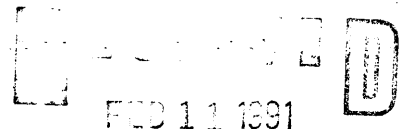


United States Department of the Interior National Park Service



National Register of Historic Places Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Keith, Edson, Estate

other names/site number Phillippi Estate Park, Phillippi Plantation/8S02285

2. Location

street & number 5500 South Tamiami Trail

N/A [] not for publication

city, town Sarasota

[x] vicinity

state Florida

code FL

county Sarasota

code 115

zip code 34241

3. Classification

Ownership of Property

- private []
public-local [x]
public-State []
public-Federal []

Category of Property

- building(s) []
district [x]
site []
structure []
object []

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, Total.

Name of related multiple property listing:

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [x] 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 [x] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of certifying official: Susanne P. Walker (deputy), Date: 1/14/91, Florida State Historic Preservation Officer.

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of commenting or other official: _____ Date: _____ State or Federal agency and bureau: _____

5. National Park Service Certification

I, hereby, certify that this property is:

- [x] 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): _____

Entered in the National Register 3/14/91
Melvyn Byers
for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Current Functions (enter categories from instructions)

Recreation and Culture/outdoor
recreation

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and Early 20th Century/
Italian Renaissance
Other: frame vernacular

Materials (enter categories from instructions)

foundation Concrete/Brick
walls Stucco/Wood: weatherboard
roof Ceramic Tile/Asphalt
other Wood/Concrete

Describe present and historic physical appearance.

Please see continuation sheet.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Exploration/Settlement
Architecture
Archaeology: prehistoric

Period of Significance

1916-1939
500 B.C. - A.D. 800

Significant Dates

1916

Cultural Affiliation

Manasota

Significant Person

N/A

Architect/Builder

Otis, William A.
Clark, Edwin H.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Please see continuation sheet.

See continuation sheet

9. Major Bibliographical References

Please see continuation sheet.

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Florida Bureau of Historic Preservation

10. Geographical Data

Acreage of property 60

UTM References

A

17	34	8	04	0	3	0	17	1	90
Zone	Easting			Northing					

C

17	34	8	04	0	3	0	17	0	00
Zone	Easting			Northing					

B

17	34	8	46	0	3	0	17	38	0
Zone	Easting			Northing					

D

17	34	8	46	0	3	0	17	00	0
Zone	Easting			Northing					

See continuation sheet

Verbal Boundary Description

Sixty acres of land, more or less, located within the Phillippi Park subdivision (platted 1911), Lots 1, 2, 3, 4, 5, 6, 7, & 8 of Block One in the SE 1/4 of the SE 1/4, Section 7, Township 37 South, Range 17 East.

See continuation sheet

Boundary Justification

The boundary includes the entire 60 acre parcel that has historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title Tulie W. Taylor, Historic Sites Specialist & Sharyn M. E. Thompson,
 organization Bureau of Historic Preservation date 10-22-90 Consultant
 street & number R.A. Gray Bldg., 500 S. Bronough St. telephone (904) 487-2333
 city or town Tallahassee state Florida zip code 32309

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DESCRIPTION

SUMMARY STATEMENT

The Edson Keith Estate is a 60 acre property located on Phillippi Creek, south of Sarasota, Florida. The property was occupied by prehistoric people, probably from the Manasota culture, which dates approximately from 500 B.C. to A.D. 800. From 1881-1882, the property was part of the Disston Purchase (see Section 8, Page 1). Over the next three decades, the land was farmed and planted in citrus groves. Edson Keith, a wealthy Chicago industrialist, purchased the 60 acre parcel in 1916 and built a residence where he and his wife lived year round. Owned by the County of Sarasota since 1987, the Keith Estate remains an intact example of the type of estates wealthy Northerners established in South Florida during the early 20th century boom period.

The property contains four contributing resources: three buildings and one archaeological site. The main residence, built in 1916, is a two story, L shaped Italian Renaissance mansion constructed of hollow clay tile and brick. Its exterior walls are stucco, and ceramic tile covers the low-pitched hip roof. The other two contributing buildings on the property, the servants quarters and the garden shed, are frame vernacular and date from circa 1916. The Prodie Shell Midden, located west of the main house, is a contributing archaeological site that tentatively dates from the prehistoric Manasota culture of the central Florida Gulf coast.

One non-contributing building, a masonry garage/caretaker's house, and two non-contributing archaeological sites, a prehistoric flake scatter and a historic refuse site, are also located on the property.

LANDSCAPE FEATURES

The Keith Estate is a sixty acre parcel of land located approximately two miles south of Sarasota, Florida. The property is bordered by the Tamiami Trail (U.S. 41) on the east and Phillippi Creek on the north. Phillippi Creek is a brackish tidal creek that is lined with mangroves and flows south into Little Sarasota Bay and north into Roberts Bay.

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Set in the coastal plane, the property contains a well-drained estuarine shoreline and part of a well-drained sand ridge. The Prodie Shell Midden, a prehistoric archaeological site, lies parallel to the creek on the west side of the property. A small, freshwater seep spring is located at the midden's southwest corner.

The property was part of the Disston Purchase in 1881-1882. Over the next three decades, the natural pine flatwood-scrub oak vegetation was cleared for a small farm and citrus grove. In 1910, the property became part of a residential development called "Phillippi Park." Sarasota was popular at that time among wealthy northerners, many of whom built large winter residences in the area. In 1916, Edson Keith, a Chicago millionaire, purchased the 60 acre parcel on Phillippi Creek and built a residence where he and his wife lived year round. Wide lawns, ornamental plantings, and a rose garden were laid out and cultivated around the main house. For self-sufficiency, vegetable gardens and a citrus grove were maintained. In addition, hay and fodder were grown for the cows and sheep that were kept on the estate. (Photo #1) The wide lawns, some of the ornamental plantings around the house, and the palms along the circular driveway remain on the property.

The original estate included the four extant buildings on the property. Developed as a permanent residence for the Keith family, the Italian Renaissance mansion was the focal point of the estate. It has remained essentially unaltered since 1939, except for the closing in of the porches on both floors. During the 1950s, the second owner operated the mansion as an inn, and later rented rooms to boarders. However, no major alterations were undertaken on the building. The servants quarters, garden shed, and garage/caretaker's house are set off to the southwest of the mansion and are separated from it by a circular driveway and some trees.

In 1987 the property was purchased by the County of Sarasota for use as a public park. The mansion is currently being restored and will be used for public social functions. The estate's original 60 acres remain intact and are virtually untouched by Sarasota's growth and development, which surround it on all sides.

