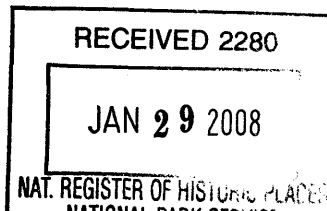


United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



164

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 LAUREL PARK HISTORIC DISTRICT

other names/site number N/A

2. Location

street & number Bounded by Morrill St., Orange Av., Brother Geenan Wy., Julia Pl. & Lafayette Ct. N/A  not for publication

city or town Sarasota N/A  vicinity

state FLORIDA code FL county Sarasota code 115 zip code 34236

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. Mattick / DSHPO 1/22/08

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

3/11/2008

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		
251		63		buildings
0		1		sites
0		0		structures
0		0		objects
251		64		total

Name of related multiple property listings

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

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

COMMERCE/TRADE/Business

7. Description

Architectural Classification

(Enter categories from instructions)

See Section 10, Page 1

Materials

(Enter categories from instructions)

foundation Concrete Pier

walls Wood

Stucco

roof Asphalt Shingle

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

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

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

ARCHITECTURE

Period of Significance

c. 1920-1957

Significant Dates

c. 1920

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Unknown

Blder: Unknown

Primary location of additional data:

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

Name of Repository

#

**10. Geographical Data**

**Acreege of Property** 50 apprx.

**UTM References**

(Place additional references on a continuation sheet.)

1	1	7	3	4	7	7	6	0	3	0	2	4	3	4	0
	Zone	Easting	Northing												
2	1	7	3	4	8	5	2	0	3	0	2	4	3	4	0

3	1	7	3	4	8	5	2	0	3	0	2	3	9	4	0
	Zone	Easting	Northing												
4	1	7	3	4	7	7	6	0	3	0	2	3	9	4	0

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 Laura N. Heckman/Matthew G. Hyland, Architectural Historian/Carl Shiver, Historic Preservationist

organization Florida Bureau of Historic Preservation date October 2007

street & number R.A. Gray Building, 500 S. 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 \_\_\_\_\_

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and 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  
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Section number 7 Page 1

LAUREL PARK HISTORIC DISTRICT  
SARASOTA, SARASOTA COUNTY, FLORIDA  
DESCRIPTION

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**SUMMARY PARAGRAPH**

The Laurel Park Historic District is a small, residential neighborhood located immediately south of the downtown Sarasota commercial center. The district encompasses all and parts of six historic subdivisions, comprising approximately 50 acres, and contains 314 buildings, 251 of which contribute to the historic character and 63 that are considered noncontributing. The contributing buildings represent 80 percent of the total in the district, while the noncontributing buildings comprise 20 percent. The majority of the buildings in the district are constructed of wood, but there are also some masonry examples, and both types of construction represent stylistic trends associated with the first half of the twentieth century. The styles include Frame Vernacular, Masonry Vernacular, Bungalow, Mission Revival, Colonial Revival, and Mediterranean Revival. There are few high style buildings in the district. The contributing buildings were constructed between 1920 and 1957, and range in height from one to two stories, and generally exhibit good levels of integrity. Three contributing houses in the district were constructed in the first decade of the twentieth century and were moved into the district c. 1937. Two buildings are already individually listed in the National Register of Historic Places. These are the Old Sarasota Herald Building at 539 S. Orange Avenue (listed 3/22/84) and the Dr. Walter Kennedy House at 1876 Oak Street (listed 4/14/94). There is also one noncontributing site, Laurel Park, a small neighborhood green space located at 1725 Laurel Street that was created c. 1994.

**SETTING**

Sarasota is a city with a population of approximately 55,000 located in western Florida about 55 miles south of Tampa. The city is situated on Sarasota Bay, an inlet to the Gulf of Mexico. The downtown area contains a mixture of historic and modern buildings, most of the latter having been constructed within the last 30 years. Today, downtown Sarasota has a number of large hotels, office condominiums, restaurants, and specialty retail stores. Much of the recent commercial development has taken place south of the downtown core, along the Tamiami Trail (U.S. Highway 41), and east of downtown along Fruitville Road. Additional post-World War II commercial development has occurred on North Tamiami Trail and east of the trail along Ringling Boulevard. The city of Sarasota is the seat of government for Sarasota County.

The Laurel Park Historic District represents one of a number of historic areas in Sarasota, which often stand as clearly defined pockets of resources associated with the historical residential development of the early 20th century. There are eight National Register listed historic districts in the city of Sarasota, five of which are significant for their residential architecture. The Laurel Park Historic District is the largest of these residential neighborhoods.

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LAUREL PARK HISTORIC DISTRICT  
SARASOTA, SARASOTA COUNTY, FLORIDA  
DESCRIPTION

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**DESCRIPTION**

The street layout of Laurel Park exhibits a conventional urban arrangement of blocks on a rectilinear grid. The topography of the neighborhood ranges from 6 feet to approximately 20 feet above sea level and consists of lots occupied mainly with single family dwellings and small apartment buildings and that have been landscaped with mature trees and ornamental shrubbery. The ambience of the neighborhood contrasts strongly with its immediately surrounding areas, which largely have been cleared of their original buildings for new, mainly high-rise development. The Laurel Park Historic District is centered on the two primary east-west thoroughfares proceeding through the neighborhood, Laurel Street and Oak Street. The district is roughly bounded by Morrill Street and Dolphin Lane on the North, Julia Place and Lafayette Court on the east, Devonshire Lane and Brother Geenen Way on the south, and South Orange and Rawls Avenues on the west.

The buildings within the district occupy relatively narrow rectangular lots. The buildings are typically set back from the front property lines to allow for front yard space and sidewalks. The street plan throughout the district follows a conventional rectilinear grid. The original brick street paving is still visible in some parts of the district and contributes to the historic appearance of the area. Some of the streets in the neighborhood have been designated as one-way traffic arteries to relieve traffic congestion. Established to accommodate the housing needs of Sarasota's middle to upper-middle class, the district has maintained a well-defined concentration of dwellings that contains representative examples of wood frame and masonry vernacular architecture, as well as some Mission style and Mediterranean Revival, and Bungalow style buildings. Typical residences range from one to two stories in height, stand on brick or concrete piers, and feature a front porch. Roof types include simple gable or hipped profiles surfaced with asphalt shingles. Flat and combination roofs are found on Mission and Mediterranean Revival style buildings and are often surfaced with clay tiles. The fenestration varies from double-hung wood sash and metal or wood casement to metal awning types. Few residences exhibit much exterior ornament, such as elaborate wooden millwork or stucco or glazed terracotta decorations.

