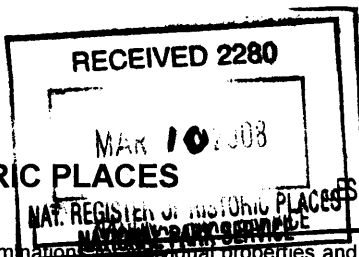


United States Department of the Interior
National Park Service



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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determination of 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 any 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 REVERE QUALITY INSTITUTE HOUSE

other names/site number Roberta Healy Finney House, Ralph Twitchell House; FMSF SO02439

2. Location

street & number 100 Ogden Lane N/A not for publication

city or town Sarasota vicinity

state FLORIDA code FL county Sarasota code 115 zip code 34242

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.)

Barbara C. Matlock / DSHPO 9/27/2007
Signature of certifying official/Title Date

State Historic Preservation Officer, Division of Historical Resources
State or 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 See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Signature of the Keeper

Date of Action

Patricia Andrews

3/26/2008

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

- buildings
- district
- site
- structure
- object

Number of Resources within Property

(Do not include any previously listed resources in the count)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	2	structures
0	0	objects
1	2	total

Name of related multiple property listings

(Enter "N/A" if property is not part of a multiple property listing.)

ARCHITECTURAL RESOURCES OF THE SARASOTA SCHOOL OF ARCHITECTURE

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/Single Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

MODERN MOVEMENT/Sarasota School

Materials

(Enter categories from instructions)

foundation Concrete

walls Glass

Concrete

roof Tar and Gravel

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

- 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

Period of Significance

1949

Significant Dates

1949

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Twitchell Ralph, Rudolph, Paul

Blder: Lambie, John E.

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 36) 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

#

REVERE QUALITY INSTITUTE HOUSE
Name of Property

Sarasota Co., FL
County and State

10. Geographical Data

Acreeage of Property Less than one

UTM References

(Place additional references on a continuation sheet.)

1	1	7	3	4	5	7	4	0	3	0	2	0	6	8	0
	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 Laurie Muldowney Historic Preservation Specialist/W. Carl Shiver, Historic Preservationist

organization Bureau of Historic Preservation date September 2007

street & number 500 South Bronough Street telephone (850) 245-6333

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 James Olsen

street & number 25 South Tuttle Drive telephone (941) 954-5535

city or town Sarasota state Florida zip code 34237

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

REVERE QUALITY INSTITUTE HOUSE
SARASOTA COUNTY, FLORIDA
DESCRIPTION

SUMMARY PARAGRAPH

The Revere Quality Institute House is a Sarasota Modern style, one-story, rectangular plan residence located at 100 Ogden Lane on Siesta Key, an island residential subdivision of the city of Sarasota. Constructed in 1949, the c. 1,000 square foot house has a flat roof and glass and concrete walls that rest on a concrete slab. The roof overhang extends at least three feet from the exterior walls. The house features a combination of fixed glass walls, both wood and glass jalousie windows, and glass and aluminum frame doors. There are also solid wood doors found at the kitchen entrance, dining room, and master bedroom. A screened rectangular skylight illuminates an enclosed courtyard, or atrium, that occupies almost a third of the interior space of the residence. The courtyard contains a grass carpet planter with no sidewalls, adding to the blending of indoors and outdoors. The weight of the roof is borne by steel lally columns. The living and dining room areas flow into one another and open onto the interior courtyard. The living room area features a shallow fireplace with a ceramic tile outer hearth and a copper hood that also doubles as a flue vent for both the fireplace and kitchen stove. The kitchen is located just southeast of the dining area and gives access to a short hallway leading to the two bedrooms. The house has only one bathroom found near the bedroom doors. The bedrooms contain closets and storage areas for clothes and other belongings. The house was completely restored to its original 1949 appearance between 2005-2007 under an agreement to construct a new companion, three-story 4,500-square-foot modernist home. The new home references but does not imitate the lines of the smaller residence.

SETTING

Sarasota is a city with a population of approximately 51,000 located in western Florida about 55 miles south of Tampa. The city is located on Sarasota Bay, an inlet to the Gulf of Mexico. The Revere House is located on the gulf side of the north end of Siesta Key, a barrier island just eight miles long located southwest of downtown Sarasota. A portion of the north end of Siesta Key lies within the boundaries of the City of Sarasota, while most of Siesta Key lies in unincorporated Sarasota County. The house lies at the end of Ogden Lane, approximately one block west of Higel Avenue which intersects with Siesta Drive which connects the island via a drawbridge to South Tamiami Trail (U.S. Highway 41), a major north-south highway on the mainland. Entry to the property is gained by a graveled driveway (Photo 1) that splits to direct cars to the integrated carport (Photo 2) at the north of the historic building and continues south to a broad parking area next to the new residence (Photo 3). The west elevation of the house overlooks Bayou Louise, a narrow navigable tributary of the Intracoastal waterway (Photo 4).

