footnotes cont. Page Number:

²⁰ Sarasota Times, January 13, 1910.

²¹ Sarasota Times, April 17, 1913.

²² Sarasota Times, January 2, 1913.

²³ On-site inspection of demolition site, "The Acacias", formerly located at 1217 North Tamiami Trail, April 26, 1983.

²⁴ Sarasota News, Higel Obituary File, June 18, 1963, Sarasota County Historical Commission Archives, Sarasota, Florida.

²⁵ Polk's Sarasota Directory, 1924, p. 23. Located at the Sarasota County Historical Commission Archives, Sarasota, Florida.

²⁶ Sarasota News, Higel Obituary File, June 18, 1963, Sarasota County Historical Commission Archives, Sarasota, Florida.

²⁷ Sarasota Times, November 3, 1910.

²⁸ Facsimile, "Citizen of the Year" Citation, on file, Sarasota County Historical Commission Archives, Sarasota, Florida.

CONTINUATION SHEET

Item Number: 9 (Bibliographical References)

Page Number:

American Legion. "Citizen of the Year" Citation, 1951. Facsimile located at the Sarasota County Historical Commission Archives, Sarasota, Florida.

Division of Archives, History and Records Management. Florida Department of State. Florida Master Site File (8So297), May, 1977.

Manatee County, Florida. Deed Books, 16, 17. Microfilm located at Sarasota County Historical Commission Archives, Sarasota, Florida.

Maus, Joseph S. & Son, Postcard Collection. Photocopies of collection located at Sarasota County Historical Commission Archives, Sarasota, Florida.

Miracle Pressed Stone Company. Advertisement, circa 1906. Located in private collection, John McCarthy, Sarasota, Florida.

Sarasota News. June 18, 1963. Located in Higel Obituary File, Sarasota County Historical Commission Archives, Sarasota, Florida.

Sarasota Times. January 13, 1910. November 3, 1910. January 2, 1913. April 17, 1913. Located at SCHCA, Sarasota, Florida.

9 BIBLIOGRAPHICAL REFERENCES

SEE CONTINUATION SHEETS

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

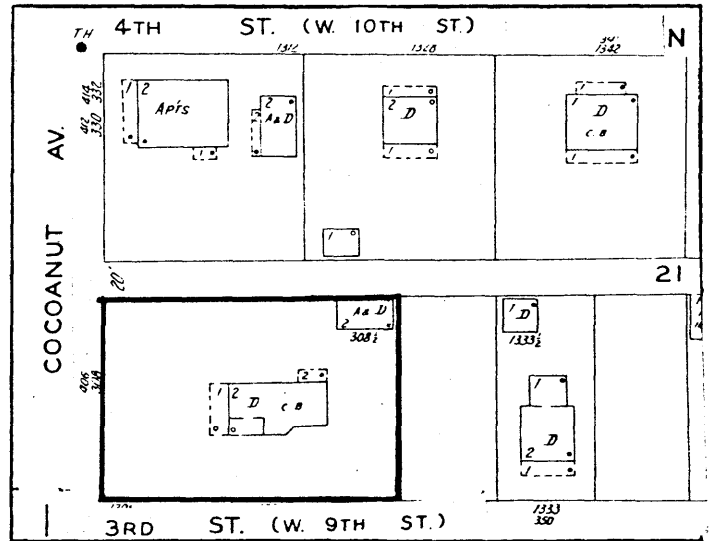
Less than 1

UTM Coordinates:

1, 7 34, 719, 0 3, 024, 72, 5
 ZONE EASTING NORTHING

USGS Sarasota 7.5 1973

Township	Range	Section
T36S	R18E	19



VERBAL BOUNDARY DESCRIPTION

Plat of Sarasota A/30 / Block No. 21 / Lot No. 2

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE
N/A			

11 FORM PREPARED BY

NAME / TITLE

Sarah Latham Kearns / Preservation Consultant, City of Sarasota

ORGANIZATION

c/o Planning Department

DATE

May 1983

STREET & NUMBER

City Hall P.O. Box 1058

TELEPHONE

(813) 365-2200 Ext. 262

CITY OR TOWN

Sarasota

STATE

Florida

ZIP CODE

33578

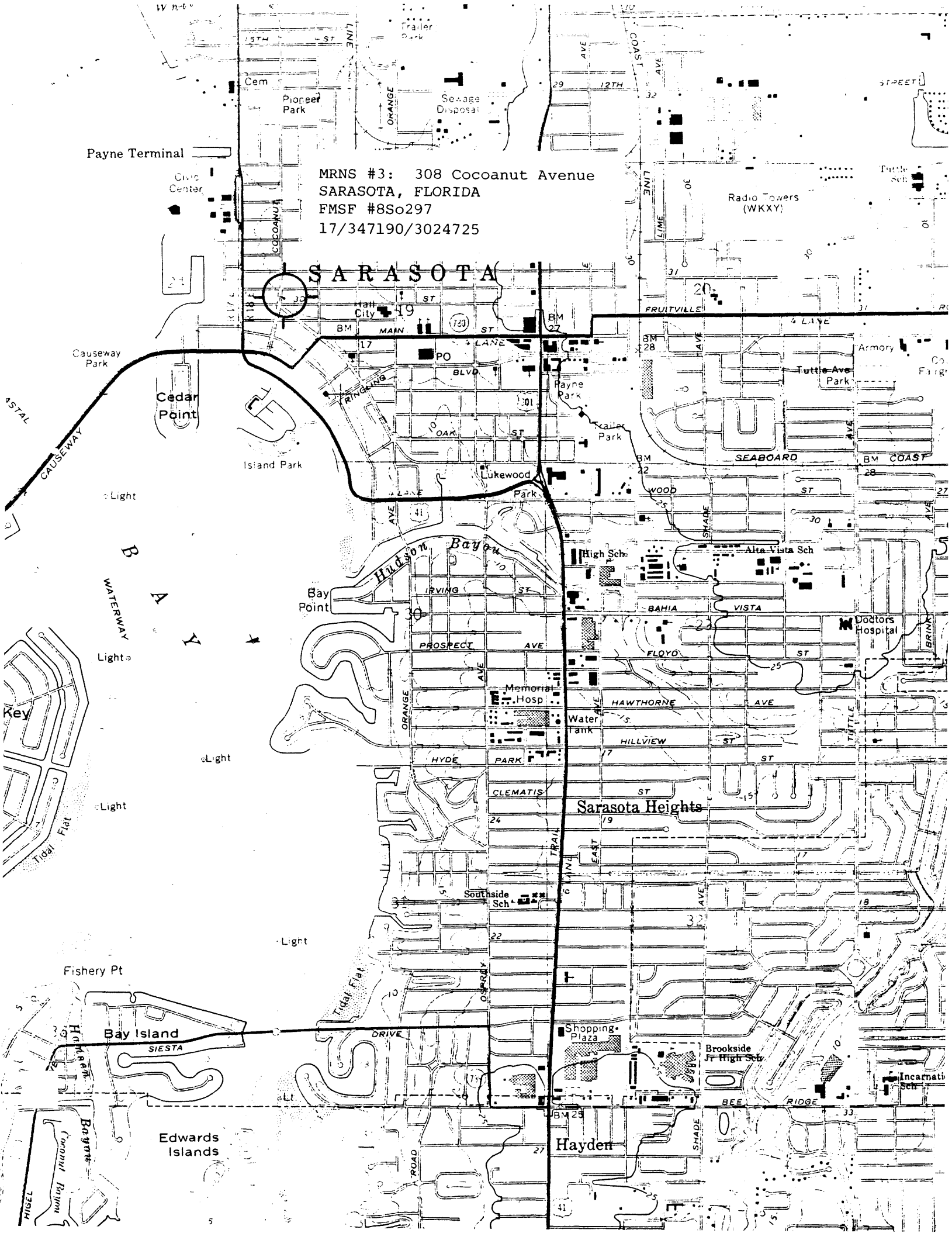
Payne Terminal

Civic Center

MRNS #3: 308 Coconut Avenue
SARASOTA, FLORIDA
FMSF #8So297
17/347190/3024725

Radio Towers
(WKXY)

SARASOTA



Causeway Park

Cedar Point

Island Park

Bay Point

Payne Park

Lukewood Park

Tuttle Ave Park

High Sch

Alta Vista Sch

Doctors Hospital

Memorial Hosp

Water Park

Hyde Park

Sarasota Heights

Southside Sch

Shopping Plaza

Brookside Jr High Sch

Incarnati Sch

Edwards Islands

Hayden