**ARCHITECTURAL STYLES**

**Frame Vernacular**

Approximately 120 of the houses in the historic district are Frame Vernacular. These buildings were generally designed and constructed by local builders from readily available design plans. The houses are usually one to two stories in height and rectangular in plan for economical construction. Common features are the hipped or gabled roofs with open eaves with exposed rafter tails, and porches on the main facade. By the 1920s, the Craftsman style bungalow began to significantly influence vernacular house designs. As a result, post-1920 Frame Vernacular houses often feature some Craftsman elements such as knee braces, exposed rafter tails, and cross-gable roofs. A number of houses have open or screened front porches with shed, hipped, or

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gable roofs, and a central entrance. Frame vernacular houses in the Laurel Park Historic District typically are sided with weatherboard, drop, or novelty siding. At least some of these houses have stuccoed exteriors, which in some cases is an original feature. Frame Vernacular houses were built in the historic district beginning in the 1920s and continued in popularity into the 1940s. Later Frame Vernacular houses often feature Colonial Revival-style details at the doors and windows.

The residence at 1630 Morrill Street (Photo 1) is a one-story, wood frame building that was constructed c. 1925. It features drop exterior siding and a front-facing gable main roof. The house stands on a concrete pier foundation and has fixed sash replacement windows. The one-story, full-width front porch has a hipped roof and brick steps with flanking brick knee walls. The porch is bounded by a balustrade wall constructed of drop siding and has been enclosed with plate glass window panels to preserve its "open" appearance. The former residence has a brick chimney and a one-story, shed roof addition on its west elevation.

The two-story former residence at 555 S. Osprey Avenue (Photo 2) is a two-story, wood frame building that was constructed c. 1903 and moved to its present location in 1937 from Wares Creek in the nearby city of Bradenton.<sup>1</sup> It now occupies a formerly vacant corner lot at the intersection of Osprey Avenue and Oak Street. The house features weatherboard and novelty exterior siding, a front-gable main roof surfaced with terne-coated<sup>2</sup> metal shingles, and rests on a continuous concrete block and brick foundation. The residence still has its original 2/2-light double-hung, wood sash windows, and the main facade has a one-story, full-width porch with a stick balustrade and chamfered posts that support the hipped roof. The building is now Melody's Skin and Body Therapy.

A modest example of a one-story Frame Vernacular residence is the one at 1652 Oak Street (Photo 3), which was constructed c. 1925. The house has a rectangular ground plan and is covered by a front-gable roof surfaced with asphalt shingles. The house rests on a concrete block pier foundation, and has exterior walls composed of drop siding. The facade features a front-gable roof porch with a secondary hipped roof supported by bracketed wood posts that shelters the concrete entrance steps that are flanked with knee walls. The porch is bordered by a wall balustrade and features wire screening. The house also exhibits a brick chimney at the ridge of the main roof. At the rear of the property, another frame vernacular, one-story, gable roof residence stands on poured concrete piers. Although vinyl siding has been applied to the exterior walls, the original 1/1-light double-hung, wood sash windows remain in place.

Another well-maintained example of the Frame Vernacular is the one-and-a-half-story house at 540 S. Osprey Avenue (Photo 4). It was constructed c. 1925 and features drop exterior siding. The house rests on a continuous concrete block foundation. The house has a side-gable roof with a gable dormer and exposed rafter

<sup>1</sup> Designation Report 87-HD-4: 3.

<sup>2</sup> Steel shingles coated with a lead-tin alloy.

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LAUREL PARK HISTORIC DISTRICT  
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tails. The roof is surfaced with metal shingles. The fenestration features 6/6 double-hung, wood sash windows. The main entrance to the house is found in the center of the facade within a porch formed by an extension of the eaves line. It is accessed by a brick walkway and concrete steps. The four-bay-wide shed-roofed front porch features squared wood posts that rest on a wooden deck. Other ornamental details include chamfering on the porch posts, solid wood, board and batten shutters, and brackets and rafter tails in the eaves.

**Masonry Vernacular**

Thirty buildings in the historic district are classified as Masonry Vernacular. As a building style, Masonry Vernacular competed in popularity with frame construction in Sarasota during the 1920s-1950s period. Early Masonry Vernacular houses tended to be constructed of brick, but gave way after World War II to concrete block. The exteriors of Masonry Vernacular houses were finished with a variety of materials including stucco, brick veneer, stone veneer, and tile. The houses are generally rectangular in plan, one to two stories in height, and exhibit little or no ornamentation. Like the Frame Vernacular residences in the district, the Masonry Vernacular houses in the neighborhood often have modest bungalow or even Prairie style elements.

The residence at 1639 Laurel Street (Photo 5), constructed c. 1948, is a one-story, concrete block building with a side-gable roof surfaced with asphalt shingles that features decorative fascia boards at the eaves. The rectangular plan house rests on a continuous concrete block foundation, and its long elevation faces the street. The offset located main entrance has a low concrete step and a screened porch that is sheltered by a projection of the main roof. The main fenestration consists of inward opening metal casements that flank large fixed sash windows. A concrete block chimney pierces the roof at the ridge line on the west elevation of the building. The building has no decorative elements, other than the fascia board, decorative fixed wooden window blinds, and the sills of the windows.

The duplex at 407-411 Ohio Place (Photo 6), constructed c. 1940, is oriented with its long elevation facing the street. The side-gable roof is surfaced with asphalt shingles, and its gable ends are covered with weatherboard siding. A stuccoed chimney with a chimney cap occupies the center of the roof ridge. The exterior walls are concrete block, and the house rests on a continuous concrete block foundation. The main fenestration consists of horizontal sliding metal frame windows.

The one-story apartment building at 651-653-655 Madison Court (Photo 7), constructed c. 1953, has a hipped main roof surfaced with asphalt shingles and stands on a continuous concrete block foundation. Two one-story, hipped-roof open porches extend from the facade. The exterior walls are concrete block covered with stucco and painted a cream color. The main fenestration is metal awning windows.

**Bungalow**



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Thirty-three buildings in the district exhibit features of the Bungalow style. The style was the most popular design for small residential buildings built throughout the country in the first three decades of the twentieth century. Influenced by the British Arts and Crafts Movement and Oriental and Indian architecture, the style was popularized by the work of two brothers, Charles S. and Henry M. Greene. The Greenes designed a number of large, elaborate prototypes of the style. Their innovative designs received a significant amount of publicity in national magazines. By the turn of the century, the design had been adapted to smaller houses, commonly referred to as bungalows. It was this scaled down version of the Craftsman style that became a ubiquitous feature of Florida's residential neighborhoods during the early twentieth century. This style was popular in Florida and Sarasota during the 1920s-1940s period. Features of this style include wood frame construction with weatherboard or novelty siding (although some masonry examples also exist); a low-pitched roof, usually extending on the front to shelter a porch; an exposed gable-end chimney; multi-pane upper sash windows; and an off-center entrance.