The compound, features two dwellings, a non-historic swimming pool (Photos 5-6), a wooden boat dock, and three masonry walls that insure privacy and control access to the property which features a manicured lawn and semi-tropical trees and bushes. The two masonry walls flanking the driveway entrance are the only noncontributing resources encompassed by the historic boundaries of the property. The area between the driveway and the east elevation of the Revere House features a grassy lawn and a paved courtyard (Photo 7)

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CONTINUATION SHEET

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REVERE QUALITY INSTITUTE HOUSE
SARASOTA COUNTY, FLORIDA
DESCRIPTION

that are separated by a masonry wall that connects to a small masonry storage house (Photo 8) that originally housed the laundry. The courtyard continues south to meet the paved pavilion (Photo 9) that occupies the area beneath the second floor of the new residence. The west side of the historic house faces a non-historic paved patio and swimming pool that were part of the new construction on the property completed in 2007.

Exterior

The house does not have a main entrance facade in the traditional sense. Entry from the east can be gained through the two carport doorways (Photo 10) that open onto the east and west sides of the interior courtyard or via the kitchen (Photo 11) located at the south courtyard. There are three doorways that connect the west side of the house with the western patio and pool, one in the carport (Photo 12), one in the dining area, and another in the southwest (master) bedroom (Photo 13). The west elevation of the house is open most of the length of the living, dining, and southwest bedrooms to provide a nearly unobstructed view of Bayou Louise and the properties on the other side of the waterway. The superstructure of the house rests on a flat concrete slab. The flat lamolithic¹ roof is supported by the sparse sections of concrete walls and the 19 three-inch diameter lally columns² that are keyed in at the base and ceiling and welded into steel mats in the concrete above and below. The solid concrete walls of the house were positioned to act as buffers against the north wind with all glass areas and ventilation spaces facing toward the prevailing winds.³

Except for the north wall, exterior walls on the original design for the house called for a combination of fixed window walls, sliding glass doors, and wood and glass jalousie windows, but the sliding door plan was abandoned in the final design. A concrete wall extending out from the house visually shields the patio, laundry and service area from the entrance. The inside and outside flow together by means of glass walls running from floor to ceiling. The fixed glass walls feature both wood and glass jalousie windows and glass and aluminum frame doors. A screened rectangular skylight (Photo 14) illuminates an enclosed courtyard, or atrium, that occupies almost a third of the interior space of the residence. The courtyard contains a grass carpet planter with no sidewalls, adding to the blending of indoors and outdoors.

Interior

The house features a modified open plan consisting of two bedrooms, a living room and dining room area, an interior courtyard, a kitchen, and a bathroom. The floors are terrazzo⁴ throughout. The distinctive

¹ The lamolithic technique used cast-in-place concrete reinforced with steel, named for the builder of the house John Lambie.

² A lally or lolly column is a long, round, steel pipe oriented vertically to provide support to beams or flat roof structures. The column is sometimes filled with concrete to provide additional rigidity and strength.

³ "Economy on Design is Attained," *Sarasota Herald Tribune*. August 8, 1948.

⁴ A flooring material of marble or stone chips set in mortar and polished when dry, derived from Italian, perhaps from Old Provençal terrassa, terrace.

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REVERE QUALITY INSTITUTE HOUSE
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DESCRIPTION

enclosed patio-porch area separates the carport from the living and dining areas and features an aluminum framed glass wall on the south that divides the area from the living room (Photos 15-16). The south wall of the centrally located living room contains a brick fireplace (Photo 17). The shallow configuration of the fireplace is typical of Twitchell's designs. The kitchen (Photos 18-19), bathroom (Photo 20), and two bedrooms are located south of this space. The interior partitions, except for the "wet wall" between kitchen and bathroom, double as storage walls. The inner partitions are independent of the structural support system and were designed to be separately fabricated and moved into place. The bedroom walls (Photos 21-22) are basically non-load supporting plywood partitions that also serve as closets, storage areas, and bookshelves. All major rooms contain either large windows or fixed glass exterior walls (Photo 23). The restoration of the house also attempts to match the original color scheme as designed by Twitchell. The ceiling is painted a strong peacock blue, in contrast to grey concrete walls, and the striated plywood partitions have been stained a light grey.

Twitchell's Alterations

Major alterations to the house beginning c. 1950 have been reversed. A bird's eye view drawing of the house (Attachment 1)—minus the roof—prepared by Twitchell in 1948 shows the proposed single-bay carport and storage room and the interior courtyard with its grass covered planter. The drawing shows that the courtyard was to serve as an "open air" living room or lounge area, bringing the outdoors and indoors together, but separated from the living/dining room area by a glass wall. After Twitchell's marriage to Roberta Healy Finney in 1950, his wife requested that he alter the house to create a master bedroom and bath that would provide them with a private entrance and access to rest of the house. The carport was converted into the master bedroom and the storage area at the rear of the carport into a bathroom (Attachment 2). A wall was constructed across the entrance bay to the carport to create the bedroom space and the main entrance relocated from the carport to the enclosed courtyard (Photo 24). The glass wall separating the courtyard from the living/dining room area was removed, the planter replaced with a paved floor, and the screened opening in the roof fitted with a glass skylight (Photos 25-26). A three bay carport attached to a guest cottage was constructed immediately southeast of the house (Photos 27-28). With the loss of the original carport, it was necessary to construct a new shelter for the cars owned by Twitchell and his wife. Furthermore, the two small guest bedrooms in the main house were insufficient to accommodate Twitchell's extended family. This building was demolished in 2006 to make way for the large new residence on the site. All of the modifications to the original house and the carport/guesthouse were designed by Twitchell. Why Twitchell would agree to so severely alter his remarkable prototype house seems puzzling to historians, but he probably felt that the house had served its publicity purposes for his firm and did not see the need to preserve its original appearance for posterity.

