

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# 26

HISTORIC Bacon & Tomlin, Inc.

AND/OR COMMON

2 LOCATION

STREET & NUMBER 201 South Palm 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"/> BUILDINGS	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" 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 checked="" type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input checked="" type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME James R. Boyer / Mr. Erik A. Dahlgard

STREET & NUMBER 209 South Palm Avenue

CITY, TOWN
Sarasota

VICINITY OF FL

STATE

ZIP CODE

33577

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

ZIP CODE

FL

33578

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Florida Master Site File (FMSF) #8So381
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 checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input 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

Located at 201 South Palm Avenue, the one-story, "L"-shaped plan, wood-framed, Mediterranean Revival textured stucco structure was built prior to 1925 and served as the real estate and insurance office of Bacon and Tomlin, Inc.¹⁻² In design the corner site was reflected in the "L"-shaped plan with elevations facing South Palm Avenue and McAnsh Square. Although the building is low in scale, monumentality is achieved through the use of projecting facade planes which mark each bay division. Small projecting false gable ends and masonry piers which terminate in parapet caps appear at the South Palm and McAnsh Square elevations. Although the main flat roof is composition-surfaced, barrel-tiled shed and false gabled parapets, and concrete-capped parapet posts provide a varied roof line at both elevations. The main entrance was originally located at the corner intersection of the South Palm and McAnsh facades and was marked by a semi-circular marquee which was tied to the facade by chains.³ Small rafter ends visible in an early photograph of the structure also supported the cantilevered canopy.⁴ The original entrance door was flanked by casement windows. At an unknown date the original corner entrance was converted to a large window opening. Each original triple windowed opening of casement windows was and is currently protected by a canvas awning.⁵ Formerly occupied as the Bacon & Tomlin, Inc., offices, the building is currently occupied as an attorney's office.⁶

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The one-story, "L"-shaped Mediterranean Revival stucco-surfaced, wood-frame structure located at 209 South Palm Avenue was built prior to 1925 and served as the office of Bacon and Tomlin, Inc., real estate investment and insurance company of Sarasota.⁷ The design of the textured stucco facade building took advantage of the corner site with elevations facing South Palm Avenue and McAnsh Square and the primary entrance located at the corner of the two streets. Although low in scale, the structure achieved monumentality through the use of projecting facade planes which mark each bay division. Masonry piers mark the corner entrance bays and small projecting false gable ends appear at the South Palm Avenue and McAnsh Square elevations. The rough textured stucco facade is embellished by square and diamond shaped tiles arranged in sets of three which appear at the corner entrance bays. The roof line is varied through the use of barrel-tiled false parapets of shed and false gable configurations. All flat roofed copings are also clad in barrel tiling. The main roof surface is flat and originally covered in a composition material.⁸

Located at the intersection of South Palm and McAnsh Square, the main entrance to the Bacon & Tomlin commercial office was originally protected by a semi-circular metal canopy which was tied to the masonry surface by metal chains. Small rafter ends located at the canopy or marquee soffit are visible in an early photograph of the building.⁹ A screen door protected the main entrance door which was flanked by casement windows also visible in the early photograph.¹⁰ Three ornamental urn plants set on high pedestal bases formerly marked the entrance recess.¹¹ Benches lined the periphery of the commercial property and offered views of the Mira Mar Apartments,

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Hotel and park to the north and west of the Bacon & Tomlin site. Each bench was protected by individual canvas tent canopies.¹² An ornate sign board was formerly located above the semi-circular marquee advertising "insurance and bonds" and a free-standing illuminated billboard with shaped false pedimented top and lights located at the frame of the billboard announced: "Bacon & Tomlin, Inc., Investments, Treasure Island Estates."¹³ Sadly, the advertising boards no longer exist. Original wood casement windows were grouped in sets of three with transoms above. Each window was protected by canvas box awnings,¹⁴ and each window opening is similarly currently protected by canvas awnings which protect the window exposures from the western sun. Many original casement windows exist at the McAnsh elevation of the building.

Alteration: The original entrance formerly located at the corner of South Palm and McAnsh has been changed to a large window opening which encompasses the space formerly occupied by the entrance door and flanking casement windows. Bays formerly occupied by triple casement window openings at the first and third bays of the South Palm Avenue elevation are now replaced by doors. The semi-circular cantilevered canopy which formerly protected the main corner entrance has been removed, as have the sign boards. Although painted over, the tiles which are arranged in sets of three at the entrance bays still exist.