The residence at 1667 Laurel Street (Photo 8), constructed c. 1924, is one of the larger bungalows in the historic district. The large, one-and-a-half-story wood frame house has weatherboard siding and rests on a brick pier foundation and is covered by a gable roof. The main (south) block of the house features a side-gable roof that has a front-facing gable dormer. The porch is open and the gable ends of the main roof and dormer feature knee braces. The main fenestration is wood casement and 4/1-light double-hung, wood sash windows. At the rear of the property is a one-story, side-gable, metal roofed, wood frame apartment and a two-story, wood framed, garage/apartment with exposed rafter tails and a hipped roof.

The bungalow at 1630 Laurel Street (Photo 9), constructed c. 1920, exhibits one of the classic bungalow facades, with the front-facing gable of the nearly full-width porch being slightly lower than the gable of the main section of the house immediately behind the porch. The porch retains its tapered columns, brick piers, and its balustrade wall. This bungalow has the typical exposed rafter tails of the type.

**Mission Style**

Thirty-four examples of Mission style houses are found in the district. The Mission style originated in California during the 1880s and 1890s in response to its Spanish heritage and the romantic Franciscan mission churches found along the State's coastline. In keeping with Florida's Spanish historical antecedents, the Mission style also became popular in Florida during the Land Boom years. Generally, Mission houses are simple in design and were inexpensive to build. The district features one and two-story residences and apartment buildings executed in the Mission style, which often feature flat roofs behind a shaped parapet and/or barrel tile coping, stucco wall surfaces, and arched openings. Since the defining characteristic of the Mission style is simplicity, texture and substance are the most important features of this style. Built throughout Sarasota between the 1920s and 1940s, the Mission/Spanish style was particularly popular during the Florida Land Boom

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period. This style features a one-story height, smooth- or rough-textured stuccoed walls, a flat roof obscured by a shaped parapet, clay tile shed-roofs over windows and doors, Craftsman-style windows, exposed drain spouts, and arched openings.

Most of the Mission style houses in the district, like the one at 321 Ohio Place, constructed c. 1925 (Photo 10), share many common features. The one-story house is constructed of hollow clay tile resting atop a continuous concrete foundation and has exterior walls surfaced with stucco. The residence has a flat roof surrounded by a shaped parapet pierced by terracotta gutters called canales. The main entrance is found in an arched pavilion located at the northwest corner of the house. The main fenestration consists of replacement metal sash windows. The fenestration of other examples of Mission style residences in the district usually includes wood casement windows.

The apartment building at 325 Ohio Place (Photo 11), also constructed c. 1925, is another representative of the Mission style and remains largely unaltered. The two-story building has a flat roof surrounded by a shaped parapet pierced by canales. According to the Sanborn Maps, the main body of the house rests on a continuous tile foundation, indicating that the residence is constructed of hollow clay tile. The main entrance is approached by a short flight of concrete steps flanked stuccoed knee walls. The doorway is sheltered by a pent roof surfaced with barrel tiles. The main fenestration of the building consists of single and paired 1/1-light double hung wood sash window. Slender arched window openings light the central hallway inside the building.

Originally a Seventh Day Adventist Church and now a private residence, the Mission style house at 1702 Laurel Street (Photo 12), constructed c. 1925, has a more elaborate shaped and pierced parapet on the main facade. The one-story building features an arched entranceway at the northwest corner of the facade. The residence is constructed of hollow clay tile whose exterior has been surfaced with stucco. There is also a stuccoed chimney on the east elevation of the residence. There is a short ell on the west elevation of the house which also has a flat roof and a parapet. The main fenestration consists of paired and single 2/2-colored-light wood sash windows. The window apertures feature arched headers. Other ornamentation includes glazed terracotta lozenges and plaques.

**Mediterranean Revival**

There are only sixteen residences in the historic district that can be classified as Mediterranean Revival style. The style is the architectural style most intimately linked with the 1920s Florida Land Boom. The style in Florida has its origin in early-twentieth-century architects' desire to create a building style appropriate to the history of the Sun Belt areas of the United States. The style was intended to embody the history and romance of the State's Spanish heritage and draw new residents and winter tourists to the picturesque resort area. Sometimes referred to under various subheadings, including Spanish Colonial Revival, the style was influenced by building traditions in Spain and other countries along the Mediterranean Sea, including Italy and Northern

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Africa. The style was often applied to domestic buildings in upper- or middle-class developments of the 1920s. Built in the Sarasota area from the early 1920s to the 1940s, Mediterranean Revival style houses typically feature a two-story height, frame or clay tile construction with stuccoed exterior, a shaped parapet, clay tile roofs, arched window heads, decorative iron grillwork, stucco and brick steps, and decorative clay pipes called canales that drained rainwater from the roof.

The house at 1858 Oak Street (Photo 13), constructed c. 1926, is of masonry and frame construction and stuccoed. The facade features flanking wings and arched and rectangular frame wood casement windows. The central block has a hipped roof. All roofs are surfaced with barrel tile. The H-plan features a shallow terrace or patio, which is bordered by a wrought iron balustrade, and has a deck surfaced with clay tiles. Concrete steps with flanking knee walls lead to the main entrance under a shed roof. Twin stuccoed chimney stacks are located in the interior of the building and flank the hipped roof central block. The facade also features clay tile vents. Air flow through these vents is controlled by small hinged doors opened and closed in the interior of the house.

The Dr. Walter Kennedy House at 1876 Oak Street (Photo 14), constructed c. 1926, is an excellent example of a Mediterranean Revival style residence in the historic district. The two-story house is a masonry structure surfaced in stucco. It rests on a continuous concrete block foundation and has complex roof structure, consisting of gable and hipped sections. Both the gable and hipped portions are surfaced with clay tiles. The main entrance located on the facade of the building features a balustrade wall. The flat-roof porch has a parapet and an arched entranceway accessed from the tiled deck. Many of the original wood casement and sash windows have been replaced by metal windows, but the openings retain their original configurations. The arched main entrance features rusticated voussoirs. The residence was listed in the National Register of Historic Places on May 14, 1994.