Riding to the Rescue

The modernist Revere Quality Institute House survives into a new century, thanks to a visionary band of brothers. The clean-lined Revere House would probably have been torn down without the intervention of

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REVERE QUALITY INSTITUTE HOUSE
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DESCRIPTION

Howard Rooks, Doug Olsen and Guy Peterson. Although owner Doug Olsen knew that the land was far more valuable than the small dilapidated house (under 1,000 minimal square feet), he felt obligated to preserve it because of its impressive architectural history. Once it became vacant, the deteriorating house was occupying a swath of waterfront property worth more than a million dollars.⁵ Yet, thanks to a plan to turn the historic Twitchell/Healy house into the guesthouse for a new multimillion-dollar modernist house on the site, the tiny home was rescued from the wrecking ball. “There would be no way to save this kind of house, which sits in the middle of the property, without some really imaginative project,” stated entrepreneur and real estate developer W. Howard Rooks, one of the Sarasota partners in the Revere House project. “In today’s market, waterfront land is just too valuable; and any buyer would naturally expect a spacious home on the lot. But architect Guy Peterson had an idea. Owner Doug Olsen and builder Pat Ball and I were intrigued by it. And now we’re going through with a project that will save and restore the Revere House by making it a vital part of a larger whole.”⁶

Construction got under way to restore the Revere House to exactly what it was in 1949 and to designate it as the guest cottage and pool pavilion that complement the new 4,500-square-foot modernist home that references the lines of the smaller residence. In its design phase, the project won five local American Institute of Architects awards and one state AIA prize. Plans called for the Revere House to be finished first, and be furnished the way it was when curious potential homebuyers first toured it in 1949. Olsen and Rooks intend to open the restored Revere House for special architecture-related events as a way of promoting interest in the compound. “The rationale is simple,” says Peterson, a Sarasota native who specializes in modern architecture. “To preserve the Revere House, we had to give it a function and make it part of a larger design scheme. The structure is being revived because it has a use.”

The Site Location Problem

Peterson admits that the key to this rescue mission was putting a big, modernist home on the site; however, construction of the new companion residence presented a number of problems, not the least of which was the size of the building site. As is evident in a 2006 Google Earth aerial view of the site (Photo 29) there were few options on where to place the new building on the .73 acre lot, the center of which was already occupied by the historic residence. There was sufficient space for the new building only in the southeast corner of the lot where the carport/guest house was located. Even then, it would be a tight fit, and the new residence would almost touch the southern and eastern property lines. All of the neighboring lots to the south and east were already occupied by other residences, and the location of the driveway and parking area could not be changed. It was also essential that the view of Bayou Louise be preserved. Historically, it was the only vista of importance and the reason for orienting the house as it had been done. Being hemmed in by the surrounding residential construction, no attempt was made to formally landscape other portions of the lot. Only the view of

⁵ The Sarasota County Property Appraiser assessed the property at \$1,126,300.

⁶ John Pichette, AIA, from Peterson’s firm is the project architect.

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REVERE QUALITY INSTITUTE HOUSE
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DESCRIPTION

Bayou Louise was essential to the original design of the Revere Quality house and the placement of the window walls on the western elevation.

There can be little doubt that the scale and height of the new residence overwhelms the historic one, but according to architect Guy Petersen, “The new house justifies the land value.” He credits his clients, Rooks and Olsen, with the vision to see a modern structure on the property instead of another Neo-Mediterranean Revival palace. The Revere House has seven-foot high ceilings, but to meet Federal Emergency Management Administration (FEMA) regulations, the first floor of the new residence had to be above eight feet, with the result that the flat roof is 35 feet above the ground. The construction of the swimming pool and patio (Photos 30-31) between the west elevation of Twitchell’s house and Bayou Louise seemed essential to attract a buyer for the property. As can be seen in photographs taken in the 1950s and in 2007 (Photos 32-34), the yard stretching out to the shore of Bayou Louise was covered by an ordinary grass lawn, absent of any distinctive landscaping.