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CONTRIBUTING STRUCTURAL RESOURCES

Main House

The Keith mansion faces Phillippi Creek in a northwesterly direction and the path from the front terrace leads to the creek bank. (Photo #2) The two-story, L shaped residence is an Italian Renaissance building designed by the Chicago architectural firm of Otis & Clark. It is constructed of hollow clay tile and brick and the exterior walls are stuccoed. There is an attic and a partial basement. The five bay house (Photo #3) has a flat, symmetrical front facade with little exterior ornamentation. The low-pitched hip roof is covered with ceramic tile, and the attic roof and the second story of the service wing have shed-roofed dormers. The eaves are open and the rafter ends are exposed. There are four interior chimneys. The first story windows and doors to the corner porches are framed by tall, round arches, typical of the Italian Renaissance style. Multi-paned casement windows are in the main part of the house on both the first and second floors, although the windows of the upper-story are smaller than the windows on the ground floor. (Photo #8) The primary entry for the house faces the Tamiami Trail. (Photo 10) The central doorway opens into the main hallway and the staircase to the second floor curves up from the hall's southeast corner (Photo #17) The doorway's exterior is framed by small columns, a detail which is also typical of the Italian Renaissance architectural style. (Photo #10)

The living room dominates the ground floor, stretching across the entire front of the house and opening onto the large porches at the southeast and northwest corners. A small fireplace, with a marble mantle, is centered on the back wall of the room. (Photos #12 and #13) Three sets of French doors open onto the terrace.

The mansion is airy and spacious, with minimal decoration. It has a cross hall interior plan. Excluding the basement and attic, it has approximately 9,200 square feet of floor space. The interior is finished with oak floors, the trim and the slatted doors are "whitewood" (painted) and the interior doors are red gum. The bathrooms have tile floors with concrete wainscoting. In the service wing the floors and doors are pine and the trim is "whitewood" (painted).

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The house's walls are furred and lathed and plastered, with the exception of the interior walls of the servants quarters on the second floor of the service wing, which are plastered directly onto the masonry.

The northeast corner porch on the ground floor was used as living space and is where Mrs. Keith kept her pet marmosets. The southeast corner room was the library; it is paneled and has a fireplace. This room was used by Mr. Keith as a study and music studio. Outside the library was a large rose garden. The northwest corner porch on the ground floor was used as informal living and dining space and the room behind it was the formal dining room. The dining room is paneled and has a fireplace, with a marble mantle, centered on the west wall. (Photo #14) The butler's pantry and kitchen of the service wing connect with this room. (Photos #15 and #16)

The rooms on the second floor of the house are bedrooms, all of which open onto the hallway. (Photo #18) The master bedroom is the southeast corner room. Adjoining it is a large dressing room, which opens to the sleeping porch on the northeast corner. Two guest bedrooms, each with a bath, are at the front of the house between the sleeping porches. The southwest corner room is another large bedroom, with bath. An entrance to the service wing is off the upstairs hallway. The quarters for the servants consist of three small rooms and a bathroom--which are shaped oddly with low-ceilings because of their placement under the eaves of the wing. (Photo #20)

Servants Quarters

The two-story frame vernacular house was used as a residence for servants during the time the Keiths held the property. (Photos #21, #22, #23 and #24) It is believed that this is the house Edson Keith lived in while he supervised the construction of the mansion. The house plan is square, with small, shed-roofed porches on three sides of the house. An interior staircase, opening from a door on the east side of the house, leads to the second floor. The house has a gable roof with an offset, interior chimney at the ridge. The exterior fabric is drop siding with corner boards, with double hung sash, one-over-one windows. Comparison of the house as it was in the 1920s and 1930s (photo #6) with its

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present appearance shows that the three porches have been rebuilt over the years, although the same shed-roof design has been maintained. By the 1940s the porch on the west side of the house had been enclosed and made into a bathroom.

The house has had only minor alterations on its exterior but the interior has been changed to make the building into several apartments, which has somewhat altered the basic floor plan. The original woodwork and trim are still extant. (Photo #25)

Garden Shed

A small frame shed near the two-story house is also one of the original outbuildings of the estate. In the 1920s and 1930s it was used to store garden and farm tools. Photographs from the 1920s show the building was originally a single room structure with drop siding with corner boards on the exterior and wood shingles on the gable roof. At a later date, probably in the late 1930s, shed additions were added to the building on the east and west sides. (Photos #6, #26 and #27)

The shed has been altered from its original interior appearance. The west wall of the original structure was removed to make one large room with the adjoining shed roofed addition. The other shed roofed addition has been partitioned and a small bathroom installed. This building was used as a guest cottage or as a rental apartment when Mae Hansen Prodie, the second owner, owned the property. (Photo #28)

NON-CONTRIBUTING STRUCTURAL RESOURCES

Garage/Caretaker's House (non-contributing)

The masonry garage was a part of the original estate, but has undergone several major alterations since it was constructed. Additions were built on the east and west ends of the building sometime during the 1940s, and in the past year (1988) the interior was completely remodeled so that it can serve as the residence for the park's manager. (Photos #6 and #29) Consequently, it no longer reflects its historical function or appearance.

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ARCHAEOLOGICAL RESOURCES

An archaeological investigation of the Keith Estate was conducted in June 1988 by professional archaeologists Lauren C. Archibald and Joan C. Deming for the Sarasota County Parks and Recreation Department. The survey identified two prehistoric sites and one historic site within the estate. Of these, the Prodie Shell Midden is considered to be important for the understanding and interpretation of the Manasota culture on the central Florida Gulf coast. The other two archaeological sites, the Phillippi Flake Scatter and the Phillippi Creek Historic Refuse Site are not considered to be significant sites and are thus non-contributing resources.

Although there have been significant changes to the area since prehistoric times, the Keith Estate has changed little since 1916, when it was established by Edson Keith. Because the estate's original sixty acres have remained intact for over seventy years, and because it has been untouched by Sarasota's growth and development, which now surrounds it on all sides, the three identified archaeological sites have been relatively protected from any harmful disturbance.

CONTRIBUTING ARCHAEOLOGICAL RESOURCES

Prodie Shell Midden

The Prodie Shell Midden (8SO617) lies parallel to Phillippi Creek, just west of the Keith residence. (Photo #30) This area is conspicuous from the driveway, the house, and from Phillippi Creek, and thus is an important visual and aesthetic feature for the mansion and its grounds. The midden is approximately 265 feet in length and 85 feet wide at its center. Its eastern boundary is at the water's edge, about 175 feet from the westernmost row of dock pilings. The western boundary is within the overgrown area that borders the mangroves. A freshwater seep spring is located at the southwest corner of the midden. Fill introduced along the shoreline during this century disturbed the northern edge of the midden but this has also protected it from further erosion by the creek. In places the midden is very close to the ground's surface. In some areas it is as

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shallow as five centimeters, but generally it is between 8 and 10 centimeters.

The midden is composed of a variety of shellfish species in a matrix of dark brown soil. The oyster is the most abundant of the shellfish, with quahog co-dominant in the fourth and fifth levels, or from 30 to 50 centimeters below the surface. Less abundant, but commonly occurring species included the left-handed whelk, king's crown, and fighting conch. Also found throughout the deposit were minor inclusions of cat's eye, pear whelk, brown tulip, scallop, and broad-ribbed cardita. The specimens of most species were generally small to medium in size. Bones from deer, turtle, tortoise, shark and boney fish were also found.