The only Mediterranean Revival style commercial building in the district is the Old Sarasota Herald Building (Photo 15) located at 539 South Orange Avenue. Constructed in 1925 as the offices and printing plant of the Sarasota Herald newspaper, the one-story L-shaped building is constructed of hollow clay tile, concrete, and steel. It has stucco covered exterior walls, a barrel tile roof, and rejas (metal grilles) on its facade windows. The stylistic details are restricted to the main (west) facade, and the barrel tile covers only the facade parapet. At an unknown date, the main entrance to the building was altered, removing the two windows immediately south of the main entrance and replacing them with the new doorway. The former entrance bay was filled with one the original windows (See attachment 1). The building (listed in the National Register of Historic Places on April 14, 1994) is significant as the first home of the Sarasota Herald (now the Sarasota Herald-Tribune) newspaper. The building is now used as a consignment shop for the Woman's Exchange, Inc., a Sarasota not-for-profit charitable organization.

**Colonial Revival Style**

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LAUREL PARK HISTORIC DISTRICT  
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There are only a five examples of the nationally popular Colonial Revival style houses in the historic district. The Colonial Revival style embodies the massing and details of the early English and Dutch houses built in the United States during the seventeenth and eighteenth centuries. Although based primarily on the eighteenth-century classical Georgian and Adam styles, the Colonial Revival houses found in the district are an eclectic mixture of several periods, without reference to a particular period or formal style. These houses were popular in the United States from the 1910s through the 1930s, with a resurgence during the post-World War II years. Typical features include side-gabled roofs, symmetrical plans, and front doors with pilasters, pediments, transoms, fanlights, and sidelights, and small entrance porches with classically inspired columns. Lastly, the most recognizable feature of Dutch Colonial Revival residences is the gambrel roof.

The two-story Colonial Revival style house at 1841 Oak Street (Photo 16), constructed c. 1926, is a wood frame building and has weatherboard exterior siding. The building rests on a continuous pierced concrete block foundation and has a side-gable main roof surfaced with asphalt shingles. A brick chimney occupies the center of the roof ridge. The building is five bays wide on the first story and two bays deep. The house features a one-story screened porch with a flat roof porch on its east elevation. The central entry on the main facade is sheltered by a one-bay portico with a pediment supported by square columns. The main fenestration of the house features single and paired 4/1-light wood sash windows.

The house at 405 South Osprey Avenue (Photo 17), constructed c. 1925, is a Dutch Colonial style residence constructed of wood and is clad with weatherboard siding. The two-story building features a gambrel roof with four gable-roof dormers on its west elevation. A brick chimney is found at the gable end on the south elevation, and the one-bay, one-story entry porch is also found near the south end of the house. The porch has brick steps flanked by brick knee walls. The main entrance is sheltered by a small portico that has a broken pediment supported by boxed columns. The original fenestration has been replaced with 1/1 double-hung, metal sash replacement windows.

**Noncontributing Resources**

Noncontributing residences represent 16 percent of the district's building stock. Noncontributing buildings consist of those constructed during historic period of significance that have been extensively altered and those that were constructed after 1957. Examples of modern infill construction and new buildings that have replaced those constructed during the historic period of significance occur throughout the district, rather than being located in any particular section. The scale of the new construction is similar to buildings dating from the historic period and provides a sense of continuity to the development of the overall neighborhood. Some of the new buildings attempt to imitate historic styles, instead of reflecting modern trends in domestic architecture that have developed since the mid-1950s.

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LAUREL PARK HISTORIC DISTRICT  
SARASOTA, SARASOTA COUNTY, FLORIDA  
DESCRIPTION

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The Masonry Vernacular residence at 536-538 Lafayette Court (Photo 18), constructed in 1977, exemplifies one of the building types erected in the Laurel Park neighborhood in the last thirty years. The concrete block duplex has exterior walls surfaced with stucco and rests on a concrete slab. It has a side-gable roof covered asphalt shingles over both the residential and garage sections of the duplex. A central carport, sheltered by the main roof separates the two residential units. The fenestration consists of metal awning windows.

The house at 636 Columbia Court (Photo 19) was originally a Frame Vernacular style residence constructed in 1947, but was "modernized" c. 2001. All of its original features, except for the general silhouette have been obliterated by the application of stucco to the exterior walls, the enclosure of the front porch and the replacement of the original windows with non-conforming types.

The residence at 1876 Hawkins Court (Photo 20), constructed in 2004, represents one the types of modern houses that attempt to imitate historical styles. This new two-story, "bungalow" stands on a continuous concrete foundation and is covered by a front-gable roof surfaced with 5 V-crimp sheet metal. The exterior siding is weatherboard, and the facade features knee braces and wood shingles in the gable. Wide horizontal wood bands and corner boards delineate the stories. The fenestration consists of 3/1-light double-hung, wood sash windows. The shed roof porch includes traditional bungalow details such as exposed rafter tails, tapered wood posts, stone veneer bases, a balustrade, and a front door glazed in the Craftsman manner. Nevertheless, the massing, height, and date of construction preclude the building from contributing to the district.

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LAUREL PARK HISTORIC DISTRICT  
SARASOTA, SARASOTA COUNTY, FLORIDA  
BUILDING LIST

**LIST OF BUILDINGS**

The Sarasota County Property Appraiser's Internet web page lists only primary buildings and does not provide any information on outbuildings or secondary structures as to use or material character; therefore, where garages, sheds, and resources other than the primary building are shown on the historic district map, they are characterized only as outbuildings if they do not appear on Sanborn Fire Insurance Maps.

**Contributing Resources**

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>FMSF No.</u>
<b>Cherry Lane</b>				
1654-1656	Residence	Frame Vernacular	c. 1946	SO02688
1664	Residence	Frame Vernacular	c. 1936	SO02689
1731-1733	Residence	Bungalow	c. 1946	SO02691
<b>Columbia Court</b>				
508-510	Residence	Frame Vernacular	c. 1950	SO06074
524	Residence	Frame Vernacular	c. 1937	SO06461
525	Residence	Frame Vernacular	c. 1939	SO06070
534	Residence	Mission	c. 1926	SO02699
534A	Garage	Mission	c. 1926	SO02699
535	Residence	Mission	c. 1926	SO00214
535A	Garage	Mission	c. 1926	SO00214
542	Residence	Mission	c. 1926	SO00212
542A	Garage	Mission	c. 1926	SO00212
543	Residence	Mission	c. 1926	SO00213
543A	Garage	Mission	c. 1926	SO00213
621	Residence	Frame Vernacular	c. 1939	SO02700
621A	Garage	Frame Vernacular	c. 1939	SO02700
<b>Devonshire Lane</b>				
1677	Residence	Frame Vernacular	c. 1949	SO06067
1677A	Garage	Frame Vernacular	c. 1949	SO06067