Peterson says the Revere House was the driving force in designing the two-story home (which has vistas of the Gulf as well as the bayou). “The design plays off the little house, and the materials are the same—walls of glass, steel columns, concrete exterior and terrazzo floors,” he explains. “There’s continuity between the two structures; and the placement of the swimming pool, the motor court and even the trees is precise and calculated.” The house has been placed on the real estate market with an asking price of approximately four million dollars.⁷

Ralph Twitchell’s associate, Paul Rudolph, described the house in a letter that Peterson was lucky enough to come across in researching the property. The architect even laid out particular emphasis on the color scheme. “The ceiling is painted a strong peacock blue, in contrast to gray concrete walls and the gray wood stain of the striated plywood storage partitions,” wrote Rudolph. “A note of warmth is introduced with a copper-hooded fireplace, whose hood penetrates the fireplace wall to become a hood for the stove. Copper color is picked up in cushions and upholstery, and lemon yellow is used on kitchen and bathroom walls, and in the bedspread in the master bedroom. But the overall scheme is subdued and quiet, in cool contrast to the sunny, living warmth of color of the outside garden planting.” The quartet involved in the Revere House project hopes this experiment in preservation can serve as a model for other Sarasota School of Architecture homes in danger of demolition. The Revere House was a prototype for a new way of living in the last century. Perhaps it will be a model for creative living in this century, too.⁸

⁷ Fottler, Marsha. “Riding to the Rescue... Brothers,” Sarasota Magazine, February 1, 2005.

⁸ Fottler, Marsha. “Riding to the Rescue... Brothers,” Sarasota Magazine, February 1, 2005.

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Section number 7 Page 6

REVERE QUALITY INSTITUTE HOUSE
SARASOTA COUNTY, FLORIDA
DESCRIPTION

Seven Aspects of Integrity

- 1. Location:** The location of the Revere Quality Institute House was chosen expressly to take advantage of its view of Bayou Louise. The house is one of three Twitchell/Rudolph residences that overlook the bayou. The others are the Healy Guest House (1951) and the Cohen House (1955) located across the waterway from the Revere Quality House and are visible from the property. The necessity of constructing a large companion residence on the property—although unfortunate—does not affect the main view created by its site orientation.
- 2. Design:** The original design of the Revere Quality House was one of the first expressions of the “weightless” residences designed by Twitchell and other architects of the Sarasota School of Architecture. The use of glass walls, lally columns, flat roofs, simplicity of ground plan, and the integration of interior and exterior space were among the major aims the original group of architects who often discussed these principles among themselves. Even after Twitchell modified the house in 1950 to make it a more convenient family residence, it retained most of its visual and physical characteristics. The integrated carport was enclosed for use as a master bedroom; the glass wall separating the interior courtyard from the existing living room and the grass planter were removed, but the overall interior space remained visually unchanged. Twitchell made no further modifications to the residence.
- 3. Setting:** The yard facing Bayou Louise was not seriously considered from the viewpoint of landscaping or other construction in the original design of the Revere Quality House. There were no specific plantings in the way of trees, ornamental bushes, or flower beds indicated on any of the early plans, and no evidence about such discussions between Twitchell and Rudolph have come to light. The simple grass planter in the interior courtyard seems to follow the basic principles of Zen Japanese garden design, such as reduced scale, symbolization, and conciseness of vision.
- 4. Materials:** The material character of the house was not seriously changed after 1949. Even the creation of the master bedroom employed the same concrete block that had been used to define the integrated carport. Glass louver windows, like those found in the other two bedroom were used to illuminate and provide ventilation for the master bedroom.
- 5. Workmanship:** The principles of construction employed by Twitchell and Rudolph for the project included “good site planning, efficient use of space, use of quality materials, employment of quality workmanship, installation of quality equipment, with planning for convenience, livability, privacy, orientation, outdoor living, and the future expansion of the house. These qualities were maintained at all stages of house’s existence. It is also clear that Twitchell considered making changes to the residence as they might become necessary. The new pool reflects a simplicity in design that matches Twitchell’s principles.

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REVERE QUALITY INSTITUTE HOUSE
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DESCRIPTION

6. **Feeling:** The restored Revere Quality House clearly expresses the aims of the architects of the Sarasota School of Architecture through its design, use of materials, and aesthetic for a modern vision of residential architecture freed from the revival types that had continued to dominate American stylistic taste since the last years of the 19th century. It also sought to free itself from what the Sarasota School architects considered the heavy and boxy character of the International style that had come to the fore in the 1930s.
7. **Association:** The house is clearly an example of the kind of work that Ralph Twitchell had been aiming for since the design of his beach residence at Big Pass Lane in Sarasota in 1948 and reached a mature expression in his design for the Lucienne Nielsen House in Nokomis, Florida, in 1956. The Nielsen House was listed in the National Register on March 21, 2007. Like the Nielsen House, the Revere Quality House is a highly individual stylistic statement, a one-of-kind design created to suit the needs of a client for a comfortable and visually distinctive residence.

The Revere Quality Institute House, therefore, strongly retains its historic character in nearly all the aspects used to evaluate integrity. The sense of place is essentially unchanged as one looks north from the presently existing building. The pool to the west has a low profile and does not interfere with the original view from the house. Its impact is further diminished by its simplicity, which is in keeping with what Twitchell may have envisioned as a future addition to the property.