Cultural material found during the test excavations revealed a predominance of sand-tempered plain ceramics and tools made from shell, including fighting conch hammers and left-handed whelk columella implements. These artifacts are typical of the Manasota culture, which existed along the central Florida Gulf coast from approximately 500 B.C. to A.D. 800. The site has potential for yielding more data about the region's prehistory.

NON-CONTRIBUTING ARCHAEOLOGICAL RESOURCES

Phillippi Flake Scatter

The Phillippi Flake Scatter Site (8SO616) is a non-contributing resource located on the far eastern part of the 60 acre parcel, about 175 feet from the creek. Shovel tests in this area produced 36 waste flakes. Only one of the flakes showed evidence of retouching, which indicates a very low density, geographically dispersed, cultural deposit. The absence of tool forms and early stage manufacturing debris indicates that only late stage tool modification or refurbishment of already completed tools was the primary activity at the site. This was not a place of long term habitation; there is no evidence that chipped stone tools were manufactured here. This site is in very good condition and buried well beneath the ground surface. However, its potential for yielding additional information is low, and further archaeological work is not recommended.

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Phillippi Creek Historic Refuse Site

The Phillippi Creek Historic Refuse Site (8S0618) is a non-contributing resource located on the shore of the creek to the west of the mansion's boat dock. It produced common domestic type refuse. Broken dishes and bottles, most of which were identified as dating from the first two to three decades of the 20th century, and fragments of decorative "knick knacks," cosmetic jars, bricks, mortar, and ceramic water pipe or roofing tile were found. The material from this site is not considered to be rare or atypical. Therefore, the potential for producing additional information of significance is low, and further archaeological work at this site is not recommended.

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SIGNIFICANCE

SUMMARY STATEMENT

The Keith Estate is significant under Criterion A in the area of settlement as an example of the type of estates wealthy northerners established in the Sarasota area during the boom period of the early 20th century. It is significant under Criterion C in the area of late 19th and 20th century revivals as an outstanding example of Italian Renaissance architecture in the local area, designed by the prominent Chicago architectural firm of Otis and Clark. The property is also significant under Criterion D as a prehistoric archaeological site that is likely to provide important data on the little known Manasota culture (500 B.C. to 800 A.D.) of the central Florida Gulf coast.

KEITH ESTATE: 1916-1939

HISTORIC CONTEXT

In its historical period the area where the Keith Estate is located was first used by Spanish fishermen. Their small "ranchos" were established along the shores of Sarasota Bay as early as 1812. These were occupied seasonally to supply fish to Cuba and Spain's other possessions in the West Indies. Fisherman Felipe Bermudez was located on Phillippi Creek by 1838 and it is his name, anglicized by Americans, that eventually gave the creek its present-day name. His rancho is noted in the 1847 survey of the Sarasota Bay area and shown on two 1857 U.S. Army maps. Deputy Surveyor A. H. Jones wrote in his 1847 field notes that the land along the creek was "mostly 3rd rate scrub and pine land."

The area around Sarasota Bay was part of the public lands the U.S. government ceded to Florida when it was admitted to the Union in 1845. The lands were controlled by the state's Internal Improvement Fund and when the Fund fell into serious debt, four million acres of land were sold in 1881 to a wealthy Philadelphian named Hamilton Disston. Known as the Disston Purchase, the 6,250 square mile parcel was the largest land purchase ever made by a private person in the history of the United States.

Following the Civil War, the Sarasota Bay area grew dramatically with the influx of settlers. At the time, cash

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Keith Estate

crops and cattle raising were very successful, and publicity in northern newspapers began to lure more and more newcomers to the area. By the turn of the century, Sarasota was a small town on what could almost be termed Florida's "frontier."

During the first three decades of the 20th century, Sarasota again underwent a tremendous growth in population. In 1900, Manatee County, which then included Sarasota, had approximately 4,700 people living within its boundaries; by 1920 the population had grown to 19,000. Besides the favorable publicity the area received in the north, a major force contributing to its growth and development was the railroad.

In 1902, the same year that Sarasota incorporated as a town, the United States and West Indies Railroad and Steamship Company built the first bridge across the Manatee River and provided service to the town of Bradenton. The following year the line extended its track to Sarasota. The first hard-surface road between the two towns was completed in 1912. With this transportation system, the entire southwest coast of Florida was able to expand and develop. Not only could agricultural products be shipped to northern markets, but the area was more accessible to new residents and tourists. Promotional ventures brought trains filled with people to the area, some from as far away as Minnesota, so they could purchase land and invest in Florida's future.

It was during this time that Sarasota acquired some of its most influential residents, including Mrs. Potter (Bertha) Palmer, a wealthy widow from Chicago, who could perhaps be described as single-handedly having the greatest impact on Sarasota's growth. The Palmers were soon followed by others from Chicago within the same socioeconomic class, including Sara and Stanley Field (of Chicago's Marshall Field family). John Ringling, whose contributions and developments still affect Sarasota today, settled along the Sarasota bay front in 1912. He and his wife, Mabel, constructed their magnificent home, "Ca'D'Zan," in 1926, at the height of the boom. Located near them was the estate of Ringling's brother, Charles, and the Italian Renaissance home of Ellen and Ralph Caples, who were also major investors in Sarasota.

Promotional booklets, such as the Land of Opportunities and Resources published c. 1922, used the names of residents

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such as the Keiths and the Palmers to draw other people to the area:

That they call Sarasota "home" is evident by the score of attractive homes, ranging from the neat, substantially built and attractive bungalows to the palatial estates of John and Charles Ringling, of circus fame, Edson Keith, C. N. Payne, the Standard Oil magnate, J. B. Cousins, well known shoe manufacturer, E. H. Barney, noted skate manufacturer, Honore Palmer and the home of the late Mrs. Potter Palmer. . . Should you need any further proof of Sarasota's superior climate, stop and think, Would the Ringlings, the Palmers, Cousins, Paynes, Keiths, and Dr. Albee, as well as scores of other nationally prominent people, people competent and financially able to select the best in life, have selected Sarasota County and invested large sums of money here in handsome estates, if a more ideal spot could be found?"

Edson Keith was one of the many wealthy Chicagoans who established estates around Sarasota Bay during the early 20th century boom period. From 1916 to 1939, the Keith Estate served as a permanent residence for Keith and his wife, Nettie. The property is now being developed as a public park by the County of Sarasota. Its original 60 acres of land remain intact and the mansion is being restored. The property continues to exhibit its historic character as one of the first estates established by wealthy northerners in the Sarasota Bay area.

HISTORIC SIGNIFICANCE: Criterion A, Settlement

The Keith Estate is significant as one of the first estates established by wealthy northerners in the Sarasota Bay area during the early 20th century boom period. Although the use of the property has changed over the past 75 years, the 60 acre parcel remains intact and continues to reflect its original function as a family estate from 1916-1939.