Use: Based on the Sanborn Insurance Map of 1929, #201 South Palm Avenue was originally divided into three office spaces.¹⁵ By 1926 the corner office was occupied by Bacon & Tomlin, Inc.¹⁶ The building is currently occupied by an attorney's office, the firm of Boyer Dahlgaard and Boyer and the property is also owned by the principals of the firm.¹⁷

8 SIGNIFICANCE

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 type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES *prior to 1925*

BUILDER/ARCHITECT

SUMMARY OF STATEMENT OF SIGNIFICANCE

Built prior to 1925 the one-story, "L"-shaped Mediterranean Revival structure located at 201 South Palm Avenue served as the real estate and insurance office of the firm of Bacon & Tomlin, Inc.¹⁸⁻¹⁹ The use of the Mediterranean Revival Style of architecture and the sympathetic selection of facade materials, including stucco, barrel tiled parapet roof surfaces, the application of small tiles to the entrance bays and wood multi-light casement windows in the design of #201 South Palm Avenue, is compatible with the architectural style and materials used in the design of the earlier Mira Mar Apartments (MRNS #25) located to the north of 201 South Palm Avenue. Although low in scale, the Bacon & Tomlin, Inc., building achieves monumentality in scale through the massing of projecting facade planes and the use of gabled and post parapets at the roof line of the structure. The location of the real estate headquarters next to the Mira Mar Apartments and Hotel, demonstrated knowledge and appreciation of the fact that potential investors would stay in the Mira Mar complex. The corner site of #201 South Palm Avenue with major facade elevations facing both McAnsh Square and South Palm Avenue provided excellent exposure. The firm also placed a billboard on the roof of the building which announced the location of the real estate firm both day and night; the billboard was equipped with electrical lights located around the frame to illuminate the sign at night.²⁰ The principal of the firm was Everett J. Bacon.²¹ E. J. Bacon was a significant figure in the development of the City of Sarasota. Having served on the City Council, E. J. Bacon was elected as Mayor of the City and served as Mayor from 1922 - 1931.²² During his terms as Mayor, he was instrumental in the successful development of the Mira Mar Apartments and Hotel (MRNS #25), the City Waterworks (MRNS #14), and development and subsequent sale of the City Electric Light and Power Plant (MRNS #15).²³ The building is nominated based on the associations with a local significant figure and for compatibility with the Mira Mar Apartments located to the north of Number 201 South Palm Avenue. The building is in an excellent state of repair.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

The one-story, "L"-shaped plan, Mediterranean Revival, textured-stucco facade structure, located at 201 South Palm Avenue was built prior to 1925 and served as the real estate and insurance office of Bacon & Tomlin, Inc., of Sarasota.²⁴⁻²⁵ The wood-framed, rough-textured stucco building is architecturally significant in the monumentality which is achieved in a low-scaled, one-story building. The use of projecting facade plans and false parapets at the roof line provide added scale, massing, and texture to the one-story building. The selection of materials, including terra cotta barrel tiling, stucco facade and the application of square

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and diamond-shaped tiles to the entrance bays of the building reflect a sensitivity to and respect for the Style of architectural and facade materials used in the Mira Mar Apartments, located to the north of #201 South Palm Avenue.

The building, which was listed as #301 Palm Avenue in the 1926 Sarasota City Directory, served as the office of Bacon & Tomlin, Inc., whose principal was Everett J. Bacon.²⁶ E. J. Bacon was born in Williamsfield, Ohio in 1883 and first came to Sarasota in May of 1910.²⁷ Mr. Bacon started in the real estate and insurance business in partnership first with J. W. Baxter and subsequently worked in the Town of Marco and Tampa, returning to Sarasota in 1920.²⁸ Having served as a Councilman, E. J. Bacon was elected Mayor of the City of Sarasota and served in this position from 1922-1931.²⁹ Under Mayor Bacon's leadership the City experienced tremendous growth. Mayor Bacon was heavily in favor of the McAnsh development of the Mira Mar Apartments (MRNS #25) and Hotel, the Payne Terminal, the development of the City Waterworks (MRNS #14) and the development and subsequent sale of the City Electric Light and Power Plant (MRNS #15).³⁰ Having engineered the bonuses offered to Andrew McAnsh in the development of the Mira Mar Apartments (MRNS #25) and the Mira Mar Hotel (demolished), Mayor Bacon selected the location for his real estate and insurance firm on a site south of the Mira Mar complex and facing the South Palm Avenue park.

The Mira Mar Apartments and Mira Mar Hotel provided accommodations which offered potential investors the opportunity to enjoy a vacation in Sarasota and improved the likelihood that a real estate investment might be made in the City of Sarasota. An article which appeared in the Sarasota County Times of 1922 recognized the benefits of providing accommodations such as the Mira Mar Apartments and estimated "that other developments which will be brought to the City as the result of the building of the apartment house [Mira Mar] will much more than offset the concession which has been made to Mr. McAnsh, and that the spirit of cooperation shown by the council will also prove valuable in inducing capitalists to invest in this city."³¹ A real estate office located next to the Mira Mar Apartments and Mira Mar Hotel was logical and convenient. An elaborate billboard was located on the roof of the Bacon & Tomlin, Inc., office building, and lights located on the frame of the billboard announced the presence of the real estate office at night.³² The corner entrance and main elevations which facaded both South Palm Avenue and McAnsh Square provided excellent exposure for potential real estate investors to see.