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CONTINUATION SHEET**

Section number 8 Page 1

REVERE QUALITY INSTITUTE HOUSE
SARASOTA COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY PARAGRAPH

The Revere Quality Institute House is eligible for listing in the National Register of Historic Places at the local level under Criterion C in the area of Architecture. The building is significant as an early example of modern architecture categorized as the Sarasota School of Architecture. It was designed in 1948 by the architectural firm of Ralph Twitchell and Paul Rudolph for the Revere Quality Institute. The residence embodies many principles first developed under of the International style in its planning and design which was adapted to the climate and geographical setting of Florida. It also reflects a new attitude to planning that melded interior and exterior space through an expanded use of glass walls and a minimum of visible structural elements. The Sarasota School architects contributed new design and material elements that distinguished their works from earlier International style precedents. Like the majority of the buildings designed by the small group of architects that came to form the Sarasota School of Architecture, the building is a highly individual stylistic statement, a one-of-kind design created to suit the needs and tastes of a client for a comfortable and visually distinctive residence. The residence contributes to the **ARCHITECTURAL RESOURCES OF THE SARASOTA SCHOOL OF ARCHITECTURE Multiple Property Submission** under the **Collaboration of Ralph Twitchell and Paul Rudolph, 1947-1952 Historic Context and the F.1 Property Type: Residential Buildings**.

HISTORICAL CONTEXT

The Revere Quality Institute

The post-World War II residential building construction industry raced to meet the housing demands of returning veterans. Wartime restrictions on the manufacture of consumer products and new construction were lifted. Raw material consumption and factory production, previously dedicated to the American war effort, now refocused on the domestic consumer market. It was a period of exciting new advances in residential construction. New and improved light metals and plastics came into common use. Synthetic resins revolutionized plywood building products. Traditional materials like wood, masonry and concrete, re-engineered for more cost-effective wartime erection, found a new place in home building. Prefabrication and other wartime production efficiencies became integral to peacetime construction.⁹

In order to promote their products in this booming new market, the Revere Copper and Brass Company joined with the Southwest Research Institute, part of the Housing Research Institute, to create a national program to advance “better architect-builder relations and the general improvement of the quality of speculatively built houses.” The program solicited proposals featuring quality modern design, which Revere considered more cost effective and livable than traditional residential design. Participants juried into the

⁹ History of the Revere Quality House Program, <http://www.arapahoeacres.org/history.htm>.

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CONTINUATION SHEET**

Section number 8 Page 2 REVERE QUALITY INSTITUTE HOUSE
SARASOTA COUNTY, FLORIDA
SIGNIFICANCE

program would build ten or more economical, single family homes designed by a professional architect. Local and national publicity would promote the homes, architects, homebuilders and Revere Copper and Brass products throughout the country.”¹⁰

The Institute was not primarily concerned with architectural styles, but experience has demonstrated that intelligent planning for convenience and comfort, economy in the use of materials and site labor, and the elimination of superfluous ornamentation, usually results in distinctive contemporary houses. Furthermore, it was believed the public is better served when a choice is made available between houses of traditional styles, of which many are built, and other houses which do not adhere to the limitations of any traditional style. The value of retaining capable architects was emphasized. The cost of a house designed by a professional architect was not necessarily prohibitive. Frequently, architect designed houses actually cost less than those not professionally designed.¹¹

ARCHITECTURAL SIGNIFICANCE

The Twitchell/Ruldolph Plan

The design (Attachment 1) submitted by Ralph Twitchell (1890-1978) and his young associate, Paul Rudolph (1918-1997) was one of eight prototypes endorsed and commissioned by the Revere Quality House Institute and Architectural Forum. Built in 1948, The house was meant to demonstrate how industrial materials could fashion a durable, attractive and affordable private residence and embodied a long-term interest among technologists in developing a viable, economical concrete technology for building houses in Florida that would resist moisture, termites, and hurricanes. It was constructed by Lamolithic Industries, a local company that developed reusable modular steel forms and a mobile concrete mixing apparatus, intended to become a widely used construction system. John Lambie, the founder of the company, built five speculative house using his Lamolithic concrete technology. Promoted as low-maintenance and fireproof, the concrete structure provided increased freedom in spatial configuration and the opportunity for larger expanses of glass.¹² Built with poured concrete, steel columns and glass, the house had six-inch-thick slab walls, copper screening, wide overhangs, and non-load bearing interior walls.

The principles of construction employed by Twitchell and Rudolph for the project included “good site planning, efficient use of space, use of quality materials, employment of quality workmanship, installation of quality equipment, with planning for convenience, livability, privacy, orientation, outdoor living, and the future expansion of the house. The house was designed and placed so that a fixed glass exterior wall faced Bayou

¹⁰ History of the Revere Quality House Program.

¹¹ Ibid.

¹² Christopher Domin and Joseph King, Paul Rudolph, The Florida Houses. New York: Princeton Architectural Press, 2002.