In 1883 forty acres of the present property were acquired by W. J. Drumwright, a farmer and beekeeper. During the time the land was in his possession (1883 to 1910), some of it was cleared and improved for farming operations, which included a stable, smokehouse, gardens, and groves. The

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property was sold in 1910 to George H. Matheny and his son. Involved in the early development of nearby Siesta Key, the Matheny's operated the first commercial dredge used in Sarasota Bay. They subdivided the parcels of land they had acquired along Phillippi Creek for their "Phillippi Park" development in 1911.

The parcel which comprises the present-day Keith Estate was laid off as Lots 1, 2, 3, 4, 5, 6, 7, and 8 of Block One of the subdivision. These eight lots were bought in May 1911 by Mabel Linn, the daughter of a prominent Chicago family, for "one dollar and other valuable considerations." Miss Linn apparently planned to develop her property into a winter residence similar to others that were being built in the area. Society columns in the local newspaper indicate that work was done there through 1912, including the digging of an artesian well and the setting out of citrus groves. However, in December 1915 Miss Linn sold the property to Edson Keith, Jr., also of Chicago, for \$7,000.

Like Mabel Linn, Edson Keith was from a wealthy Chicago family. Born in Chicago in 1862, he graduated from Yale University in 1884 with a degree in dynamic engineering and graduated from Columbia Law School in New York in 1889. He married Nettie Keener, whom he had met in Paris, in April, 1891. He became vice-president of the family business, Keith Brothers Hat and Glove Company, in January, 1897 and became the firm's president in 1915. During that same year he purchased the 60 acre tract in Sarasota, and in 1916 made Florida his permanent home.

Construction of the Italian Renaissance style mansion began in July, 1916, with Keith living on the property and supervising the work. At that time, the area was relatively isolated. The few roads that existed were unpaved and much of the transportation in the area was by boat. Building materials and supplies for the house were delivered to the property by barge and offloaded at the Keith's private dock. Other estates were being developed on Phillippi Creek during this time. "Immokalee," the winter home of Honore Palmer, was located on the north bank of the creek, opposite the Keith estate, and a group known as "The Maine Colony" also established itself along the creek in 1915-16.

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Keith Estate

The Keith house was designed by Otis and Clark, noted architects in Chicago who worked together from c. 1911-1924, and produced "Some of the largest and most elegant residences in the Chicago area." Their work was well known for having a "strong Italian Renaissance flavor," and the design of the Keith House followed this trend. Besides the "great houses" and the public buildings the two men designed when they were in partnership, they also achieved respect and notice for their individual accomplishments as architects. William A. Otis (1855-1929) studied architecture at the University of Michigan and the Paris Ecole des Beaux Arts. He designed many buildings in Chicago and other Illinois cities, including St. Peter's Protestant Episcopal Church and the Hull Memorial Chapel (Chicago), the Orrington Hunt Library and Music Hall at Northwestern University, and the University Club in Evanston. Edwin Hill Clark (1875-1967) had among his notable works the Brookfield Zoo, the Lincoln Park Aquarium, the Chicago Latin School for Girls and Latin School for Boys, and numerous residences on Chicago's "North Shore."

The Keith Estate's large Italian Renaissance mansion exemplifies the residential design that Otis and Clark were known for. It reflects the "great house" style that was popular during the early 20th century boom period and is typical of the type of homes that were built on estates in the Sarasota Bay area at that time.

The Keith family made the estate on Phillippi Creek their permanent home, rather than a winter residence. Their year-round residency is reflected in their use of the property. Servants quarters and other outbuildings necessary for the maintenance of the estate were located on the property, though away from the main house. The Keiths attempted to make the estate as self-sustaining as possible. In addition to wide lawns, ornamental plantings and a formal rose garden, parts of the land were used for vegetable gardens, a citrus grove, and fields for hay and fodder. The Keiths also kept chickens, cows, and sheep on the property.

Because the estate has had only two owners since 1916, and because the second owner, Mae Hansen Prodie, was determined to keep the property intact, the land and remaining buildings are much the same as they were during the first decades of the century. The 60-acre parcel has escaped the recent development that has rapidly changed the character of

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the central-west Gulf coast of Florida and continues to reflect the affluence of the early 20th century boom period.

HISTORIC SIGNIFICANCE: Criterion C, Architecture

The three contributing buildings on the property are significant because they reflect their historic occupation and use, and maintain their integrity of location, design, setting, materials, and workmanship. The Keith mansion and its outbuildings exemplify the types of buildings that were used on large estates in the Sarasota Bay area during the early 20th century boom period.

The main residence is the focal point of the estate and is a fine example of the Italian Renaissance architectural style as interpreted by Otis & Clark, fashionable architects in "Chicago whose houses were known for their . . . deft handling of large masses and a strong Renaissance flavor." A two story, L shaped building, the Keith residence is constructed of hollow clay tile and brick, and the exterior walls are stuccoed. Its materials and design reflect the affluence and prominent social stature of the Keith family. With the exception of the closing in of the porches on both floors, the house has remained virtually unchanged since 1939. Despite this modification, the mansion retains its integrity of materials and workmanship as well as its original character as the main residence of an early 20th century estate.

The other buildings on the property, located southwest of the main house, were part of the original estate and were used as residential and storage outbuildings on the property. Located close together, they are separated from the main house by a circular driveway and some trees. The servants quarters is a square, two-story frame vernacular building. It has had only minor alterations to its exterior, but the interior has been divided up into several apartments. The small garden shed was originally a single room, frame vernacular building. Sometime during the 1930s, shed additions were added to the east and west sides of the building. These outbuildings contrast sharply with the mansion in scale and function. They are important for understanding the types of facilities used for the shelter of the estate's staff and equipment. Despite some alterations, these buildings continue to exhibit their historic character and proximity to the main residence.

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Keith Estate

The property is now owned by the County of Sarasota and is administered by the Parks and Recreation Department. It is being developed as a county park and the main house is being restored for public events such as art shows and symphony concerts. The grounds will be used for recreational activities. The property is one of the last areas available in the county for public access to Sarasota Bay and the Gulf of Mexico. The estate offers excellent opportunities for education about the 1920s boom period in Florida's historical development, and the restoration of the Italian Renaissance mansion will assure that an important part of the Sarasota area's architectural heritage is preserved.

PREHISTORIC ARCHAEOLOGICAL RESOURCES

HISTORIC CONTEXT

Manasota Culture

The Manasota culture existed in the Manatee-Sarasota region from approximately 500 B.C. to A.D. 800. Based on the intensive exploitation of coastal and inland resources, it is characterized by a more sedentary lifestyle than that of previous cultures of the central Florida Gulf coast. The people of the Manasota culture lived along the coastline most of the year, but periodically ventured inland along the banks of rivers to fish, hunt game and gather wild plants.

Early Manasota culture adopted some characteristics from the late Archaic period (3000 B.C. to 1000 B.C.), such as the use of tools formed from shell and bone. Indians of the late Manasota period interred their dead in burial mounds, a trait of the Weeden Island culture which was located primarily to the north. Influenced by cultures from the Mississippi Valley, the Weeden Island and late Manasota cultures probably evolved into the Safety Harbor culture, which existed in central Florida approximately from 1000 A.D. to 1500 A.D.