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SARASOTA, SARASOTA COUNTY, FLORIDA  
BUILDING LIST**Dolphin Lane**

1638 Residence Frame Vernacular c. 1930 SO06082

**Hawkins Court**1825 Residence Frame Vernacular c. 1925 SO02743  
1825A Garage Frame Vernacular c. 1925 SO02743  
1842 Residence Frame Vernacular c. 1925 SO02744  
1842A Garage Frame Vernacular c. 1925 SO02744  
1875 Residence Frame Vernacular c. 1925 SO02745  
1880 Residence Frame Vernacular c. 1925 SO02746  
1880A Garage Frame Vernacular c. 1925 SO02746**Julia Place**315 Residence Frame Vernacular c. 1922 SO02750  
324 Residence Bungalow c. 1928 SO00219  
324A Garage Bungalow c. 1928 SO00219  
324 1/2 Residence Frame Vernacular c. 1925 SO02751  
327 Residence Frame Vernacular c. 1928 SO00218  
404 Residence Frame Vernacular c. 1925 SO02752  
404A Garage Frame Vernacular c. 1925 SO02752  
405 Residence Frame Vernacular c. 1923 SO02753  
405A Garage Frame Vernacular c. 1923 SO02753**Lafayette Court**535 Residence Frame Vernacular c. 1923 SO02758  
535A Garage Frame Vernacular c. 1923 SO02758  
626 Residence Frame Vernacular c. 1938 SO02759  
626A Garage Frame Vernacular c. 1938 SO02759  
642 Residence Frame Vernacular c. 1949 SO06064  
642A Garage Frame Vernacular c. 1949 SO06064  
654 Residence Frame Vernacular c. 1926 SO02761  
654A Garage Frame Vernacular c. 1926 SO02761**Laurel Street**1630 Residence Bungalow c. 1920 SO02763  
1630A Garage Bungalow c. 1920 SO02763

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SARASOTA, SARASOTA COUNTY, FLORIDA  
BUILDING LIST

Laurel Street (cont.)

1631	Residence	Frame Vernacular	c. 1925	SO00894
1636	Residence	Frame Vernacular	c. 1925	SO00893
1639	Residence	Masonry Vernacular	c. 1948	SO02764
1646	Residence	Mission	c. 1920	SO00891
1654	Residence	Bungalow	c. 1924	SO00890
1654A	Garage	Frame Vernacular	c. 1924	SO00890
1667	Residence	Bungalow	c. 1924	SO00226
1667A	Garage	Bungalow	c. 1924	SO00226
1667B	Residence	Frame Vernacular	c. 1924	SO00226
1676	Residence	Frame Vernacular	c. 1925	SO00888
1677	Residence	Frame Vernacular	c. 1925	SO00887
1677A	Residence	Frame Vernacular	c. 1925	SO00887
1685	Residence	Mission	c. 1925	SO02768
1702	Residence	Mission	c. 1925	SO00227
1702 1/2	Residence	Frame Vernacular	c. 1930	SO02770
1710	Residence	Bungalow	c. 1925	SO00886
1710 1/2	Residence	Frame Vernacular	c. 1925	SO02771
1718	Residence	Frame Vernacular	c. 1925	SO02769
1718 1/2	Residence	Frame Vernacular	c. 1925	SO02772
1724	Residence	Colonial Revival	c. 1925	SO02774
1724 1/2	Residence	Frame Vernacular	c. 1925	SO02773
1732	Residence	Colonial Revival	c. 1925	SO02775
1733	Residence	Frame Vernacular	c. 1925	SO00885
1742	Residence	Tudor Revival	c. 1925	SO02776
1743	Residence	Frame Vernacular	c. 1941	SO02777
1757	Residence	Frame Vernacular	c. 1940	SO02778
1764	Residence	Frame Vernacular	c. 1925	SO00884
1765	Residence	Frame Vernacular	c. 1940	SO02779
1833	Residence	Frame Vernacular	c. 1925	SO00883
1836	Residence	Mediterranean Revival	c. 1922	SO00882
1841	Residence	Frame Vernacular	c. 1922	SO02780
1841A	Garage	Frame Vernacular	c. 1922	SO02780
1865	Residence	Frame Vernacular	c. 1925	SO00879
1868	Residence	Bungalow	c. 1925	SO00881
1874-1876	Residence	Frame Vernacular	c. 1950	SO06073
1881	Residence	Masonry Vernacular	c. 1952	SO06072
1902	Residence	Frame Vernacular	c. 1920	SO02782
1903	Residence	Masonry Vernacular	c. 1949	SO06071
1910	Residence	Frame Vernacular	c. 1925	SO00877



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SARASOTA, SARASOTA COUNTY, FLORIDA  
BUILDING LIST

**Laurel Street (cont.)**

1911	Residence	Frame Vernacular	c. 1920	SO00878
1919	Residence	Masonry Vernacular	c. 1949	SO06462
1920	Residence	Frame Vernacular	c. 1925	SO00876
1920A	Garage	Frame Vernacular	c. 1925	SO00876
1927	Residence	Frame Vernacular	c. 1925	SO00875
1927A	Garage	Frame Vernacular	c. 1925	SO00875

**Madison Court**

507-509	Residence	Masonry Vernacular	c. 1948	SO02789
512	Residence	Mission	c. 1922	SO00216
512A	Garage	Mission	c. 1922	SO00216
516	Residence	Mission	c. 1925	SO00217
516A	Garage	Mission	c. 1925	SO00217
517	Residence	Mission	c. 1924	SO02790
517A	Garage	Mission	c. 1924	SO02790
527	Residence	Mission	c. 1925	SO00215
534	Residence	Frame Vernacular	c. 1926	SO02791
534A	Garage	Frame Vernacular	c. 1926	SO02791
537	Residence	Mediterranean Revival	c. 1926	SO00210
543	Residence	Mission	c. 1926	SO00211
543A	Garage	Mission	c. 1926	SO00211
617	Residence	Frame Vernacular	c. 1957	SO06062
627	Residence	Mission	c. 1950	SO06061
627A	Garage	Mission	c. 1950	SO06061
638-640	Residence	Frame Vernacular	c. 1952	SO05360
645-647	Residence	Mission	c. 1956	SO06060
651-653-655	Residence	Masonry Vernacular	c. 1953	SO06059