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Louise (Photo 30). The opposite wall was a combination of fixed glass and both wood and glass jalousie windows (Photo 24). When the jalousie windows were opened, the house appeared transparent on two sides. A rectangular roof opening allowed for the creation of an enclosed courtyard that included a carpet of grass, adding to the blending of indoors and out (Photo 34). Both the living and dining rooms opened directly onto this courtyard area.¹³ Electric heating coils set into the walls provided winter heat while the overhanging roof eaves provided relief from summer heat. The interior of the house was designed to reflect the simplicity and utility of the exterior. The cabinetry and all of the fixtures were part of the overall design, and the furniture was selected by Twitchell and Rudolph. One of the more fascinating features of the interior was the copper hooded fireplace, whose flue doubled as a vent for the kitchen stove (Photo 35). The house drew both national and international acclaim, appearing in publications such as Architectural Record, Architectural Forum, Interiors, L'Architecture d'Aujourd'hui (France), and Domus (Italy)

The design of the Revere Quality Institute House gave Twitchell a chance to more fully develop ideas that he had used in the design of his own residence at 101 Big Pass Lane (Photos 37-38; Attachment 3) in 1941. Twitchell had already begun to use a planar approach to his design and use of space, both on the exterior and interior. The flat roof forms and the extensive use of both fixed glass windows and sliding doors would mark his later works. His options, however, were limited in the design of this house because of his use of wood and Ocala block for the structural system. The materials also proved to be subject to the deleterious effects of the weather, especially the moist salty air that caused the structure to deteriorate without constant and expensive maintenance. Despite efforts to save this early forward looking example of Sarasota School architecture designed by one of its founders, the prohibitive cost of restoration has made it virtually impossible to preserve "the house that started the Sarasota School," and it has been scheduled for demolition.¹⁴

After the Revere House was opened to the public in 1949, an estimated 16,000 people toured the house,¹⁵ and shortly thereafter Roberta Healy Finney (1915-1966) purchased it for \$18,400. She was already familiar with the work of Twitchell and Rudolph who had built the nearby "Cocoon House"¹⁶ on Siesta Key for

¹³ Revere Quality House Institute Advertisement: Revere House. The Saturday Evening Post. (July, 1948), 52-53.

¹⁴ Harold Bubil, "Twitchell House to be Demolished," Herald Tribune, April 11, 2007.

¹⁵ Michael McDonough, "Four Architects in Sarasota, Florida - 1920-1970." Archives, Sarasota County Historical Association, Sarasota (1985), p. 14.

¹⁶ Also known as the Healy Guest Cottage, the house lies on the opposite side of Bayou Louise from the Revere House.

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Finney's parents. Upon moving into the house, Roberta Finney stated that "the design, organization, and efficiency of the house provided the thrill of living in and being part of what was not a house, in the conventional sense, but a beautifully proportioned sculptural entity that is exquisitely elegant and refined."¹⁷ The house was hardly a year old, however, before its pristine and elegant design fell prey to the necessity of expediency. After Ralph Twitchell moved into the house in 1950 upon his marriage to Roberta Finney, changes were made to accommodate the family. The carport area was converted into a master bedroom and the attached storage area into a bathroom. The interior patio was converted into an extension of the living room and the opening in the roof—which formerly had wire screening—was fitted with a skylight. Roberta died in 1966, and Twitchell married Paula Behnke (1920-1994). Twitchell lived in the home until his death in 1978, and Paula continued to occupy the residence until her own death in 1994. Members of the family continued to use the house until 1998 when the property was transferred to Doug Olsen in May of 2000. Olsen was joined by real estate developer Howard Rooks in January of 2005 to create the Ogden House Partnership to restore the historic residence to its original form and construct a new complementary residence on the site.

¹⁷ Roberta Finney, Letter to Mrs. Florence Egan, Assistant Editor, Architectural Department, House and Garden, June 13, 1949.

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MAJOR BIBLIOGRAPHICAL REFERENCES

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GEOGRAPHICAL DATA

Verbal Boundary Description

Parcel 2019-13-0008,

LOTS 4 5 6 & A STRIP OF LAND LYING WLY OF SAID LOTS & E OF BAYOU LOUISE SAID STRIP BOUNDED ON N BY AN EXT OF N PROPERTY LINE OF LOT 4 BLK 39 EXTD WLY TO BAYOU LOUISE ON S BY EXT OF S LINE OF LOT 6 BLK 39 EXTD WLY TO BAYOU LOUISE ON E BY WLY ROW OF GULF AVE & ON W BY BAYOU LOUISE & 1/2 OF VAC ALLEY ADJ THERETO BLK 39 REVISED PLAT OF SIESTA ORI 2003098192 - 8194

The Revere Quality Institute House is located on Siesta Key, in Sarasota County. The property is located on the gulf side of the key to the south and west of the (dead) end of Ogden Road. Boundaries of the property are determined by the shoreline of Bayou Louise to the west and by previously determined lot lines to the north, south and east. The property is accessed via Ogden Road at the northeast corner of the property.