The Manasota Period is characterized by sand-tempered pottery, new types of shell and bone tool manufacturing, and ceremonial activities associated with burying the dead.

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Keith Estate

SIGNIFICANCE STATEMENT

The Prodie Shell Midden (8S0617)

The Prodie Shell Midden is a regionally significant prehistoric archaeological site located on the Keith Estate in Sarasota County, Florida. The midden is significant because of its potential for yielding additional data on the Manasota culture, an important but little-known prehistoric culture that existed on the central Florida Gulf coast between 500 B.C. and A.D. 800. The limited archaeological testing conducted at the site in 1988 revealed the presence of an accumulation of food debris, consisting of many species of shellfish as well as the bones of fish, deer, turtles, and other animals. These data, if properly collected and analyzed, can provide much information concerning diet, food gathering strategies, seasonality of occupation, and environmental adaptation.

The artifacts collected at the site are characteristic of the late Manasota period. They include sand-tempered plain ceramics and tools made from shell, such as fighting conch hammers and left-handed whelk columella implements. None of the artifacts were subjected to scientific dating methods such as radiocarbon dating. This step is essential if the age of the Prodie Midden is to be accurately determined.

The location of the Prodie Midden along the south shore of Phillippi Creek, and its proximity to the bay and Gulf of Mexico, as well as the interior pine flatlands, made this an ideal locale for hunting, fishing, shellfish gathering, and plant collecting activities. The assemblage of shellfish remains and animal bone contained in the midden attest to the diversity of habitats exploited. Coastal Sarasota County sites dateable to the same time period as the Prodie Midden include the larger Palmer and Roberts Bay village sites to the south and north respectively. However, unlike these large, thick cultural deposits which indicate more permanent habitation, the Prodie Midden was probably the scene of limited or intermittent use centered around the collection and preparation of shellfish and other food resources. No artifacts indicative of varied maintenance activities nor ceremonialism were uncovered at the site.

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The Indians who lived and ate at the Prodie Shell Midden had social, political, economic, and religious connections to other larger sites or complexes such as those at Roberts Bay and Spanish Point. Controlled test unit excavations, followed by faunal analysis and radiocarbon dating, will help determine when prehistoric people used the site.

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Keith Estate

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Keith Estate

PHOTOGRAPHS OF KEITH ESTATE, CIRCA LATE 1930s

1. Keith, Edson, Estate; 5500 Tamiami Trail
2. Sarasota, Florida
3. Unknown
4. c. late 1930s
5. Original photograph in the collection of Dr. Frederick W. Keith, Jr. 454 State Road, Gladwyne, Pennsylvania.

Negative at the Sarasota County Department of Historical Resources, 701 Plaza de Domingo, Sarasota, Florida and at the Florida State Archives, R.A. Gray Building, Tallahassee, Florida.

6. View from the east property line, camera facing west.
7. 1 of 30

Items 1-5 are the same for photographs 1-6.

6. View of the southwest elevation of the Keith mansion, camera facing northwest.
7. 2 of 30
6. Northwest elevation (front facade) of the Keith mansion, from the boat dock; camera facing southeast.
7. 3 of 30
6. Rear of Keith mansion (southeast elevation), showing entrance to house from Tamiami Trail; camera facing northwest.
7. 4 of 30
6. Northwestern (front, facing creek) and southwestern (side) elevations of Keith mansion, camera facing northeast.
7. 5 of 30
6. Wood frame garden shed, servants quarters, and masonry garage, camera facing southeast.
7. 6 of 30

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Keith Estate

PHOTOGRAPHS OF KEITH ESTATE, 1989

1. Keith, Edson, Estate; 5500 South Tamiami Trail
2. Sarasota, Florida
3. Sharyn Thompson
4. August 1989
5. Sarasota County Parks and Recreation Department, 6700
Clark Road, Sarasota, Florida 34241
6. Northwest (front) elevation of Keith mansion, taken from
the shore of Phillippi Creek; camera facing southeast.
7. 7 of 30

Items 1-5 are the same for photographs 7-30.

6. Northwestern (front) and southwestern (side) elevations
of Keith mansion, camera facing northeast.
7. 8 of 30
6. Servants entrance, southeast elevation of the Keith
mansion; camera facing northwest.
7. 9 of 30
6. Southeastern (rear) elevation of Keith mansion, showing
main entrance from Tamiami Trail; camera facing
northwest.
7. 10 of 30
6. Northeast elevation (side) of Keith mansion, camera
facing southwest.
7. 11 of 30
6. Interior of living room, Keith mansion, camera facing
northeast.
7. 12 of 30
6. Interior of living room, Keith mansion, camera facing
southeast.
7. 13 of 30
6. Interior of formal dining room, Keith mansion, camera
facing south.
7. 14 of 30

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Keith Estate

6. Interior of butler's pantry, Keith mansion, camera facing northwest.
7. 15 of 30

6. Interior of kitchen, Keith mansion, camera facing northwest.
7. 16 of 30

6. Interior view of main hallway, Keith mansion, camera facing northeast.
7. 17 of 30

6. Interior of second floor hallway, Keith mansion, camera facing southwest.
7. 18 of 30

6. Interior of second floor, Keith mansion, camera facing southeast.
7. 19 of 30

6. Interior of domestic servants quarters, second floor, Keith mansion; camera facing northwest.
7. 20 of 30

6. Front elevation of frame vernacular servants quarters, camera facing south.
7. 21 of 30

6. Side elevation of frame vernacular servants quarters, camera facing east.
7. 22 of 30

6. Rear elevation of frame vernacular servants quarters, camera facing northeast.
7. 23 of 30

6. Side elevation of frame vernacular servants quarters, camera facing northwest.
7. 24 of 30

6. Interior of frame vernacular servants quarters, ground floor, camera facing east.
7. 25 of 30

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Keith Estate

- 6. West elevation of garden shed, camera facing southeast.
- 7. 26 of 30

- 6. West and south elevations of garden shed, camera facing northeast.
- 7. 27 of 30