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Item Number: 7 (Description), 8 (Significance)

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

¹Sanborn Map Company, Maps of Sarasota. 1925. New York: Sanborn Map Company.

²Polk's Sarasota City Directory. 1926. p.325.

³This Week in Sarasota Scrapbook. N.S., N.D. Located at Sarasota County Historical Archives. Sarasota, Florida.

⁴Ibid.

⁵Ibid.

⁶Sarasota County Court House, Recording Department, Room 10, 2000 Main Street, Sarasota, Florida.

⁷Polk's Sarasota City Directory. 1926. p. 325.

⁸Sanborn Map Company. Maps of Sarasota. 1929. Sheet 4. New York: Sanborn Map Company.

⁹This Week in Sarasota Scrapbook. N.S., N.D. Located at Sarasota County Historical Archives. Sarasota, Florida.

¹⁰Ibid.

¹¹Ibid.

¹²Ibid.

¹³Ibid.

¹⁴Ibid.

¹⁵Sanborn Map Company. Maps of Sarasota. 1929. Sheet 5. New York: Sanborn Map Company.

¹⁶Polk's Sarasota City Directory. Sarasota, 1926. p. 325.

¹⁷Sarasota County Court House. Recording Department. Room 10, 2000 Main Street. Sarasota, Florida.

¹⁸Sanborn Map Company. Maps of Sarasota. 1925. New York: Sanborn Map Co

¹⁹Polk's Sarasota City Directory. 1926. p. 325.

CONTINUATION SHEET

Item Number: 7 (Description), 8 (Significance)

²⁰This Week in Sarasota Scrapbook. N.S., N.D. Located at Sarasota County Historical Archives. Sarasota, Florida.

²¹Polk's Sarasota City Directory. 1926. p. 325.

²²Karl Grismer. The Story of Sarasota. Sarasota: M. E. Russell, 1946. pp. 314-315.

²³Ibid.

²⁴Sanborn Map Company. Maps of Sarasota. 1925.

²⁵Polk's Sarasota City Directory. 1926. p. 325.

²⁶Ibid.

²⁷Grismer, p. 314.

²⁸Ibid.

²⁹Ibid., p. 262.

³⁰Ibid., pp. 314-315.

³¹Sarasota County Times. December 7, 1922. Front page.

³²This Week in Sarasota Scrapbook. N.S., N.D. Located at Sarasota County Historical Archives. Sarasota, Florida.

9 BIBLIOGRAPHICAL REFERENCES

Grismer, Karl. The Story of Sarasota. Sarasota: M. E. Russell. 1946.

Sanborn Map Company. Maps of Sarasota. 1925. 1925. New York: Sarasota Map Company.

Sarasota County. Records Department. Sarasota County Courthouse. Sarasota, Florida

Sarasota County Times. December 7, 1922. On file Sarasota County Historical Archives. Sarasota, Florida.

This Week in Sarasota Scrapbook. N.S., N.S., Located at Sarasota County Historical Archives. Sarasota, Florida.

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

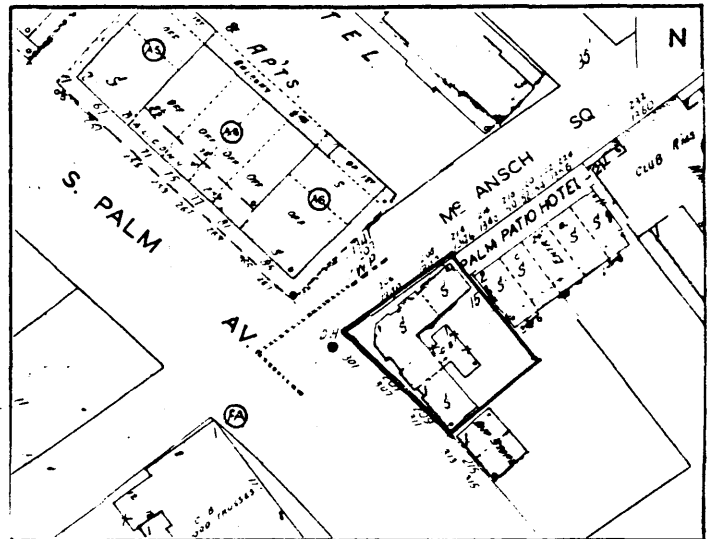
- Less than 1

UTM Coordinates:

17 34,748,0 3,024,195
 ZONE EASTING NORTHING

USGS Sarasota 7.5 1973

Township	Range	Section
T36S	R18E	S19



VERBAL BOUNDARY DESCRIPTION

Gillespie Pl. Subdivision 1/11A / Block No. E / Lot No. 15

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

STREET & NUMBER

City Hall P.O. Box 1058

TELEPHONE

CITY OR TOWN

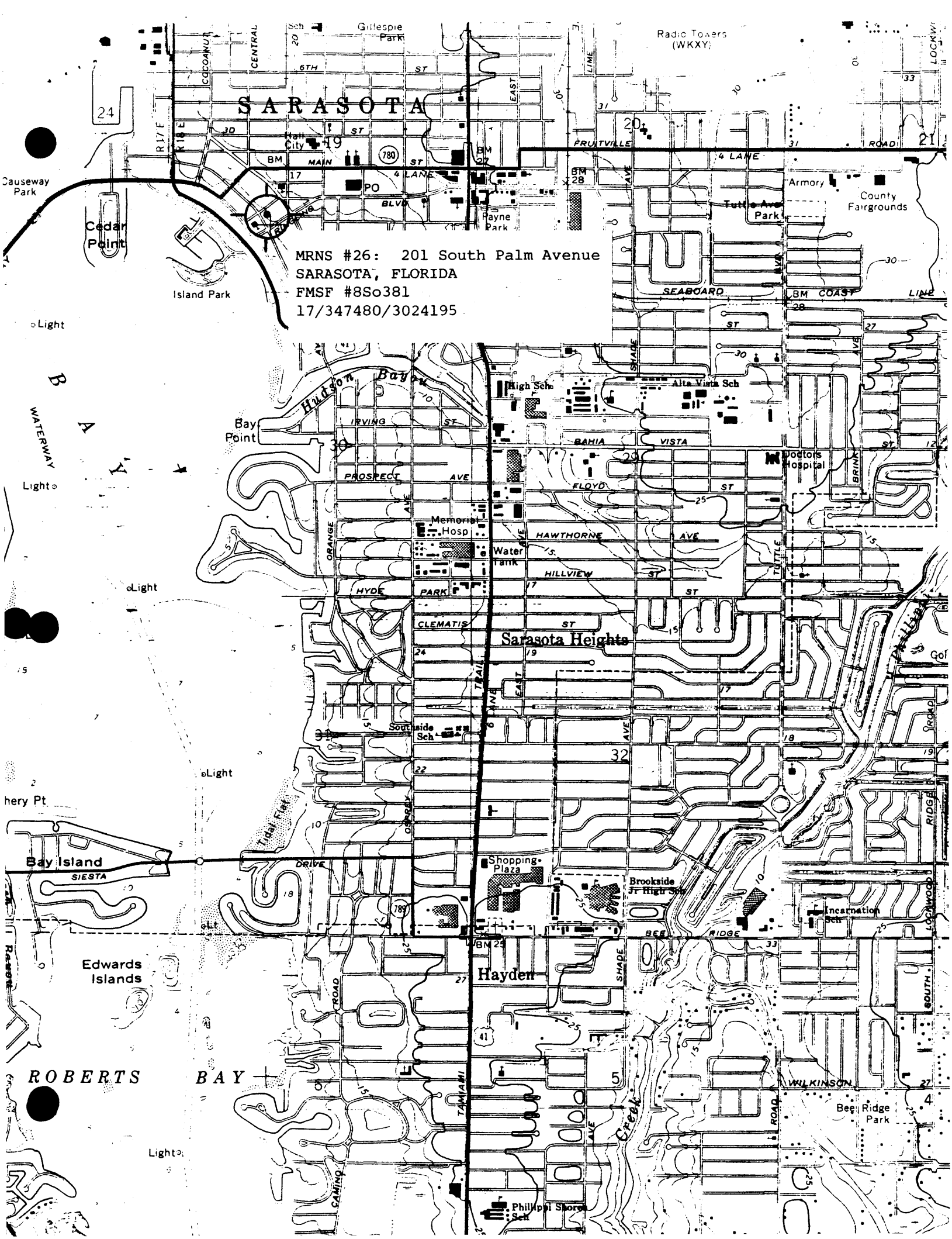
Sarasota

STATE

Florida

ZIP CODE

33578



SARASOTA

MRNS #26: 201 South Palm Avenue
SARASOTA, FLORIDA
FMSF #8So381
17/347480/3024195

Radio Towers
(WKXY)

Hudson Bay

Sarasota Heights

Hayden

ROBERTS BAY

Bay Island
SIESTA

Edwards Islands

Bees Ridge Park

Shopping Plaza

Brookside Fr High Sch

Incarnation Sch

Philippi Shore Sch

Doctors Hospital

Memorial Hosp

Southside Sch

High Sch

Alta Vista Sch

Cedar Point

Island Park

County Fairgrounds

Armory

Tuttle Ave Park

Causeway Park

Gillespie Park

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