Boundary Justification

The above boundaries encompass all of the historic resources associated with the property known as the Revere Quality Institute House.

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LIST OF PHOTOGRAPHS

PHOTOGRAPHS

1. Revere Quality Institute House
2. 100 Ogden Lane, Sarasota (Sarasota County), Florida
3. Carl Shiver
4. May 2007
5. Florida Bureau of Historic Preservation
6. Driveway, Looking North
7. Photo 1 of 38

Items 1-5 are the same for the remaining photographs except where indicated

6. East Elevation of Revere House, Looking Southwest toward Carport
7. Photo 2 of 38

6. North Elevation of New Residence, Looking Southwest
7. Photo 3 of 38

6. View of Bayou Louise, Looking Northwest from 2nd Floor of New Residence
7. Photo 4 of 38

6. West Elevation of Revere House, Looking Northeast
7. Photo 5 of 38

6. North and West Elevations of New Residence, Looking Southeast
7. Photo 6 of 38

6. East Elevation of Revere House, Looking Southwest toward Former Laundry Shed
7. Photo 7 of 38

6. Former Laundry Shed of Revere House, Looking East
7. Photo 8 of 38

6. New Residence Pavilion, Looking East
7. Photo 9 of 38

6. North and East Elevations of Revere House, Looking Southwest toward Carport Entrance
7. Photo 10 of 38

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LIST OF PHOTOGRAPHS

- 6. South and East Elevations of Revere House, Looking Northwest toward Kitchen Entrance
- 7. Photo 11 of 38

- 6. West Elevation of Revere House, Looking Southeast toward Interior Courtyard Entrance
- 7. Photo 12 of 38

- 6. West Elevation of Revere House, Looking Northeast toward Dining Room Entrance
- 7. Photo 13 of 38

- 6. West Elevation and Roof of Revere House, Looking Northeast toward Skylight
- 7. Photo 14 of 38

- 6. Interior Courtyard of Revere House, Looking Northwest toward Entrance
- 7. Photo 15 of 38

- 6. Interior Courtyard of Revere House, Looking Southwest toward Living Room
- 7. Photo 16 of 38

- 6. Interior, Living Room of Revere House, Looking Southwest toward Fireplace
- 7. Photo 17 of 38

- 6. Interior, Kitchen of Revere House, Looking Northeast toward Doorway
- 7. Photo 18 of 38

- 6. Interior, Kitchen of Revere House, Looking Southwest toward Dining Room
- 7. Photo 19 of 38

- 6. Interior, Revere House Bathroom, Looking Northeast
- 7. Photo 20 of 38

- 6. Interior, Revere House Bedroom, Looking Northeast
- 7. Photo 21 of 38

- 6. Interior, Revere House Bedroom, Looking Northeast toward Jalousie Window
- 7. Photo 22 of 38

- 6. Interior, Revere House Bedroom, Looking Southeast toward Windows
- 7. Photo 23 of 38

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REVERE QUALITY INSTITUTE HOUSE
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LIST OF PHOTOGRAPHS

3. Carl Shiver
 4. 2005
 5. Florida Bureau of Historic Preservation
 6. East Elevation, Looking Southwest
 7. Photo 24 of 38
-
3. Carl Shiver
 4. 2005
 5. Florida Bureau of Historic Preservation
 6. Interior, Living Room, Looking Northwest
 7. Photo 25 of 38
-
3. Carl Shiver
 4. 2005
 5. Florida Bureau of Historic Preservation
 6. Interior, Living Room, Looking Southeast
 7. Photo 26 of 38
-
3. Carl Shiver
 4. 2005
 5. Florida Bureau of Historic Preservation
 6. Carport/Guest Cottage (Demolished), North Elevation, Looking South
 7. Photo 27 of 38
-
3. Carl Shiver
 4. 2005
 5. Florida Bureau of Historic Preservation
 6. Carport/Guest Cottage (Demolished), West Elevation, Looking North
 7. Photo 28 of 38
-
3. (Unknown) Google Earth
 4. 2006
 6. Aerial View of Revere House Property (Pre-restoration)
 7. Photo 29 of 38

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LIST OF PHOTOGRAPHS

3. Carl Shiver
4. May 2007
5. Florida Bureau of Historic Preservation
6. Swimming Pool and Concrete Bench, Looking Northwest
7. Photo 30 of 38

3. Carl Shiver
4. May 2007
5. Florida Bureau of Historic Preservation
6. Swimming Pool and Concrete Bench, Looking Northeast
7. Photo 31 of 38

3. Unknown
4. c. 1949-1950
5. Sarasota County History Center
6. West Elevation, Looking Southeast
7. Photo 32 of 38

3. Carl Shiver
4. 2005
5. Florida Bureau of Historic Preservation
6. West and South Elevations, Looking Northeast
7. Photo 33 of 38