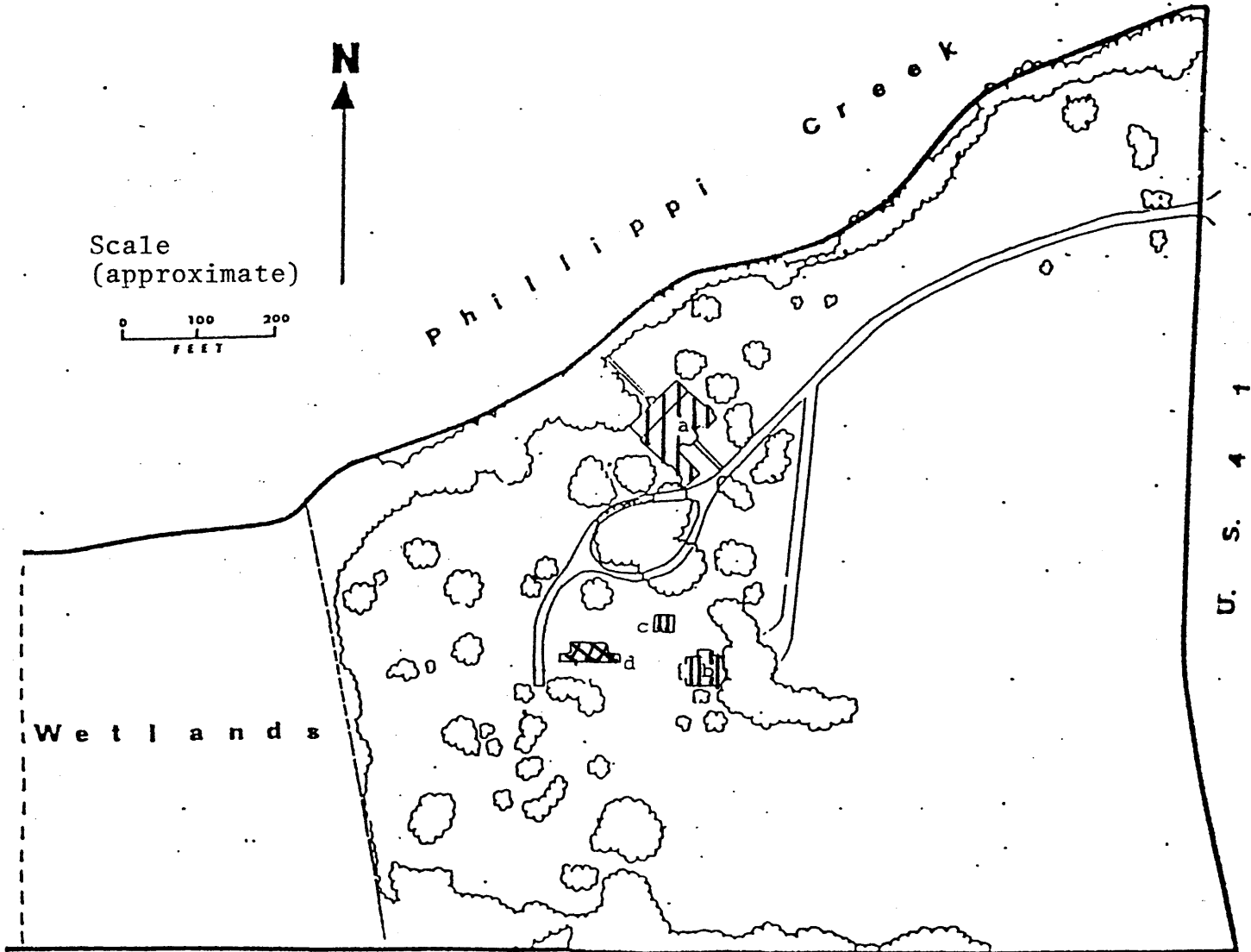
- 6. Interior of garden shed, camera facing northeast.
- 7. 28 of 30

- 6. Front elevation of park caretaker's house (non-contributing), which was once the garage for the Keith estate; camera facing southwest.
- 7. 29 of 30

- 6. Prodie Shell Midden at edge of Phillippi Creek, camera facing southwest.
- 7. 30 of 30

SITE PLAN

Keith Estate
Sarasota, Florida



U. S. 4 1



Contributing buildings



Non-contributing

Buildings

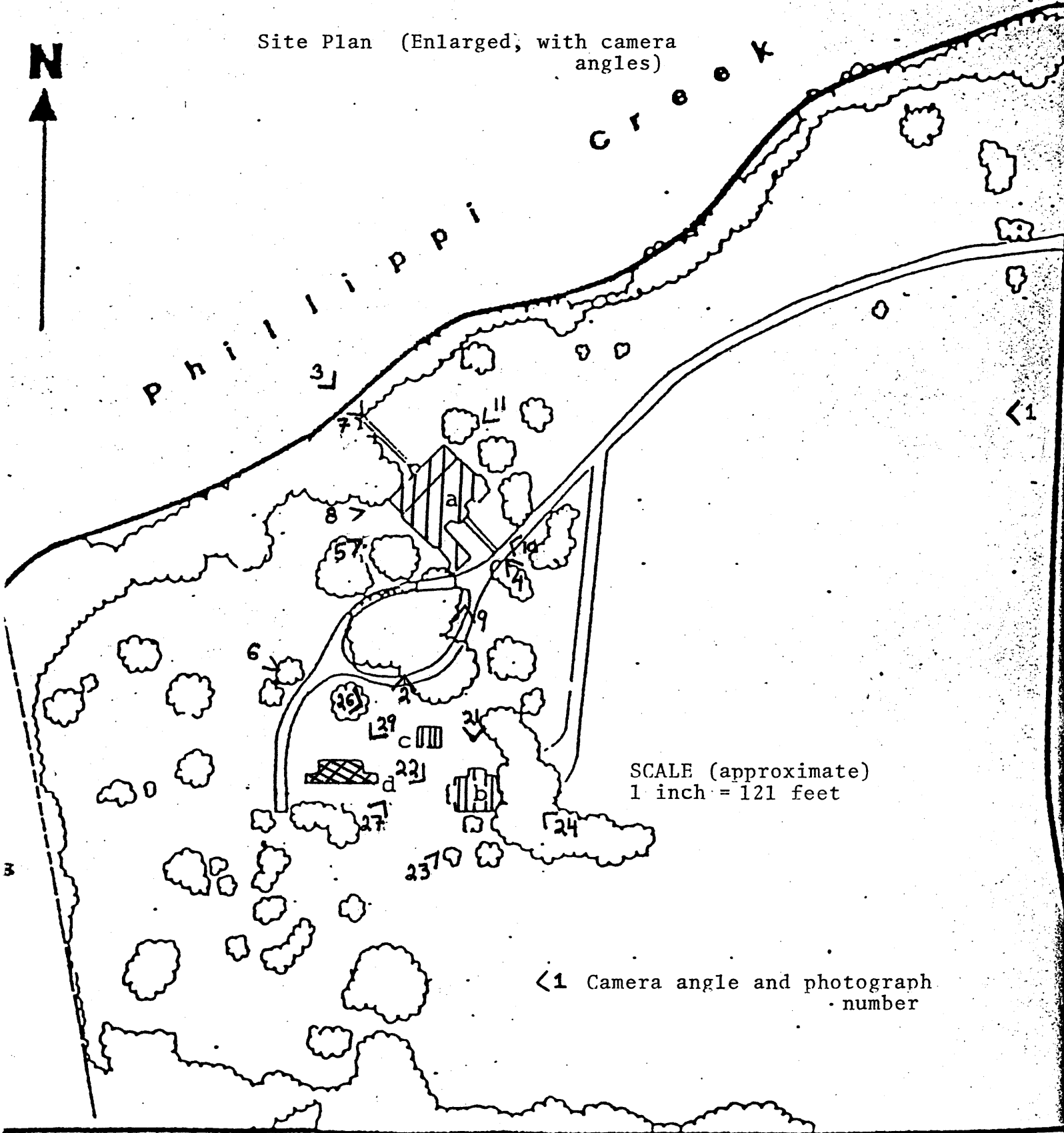
- a Keith mansion
- b Servants quarters
- c Garden shed
- d Masonry garage