**Morrill Street**

1630	Commercial	Bungalow	c. 1925	SO00847
1720	Condominium	Masonry Vernacular	c. 1957	SO06068
1732-1736	Residence	Frame Vernacular	c. 1949	SO06069
1764-1766	Residence	Frame Vernacular	c. 1925	SO02836
1816	Residence	Frame Vernacular	c. 1934	SO02838
1816A	Garage	Frame Vernacular	c. 1934	SO02838
1902	Residence	Frame Vernacular	c. 1925	SO02841
1936	Residence	Frame Vernacular	c. 1925	SO02842

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SARASOTA, SARASOTA COUNTY, FLORIDA  
BUILDING LIST

**Morrill Street (cont.)**

1936A	Garage	Frame Vernacular	c. 1925	SO02842
1944	Residence	Frame Vernacular	c. 1920	SO02843
1944A	Garage	Frame Vernacular	c. 1920	SO02843
1952	Residence	Frame Vernacular	c. 1925	SO02749
1952A	Garage	Frame Vernacular	c. 1925	SO02749

**Oak Street**

1608	Residence	Bungalow	c. 1925	SO00858
1616	Residence	Bungalow	c. 1925	SO00232
1624	Residence	Bungalow	c. 1925	SO00231
1624A	Garage	Bungalow	c. 1925	SO00231
1630	Residence	Bungalow	c. 1924	SO00859
1630A	Garage	Bungalow	c. 1924	SO00859
1637A	Apartments	Mission	c. 1925	SO00230
1637B	Apartments	Mission	c. 1925	SO00230
1638	Residence	Mediterranean Revival	c. 1925	SO00860
1646	Residence	Mediterranean Revival	c. 1925	SO00861
1647	Residence	Bungalow	c. 1930	SO00864
1652	Residence	Frame Vernacular	c. 1925	SO00862
1652A	Garage	Frame Vernacular	c. 1925	SO00862
1653	Residence	Bungalow	c. 1931	SO00865
1660	Residence	Mission	c. 1925	SO00863
1660A	Garage	Mission	c. 1925	SO00863
1663	Residence	Frame Vernacular	c. 1925	SO00866
1668	Residence	Bungalow	c. 1926	SO00867
1668A	Garage	Bungalow	c. 1926	SO00867
1669	Residence	Frame Vernacular	c. 1920	SO02849
1669A	Garage	Frame Vernacular	c. 1920	SO02849
1675	Residence	Bungalow	c. 1925	SO02850
1676	Residence	Frame Vernacular	c. 1925	SO00868
1681-1683	Residence	Frame Vernacular	c. 1925	SO02851
1703	Residence	Mission	c. 1926	SO00869
1711	Residence	Frame Vernacular	c. 1925	SO02852
1716	Residence	Bungalow	c. 1925	SO00870
1724	Residence	Frame Vernacular	c. 1925	SO00871
1739	Residence	Frame Vernacular	c. 1925	SO02854
1745	Residence	Frame Vernacular	c. 1925	SO02855
1757	Residence	Frame Vernacular	c. 1925	SO00789

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BUILDING LIST

**Oak Street (cont.)**

1757A	Garage	Frame Vernacular	c. 1925	SO00789
1764	Residence	Frame Vernacular	c. 1926	SO06066
1765	Residence	Frame Vernacular	c. 1925	SO00872
1765A	Garage	Frame Vernacular	c. 1925	SO00872
1824	Residence	Frame Vernacular	c. 1930	SO00873
1840	Residence	Frame Vernacular	c. 1938	SO02857
1840A	Garage	Frame Vernacular	c. 1938	SO02857
1841	Residence	Dutch Colonial Revival	c. 1926	SO00874
1841A	Garage	Dutch Colonial Revival	c. 1926	SO00874
1850	Residence	Frame Vernacular	c. 1953	SO06063
1858	Residence	Mediterranean Revival	c. 1926	SO00208
1858A	Garage	Mediterranean Revival	c. 1926	SO00208
1873	Residence	Mediterranean Revival	c. 1926	SO00207
1873A	Garage	Mediterranean Revival	c. 1926	SO00207
1876	Residence	Mediterranean Revival	c. 1926	SO00209
1876A	Garage	Mediterranean Revival	c. 1926	SO00209
1902	Residence	Frame Vernacular	c. 1935	SO02711
1902A	Garage	Frame Vernacular	c. 1935	SO02711
1903	Residence	Masonry Vernacular	c. 1950	SO06065
1911	Residence	Frame Vernacular	c. 1925	SO02858
1914	Residence	Masonry Vernacular	c. 1941	SO02859
1922	Residence	Frame Vernacular	c. 1925	SO02860
1922A	Garage	Frame Vernacular	c. 1925	SO02860
1923	Residence	Frame Vernacular	c. 1940	SO02861

**Ohio Place**

303	Residence	Frame Vernacular	c. 1925	SO02835
321	Residence	Mission	c. 1925	SO00228
321A	Garage	Mission	c. 1925	SO00228
325	Residence	Mission	c. 1925	SO00229
326	Residence	Mission	c. 1925	SO00911
320	Residence	Masonry Vernacular	c. 1925	SO02862
320A	Garage	Masonry Vernacular	c. 1925	SO02862
404	Residence	Masonry Vernacular	c. 1948	SO02863
407-411	Residence	Masonry Vernacular	c. 1940	SO02864
503	Residence	Frame Vernacular	c. 1925	SO02865
511	Residence	Frame Vernacular	c. 1925	SO02866
520	Residence	Frame Vernacular	c. 1946	SO02867

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SARASOTA, SARASOTA COUNTY, FLORIDA  
BUILDING LIST

**Ohio Place (cont.)**

523	Residence	Frame Vernacular	c. 1925	SO06079
527	Residence	Frame Vernacular	c. 1925	SO06080
535	Residence	Frame Vernacular	c. 1925	SO02868
542	Residence	Frame Vernacular	c. 1942	SO02869
543	Residence	Frame Vernacular	c. 1925	SO02870
543A	Garage	Frame Vernacular	c. 1925	SO02870
550	Residence	Frame Vernacular	c. 1940	SO02871
550A	Garage	Frame Vernacular	c. 1940	SO02871
611	Residence	Frame Vernacular	c. 1925	SO02872
612	Residence	Bungalow	c. 1923	SO02873
612A	Garage	Bungalow	c. 1923	SO02873
618	Residence	Frame Vernacular	c. 1927	SO02875
618A	Garage	Frame Vernacular	c. 1927	SO02875
626	Residence	Frame Vernacular	c. 1926	SO02876
627	Residence	Frame Vernacular	c. 1925	SO02877
627A	Garage	Frame Vernacular	c. 1925	SO02877
634	Residence	Frame Vernacular	c. 1925	SO02878
635	Residence	Frame Vernacular	c. 1925	SO02879
642	Residence	Bungalow	c. 1925	SO02880
642A	Garage	Bungalow	c. 1925	SO02880
643	Residence	Frame Vernacular	c. 1925	SO02881
643A	Garage	Frame Vernacular	c. 1925	SO02881
651	Residence	Frame Vernacular	c. 1925	SO02882
651A	Garage	Frame Vernacular	c. 1925	SO02882
652	Residence	Frame Vernacular	c. 1925	SO02883
659	Residence	Frame Vernacular	c. 1925	SO02884