3. Carl Shiver
4. 2005
5. Florida Bureau of Historic Preservation
6. West Elevation, Looking Southeast
7. Photo 34 of 38

3. Unknown
4. c. 1949-1950
5. Sarasota County History Center
6. Interior, Atrium, Looking Northwest
7. Photo 35 of 38

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REVERE QUALITY INSTITUTE HOUSE
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LIST OF PHOTOGRAPHS

3. Unknown
4. c. 1949-1950
5. Sarasota County History Center
6. Living Room, Looking South from Atrium
7. Photo 36 of 38

1. Ralph Twitchell House
2. 101 Big Pass Lane, Sarasota (Sarasota County), Florida
3. Sarasota Herald Tribune Staff Photographer
4. September 2007
5. Sarasota Herald Tribune
6. West Elevation, Looking Northeast
7. Photo 37 of 38

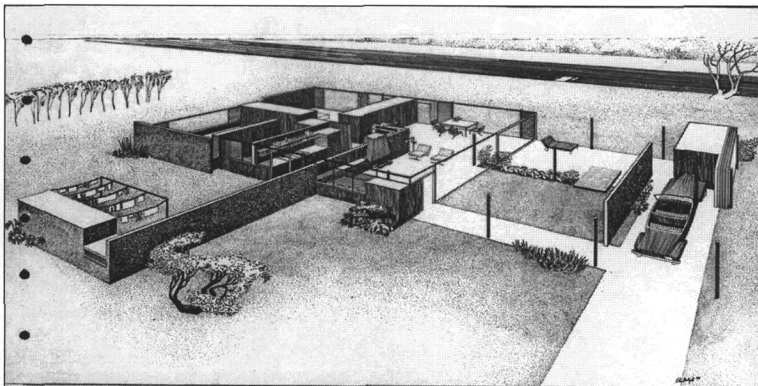
1. Ralph Twitchell House
2. 101 Big Pass Lane, Sarasota (Sarasota County), Florida
3. Unknown
4. c. 1950
5. Sarasota County History Center
6. Interior Living Room, Looking Northeast
7. Photo 38 of 38

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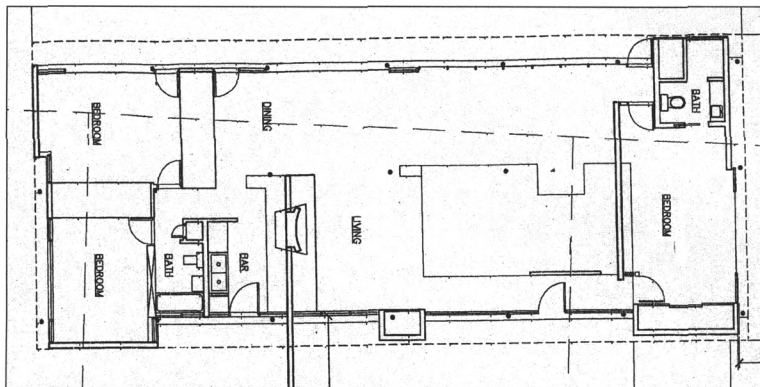
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ATTACHMENTS



ATTACHMENT 1, Bird's Eye Rendering of Revere Quality House, 1948



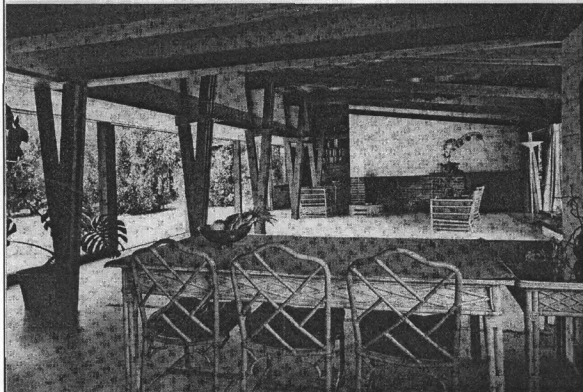
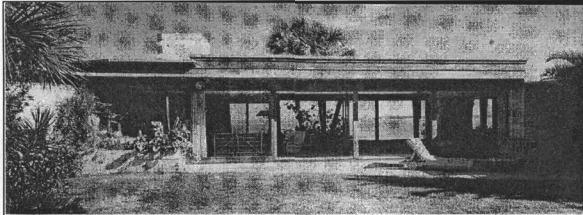
ATTACHMENT 2, Pre-Restoration Plan of Revere Quality House, 2006

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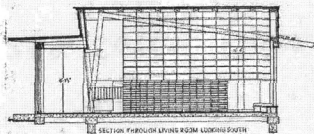
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EXPANSE OF LIVING ROOM IS BROKEN BY SLANTED BLACK CYPRESS FRAMING. CONCRETE BLOCK IS SET WITH VERTICAL JOINTS IN LINE FOR THIS DINING AREA ENJOYS OCEAN VIEW THROUGH CORNER



108 The Architectural Forum & U.M. April 1948



ATTACHMENT 3, Twitchell House, at 101 Big Pass Lane, Architectural Forum,
April, 1948