Site Plan (Enlarged, with camera angles)



Phillippi

Creek



SCALE (approximate)
1 inch = 121 feet

<1 Camera angle and photograph number

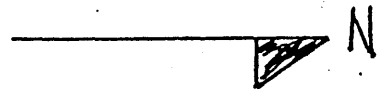


Contributing buildings

Non-contributing buildings

Buildings

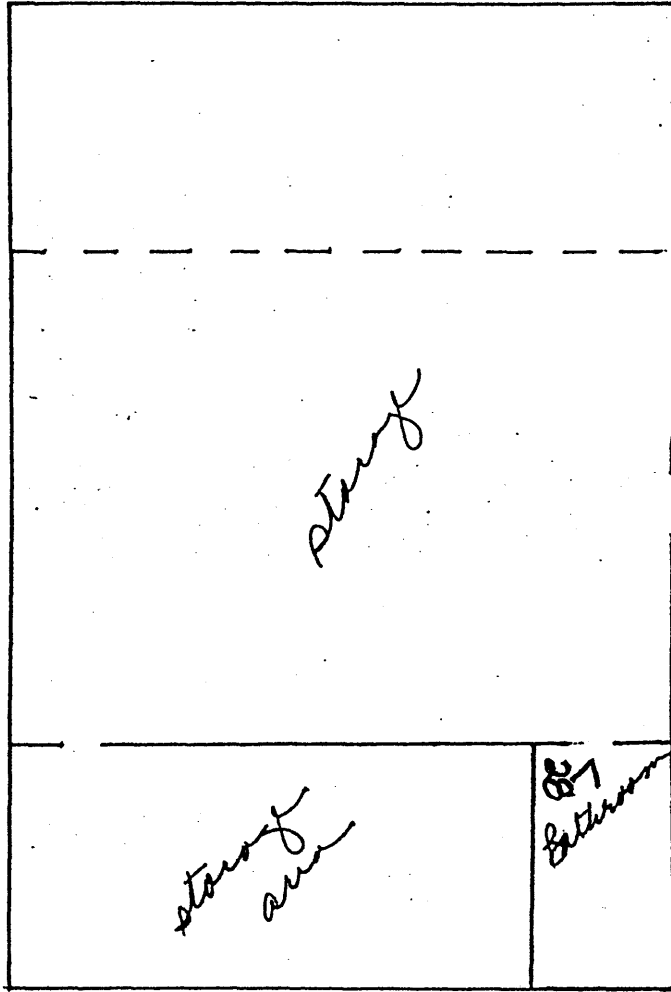
- a Keith mansion
- b Servants quarters
- c Garden shed
- d Masonry Garage