**S. Orange Avenue**

539	Commercial	Mediterranean Revival	c. 1922	SO00376
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**S. Osprey Avenue**

300	Residence	Frame Vernacular	c. 1925	SO02909
301-303	Residence	Frame Vernacular	c. 1914	SO02910
301-303A	Garage	Frame Vernacular	c. 1914	SO02910
310	Residence	Frame Vernacular	c. 1939	SO02911
310A	Garage	Frame Vernacular	c. 1939	SO02911
318	Residence	Frame Vernacular	c. 1941	SO02912

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SARASOTA, SARASOTA COUNTY, FLORIDA  
BUILDING LIST

**S. Osprey Avenue (cont.)**

319-323	Residence	Mission	c. 1925	SO02915
325-327	Residence	Frame Vernacular	c. 1929	SO02914
329	Residence	Frame Vernacular	c. 1925	SO02913
404	Residence	Mission	c. 1924	SO00907
404A	Garage	Mission	c. 1924	SO00907
405	Residence	Dutch Colonial	c. 1925	SO00906
422	Residence	Ranch	c. 1940	SO02916
508	Residence	Masonry Vernacular	c. 1953	SO06077
508A	Garage	Masonry Vernacular	c. 1953	SO06077
526	Residence	Masonry Vernacular	c. 1953	SO06076
527	Residence	Frame Vernacular	c. 1925	SO02917
533	Residence	Frame Vernacular	c. 1925	SO02918
533A	Garage	Frame Vernacular	c. 1925	SO02918
535	Residence	Frame Vernacular	c. 1925	SO02919
540	Residence	Frame Vernacular	c. 1925	SO00909
543	Residence	Frame Vernacular	c. 1941	SO02920
543A	Garage	Frame Vernacular	c. 1941	SO02920
555	Commercial	Frame Vernacular	c. 1903/1937	SO02921
555A	Garage	Frame Vernacular	c. 1953	SO02921
558	Residence	Bungalow	c. 1910/1937	SO02922
627-631	Residence	Masonry Vernacular	c. 1957	SO06081
636	Residence	Colonial Revival	c. 1910/1937	SO00910
636A	Garage	Prairie Style	c. 1910/1937	SO00910
648-650	Residence	Frame Vernacular	c. 1925	SO02923
648-650A	Garage	Frame Vernacular	c. 1925	SO02923
656-658	Residence	Frame Vernacular	c. 1925	SO02924
656-658A	Garage	Frame Vernacular	c. 1925	SO02924

**Rawls Avenue**

403	Residence	Frame Vernacular	c. 1930	SO06083
525	Apartments	Mission	c. 1929	SO02942
526	Residence	Mission	c. 1940	SO02943

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SARASOTA, SARASOTA COUNTY, FLORIDA  
BUILDING LIST

**Noncontributing Resources**

<u>Address</u>	<u>Use</u>	<u>Style</u>	<u>Date</u>	<u>FMSF No.</u>
<b>Cherry Lane</b>				
1638-1640	Apartments	Frame Vernacular	c. 2006	N/A
1673-1675	Residence	Frame Vernacular	c. 2006	N/A
1678	Residence	Frame Vernacular	c. 2001	N/A
1710	Residence	Frame Vernacular	c. 2004	N/A
1724	Residence	Frame Vernacular	c. 2005	N/A
<b>Columbia Court</b>				
518	Residence	Frame Vernacular	c. 1937	SO06075
626-628	Residence	Masonry Vernacular	c. 1953	N/A
635	Residence	Frame Vernacular	c. 1977	N/A
636	Residence	Frame Vernacular	c. 1947	SO02701
636A	Garage	Frame Vernacular	—	N/A
641	Residence	Frame Vernacular	c. 1973	N/A
646	Residence	Frame Vernacular	c. 1950	N/A
646A	Garage	Frame Vernacular	—	N/A
<b>Devonshire Lane</b>				
1637	Residence	Frame Vernacular	c. 1960	N/A
1639	Residence	Frame Vernacular	c. 1986	N/A
<b>Dolphin Lane</b>				
1654	Vacant	Bungalow	c. 1947	SO02703
1676	Vacant	Check	c. 1947	SO02704
<b>Hawkins Court</b>				
1831	Residence	Frame Vernacular	c. 2000	N/A
1850	Residence	Frame Vernacular	c. 2003	N/A
1860	Residence	Frame Vernacular	c. 2005	N/A
1866	Residence	Frame Vernacular	c. 2004	N/A
1876	Residence	Frame Vernacular	c. 2004	N/A
1900	Residence	Frame Vernacular	c. 2000	N/A

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LAUREL PARK HISTORIC DISTRICT  
SARASOTA, SARASOTA COUNTY, FLORIDA  
BUILDING LIST

**Julia Place**

422	Residence	Frame Vernacular	c. 1958	N/A
422A	Garage	Frame Vernacular	c. 1958	N/A

**Lafayette Court**

536-538	Residence	Masonry Vernacular	c. 1958	N/A
634	Residence	Frame Vernacular	c. 1948	SO02760

**Laurel Street**

1647	Residence	Bungalow	c. 1920	SO02766
1663	Residence	Frame Vernacular	c. 1925	SO00889
1670	Residence	Masonry Vernacular	c. 1984	N/A
1849	Residence	Frame Vernacular	c. 2006	N/A
1858	Residence	Frame Vernacular	c. 1925	SO02839
1870	Residence	Bungalow	c. 1925	SO00880

**Madison Court**

610-616	Residence	Masonry Vernacular	c. 1979	N/A
642-644	Residence	Masonry Vernacular	c. 1979	N/A

**Morrill Street**

1810	Residence	Frame Vernacular	c. 1922	SO02837
1840	Residence	Frame Vernacular	c. 1985	N/A
1858	Residence	Frame Vernacular	c. 1925	SO02839
1858A	Outbuilding	Frame Vernacular	c. 1925	SO02839
1866	Residence	Frame Vernacular	c. 1925	SO02840
1866A	Outbuilding	Frame Vernacular	c. 1925	SO2840
1910	Residence	Frame Vernacular	c. 1973	N/A
1912-1920	Residence	Frame Vernacular	c. 2003	N/A