Keith Estate
Sarasota, Florida
Garden Shed
Interior plan

Not to scale

< 28 Camera angle and
photograph number

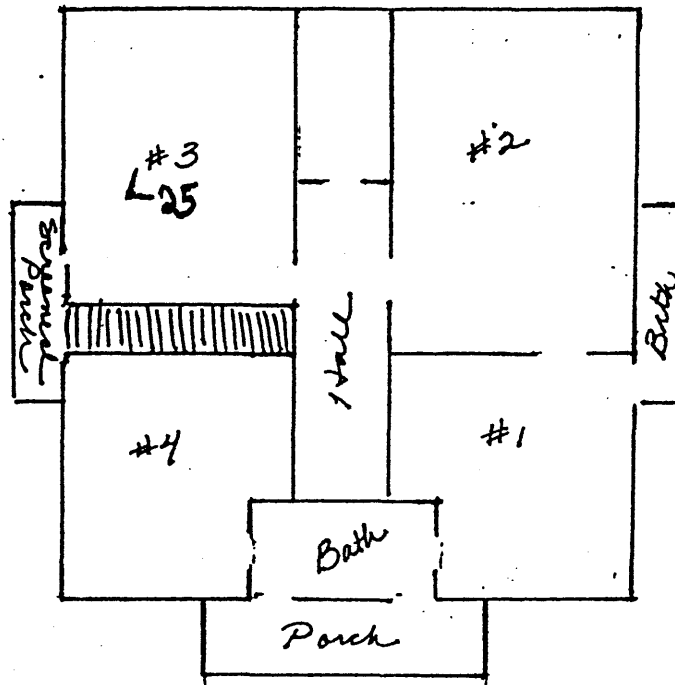


INTERIOR PLAN

Servants Quarters

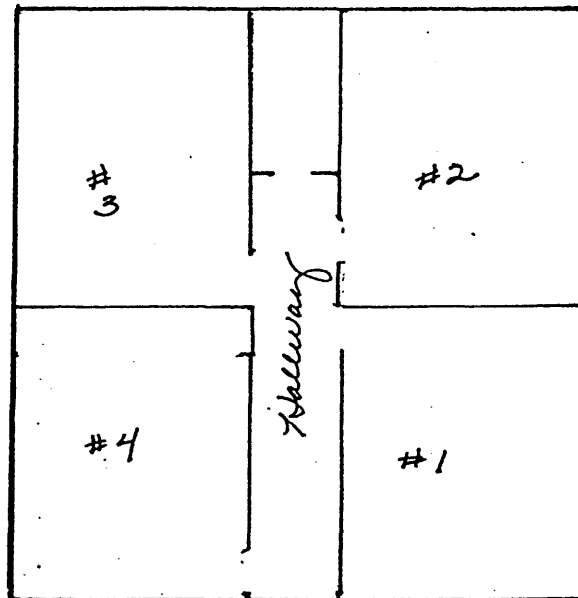
Keith Estate
Sarasota, Florida

Not to scale

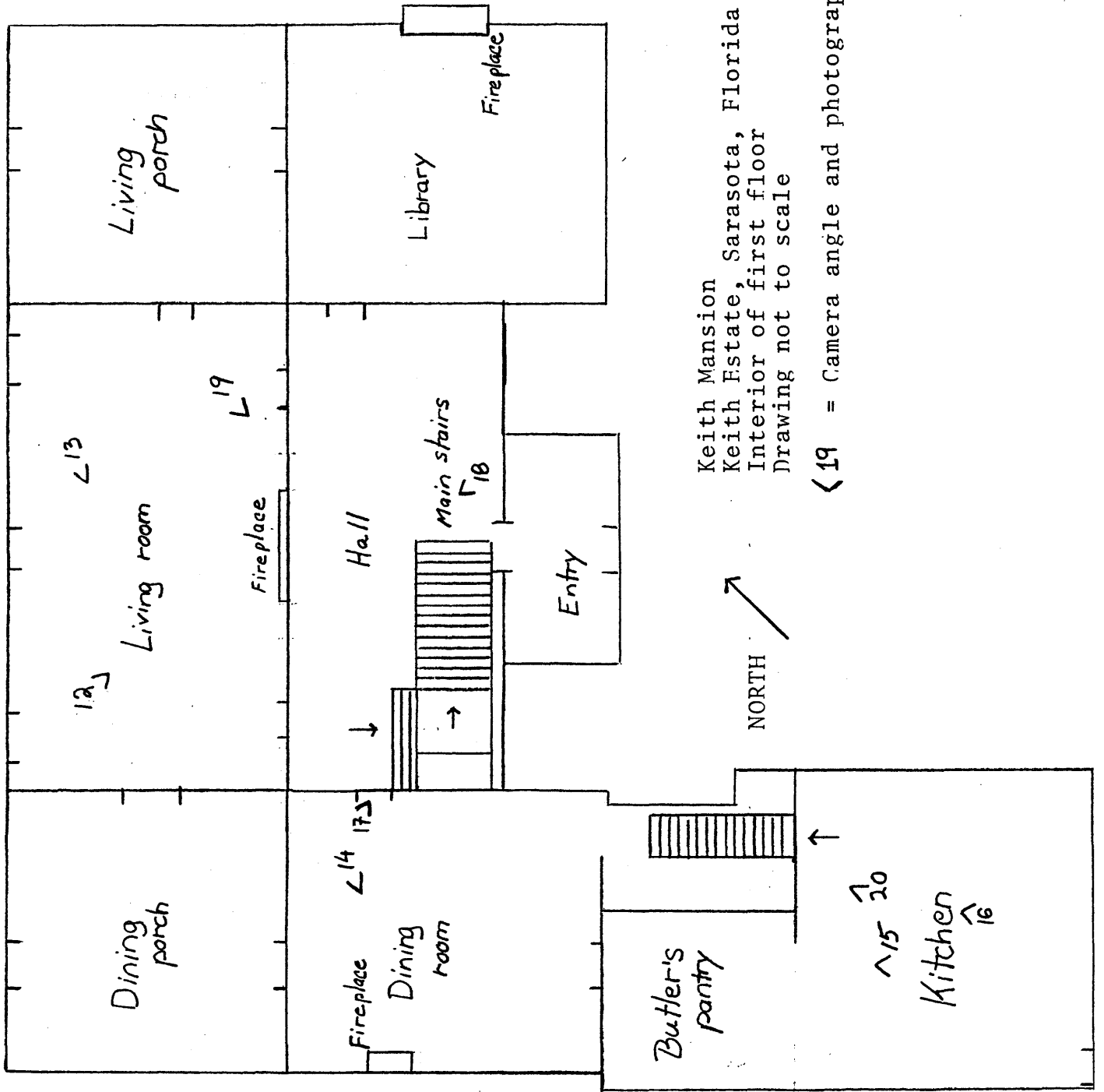


ground floor

<25 Camera angle and photograph number



second floor



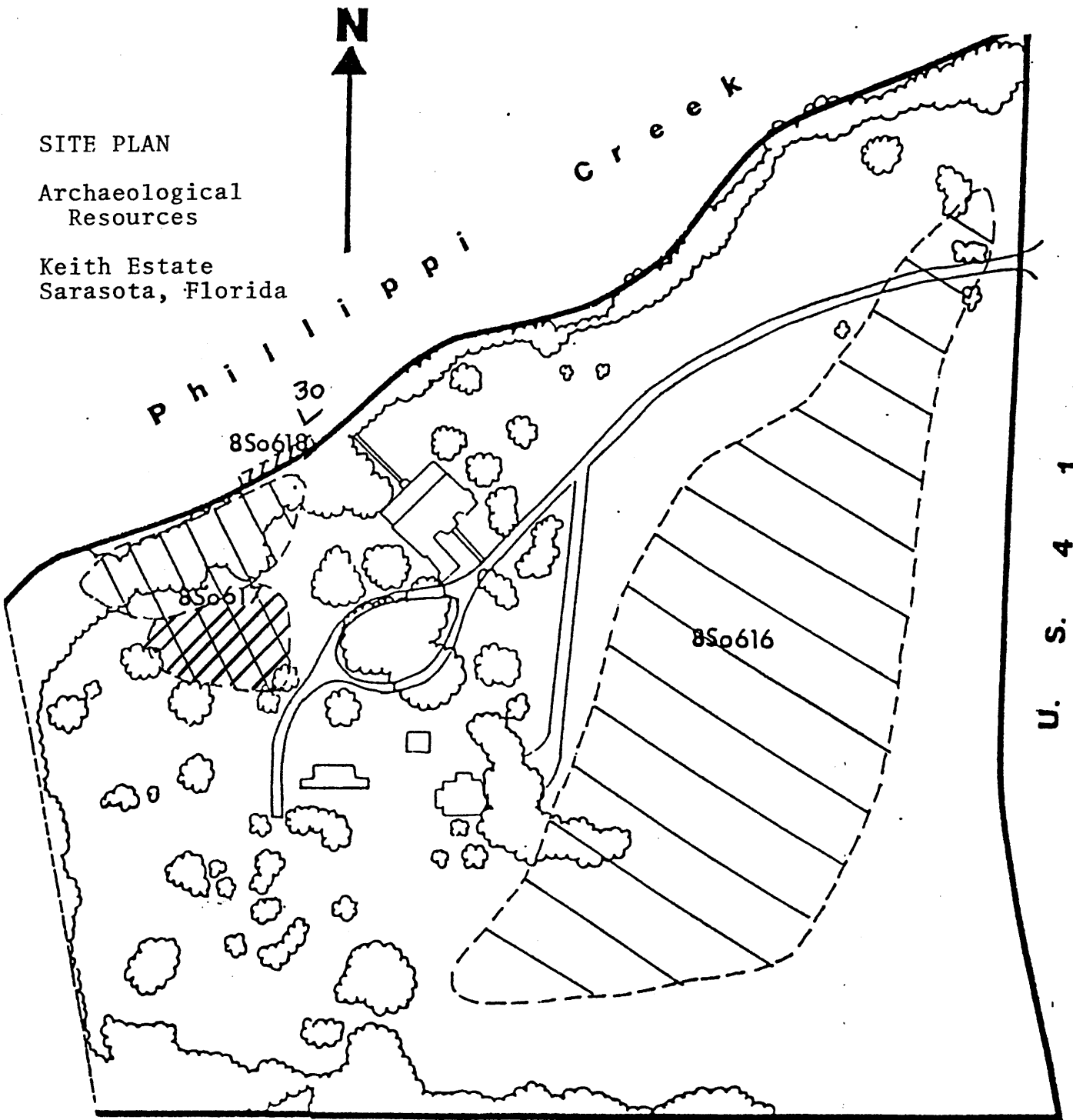
Keith Mansion
 Keith Estate, Sarasota, Florida
 Interior of first floor
 Drawing not to scale

$\sphericalangle 19$ = Camera angle and photograph number

SITE PLAN

Archaeological Resources

Keith Estate
Sarasota, Florida



Keith Estate
Sarasota, Florida

Scale
(approximate)



Contributing archaeological resources



Non-contributing archaeological resources

30) Photograph number and camera angle