**Oak Street**

1680-1686	Residence	Masonry Vernacular	c. 2006	N/A
1723	Residence	Masonry Vernacular	c. 2005	N/A
1756	Residence	Frame Vernacular	c. 1926	SO02856
1780-1782	Residence	Masonry Vernacular	c. 1973	N/A

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SARASOTA, SARASOTA COUNTY, FLORIDA  
BUILDING LIST

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**Oak Street (cont.)**

1790-1792	Residence	Masonry Vernacular	c. 1973	N/A
1855	Residence	Mediterranean Revival	c. 1926	SO00206
1855A	Garage	Mediterranean Revival	c. 1926	SO00206

**Ohio Place**

308	Residence	Frame Vernacular	c. 2006	N/A
521	Residence	Frame Vernacular	c. 1950	SO06078
535A	Garage	Frame Vernacular	—	SO02868
542A	Garage	Frame Vernacular	—	SO02869
602	Residence	Mediterranean Revival	c. 2006	N/A
602A	Garage	—	—	N/A
617	Residence	Mediterranean Revival	c. 2005	
617A	Garage	—	—	SO02874
660	Pump House	Masonry Vernacular	c. 1960	N/A

**S. Osprey Avenue**

305-307	Residence	Frame Vernacular	c. 2006	N/A
601	Residence	Masonry Vernacular	c. 1981	N/A
616-618	Residence	Masonry Vernacular	c. 1972	N/A
626-628	Residence	Masonry Vernacular	c. 1972	N/A

**Noncontributing Site**

1725	Park	N/A	c. 2004	N/A
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**SUMMARY PARAGRAPH**

The Laurel Park Historic District is significant at the local level under Criteria A and C in the areas of Community Planning and Development and Architecture. The district is closely tied to the suburban development of the city of Sarasota from c. 1920 to c. 1957. Its initial development was prompted by real estate speculation during the Florida Land Boom of the 1920s, during which numerous subdivisions were laid out in the areas immediately surrounding the downtown business center. The area was developed as a neighborhood of moderately priced houses for the growing number of winter visitors and permanent residents of Sarasota. A range of domestic architecture styles is found within the district. The styles that occur in the district coincide with the trends associated with residential architecture that were popular in Florida and other regions of the United States from the 1920s to the 1950s. These styles include Frame Vernacular, Masonry Vernacular, Bungalow, Mission, Mediterranean Revival, and Colonial Revival.

**HISTORICAL CONTEXT**

Although the first white settlers arrived in the Sarasota Bay area in the 1860s and 1870s, the city of Sarasota had its beginnings with the establishment of a post office in 1878. In 1884, land in what is now the downtown Sarasota area was purchased by the Florida Mortgage and Investment Company Limited of Edinburgh, Scotland, which platted the Town of Sarasota in 1885. Late in the year, a group of immigrants from Scotland arrived at the newly platted, but as yet undeveloped, village of Sarasota; however, primitive living conditions and poor transportation facilities prompted many of the new settlers to abandon the colony within a few months.<sup>3</sup> The community survived, however, under the leadership of John Hamilton Gillespie, the local manager of the Florida Mortgage and Investment Company, who heavily promoted the nascent settlement. The little settlement began to develop rapidly, with the construction of residences, business buildings, hotels, and other improvements. Sarasota's link with the outside world by the steamship Mistletoe, which made daily trips between Sarasota and Tampa, where Henry Plant's South Florida Railway provided transportation to points farther north. Gillespie oversaw the clearing of land, the laying out of streets, and even the creation of a rudimentary golf course. He also directed the construction of a wharf and a hotel. Although these efforts met with limited success, they do illustrate the historic connection between Sarasota's climate and the potential to profit from leisure activities, such as boating, fishing, hunting, and social events such as picnics.<sup>4</sup>

Development first centered on the downtown area with the construction of dirt streets, a company store, a hotel, a community dock, a school, and cottages for the settlers. Visitors who arrived seeking a sportsmen's paradise or a better climate for health purposes stayed to build permanent or winter homes. New settlers began

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<sup>3</sup> Grismer, 47-78, 92-100.

<sup>4</sup> Grismer, 105-109.

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to plant citrus groves or established themselves as commercial fisherman, and the first loads of oranges and fish were shipped out of Sarasota in 1888. Despite a downturn in the 1890s, with the financial panic of 1893, the Great Freeze of 1894-1895, and the outbreak of war with Spain in 1898, the community continued to develop as a tourist destination into the twentieth century.<sup>5</sup>

In 1902, the Town of Sarasota was established as the area's first form of local government. Beginning in 1903, the Florida West Shore Railway, connecting Sarasota with Tampa, began to bring visitors and permanent residents to the growing community. This railroad was purchased by the Seaboard Air Line Railway in 1909.<sup>6</sup> Rail transportation also brought the community a large variety of manufactured goods and building materials not previously available.<sup>7</sup> Markets for Sarasota's fishing, citrus, and agricultural industries were expanded, and commerce began to increase. Tourists and settlers were attracted to the area, and the permanent population grew steadily.<sup>8</sup>

By 1907, taxes were being levied on real estate, and in 1908 the town of Sarasota began issuing bonds to raise the funds needed to provide the conveniences of a modern city.<sup>9</sup> The population of Sarasota had grown by 1910 to 840. In 1911, a bond issue was passed to pay for a new municipal waterworks and sewer system. In 1912, a well was drilled near the intersection of Lemon Avenue and Main Street and a reservoir built to provide the town with water for drinking and for fire fighting. Electricity for lighting at night became available in 1910, but it was not available during the day until 1916. By 1913, Sarasota had two banks and telephone service. Other amenities found in the community for the benefit of local residents were an 18-hole golf course, a baseball field, and excellent fishing areas for recreation. The city also acquired the Sarasota Yacht Club, an ice plant, cemetery, and a theater. All of these improvements generated residential and commercial construction and brought new growth to Sarasota. Buildings began to spring up in the downtown area to serve the growing population that had swollen to an estimated 1276 people by early 1912.<sup>10</sup> Automobiles began to make an appearance often sharing the roads with animal powered carriages and wagons.<sup>11</sup> Between 1910 and 1920, a series of influential citizens arrived in Sarasota, setting the stage for development. Among them were the Ringlings of the Ringling Circus fame, who in turn brought other influential and prominent residents to Sarasota.

Improved access to the Sarasota Bay area by railroad companies in the early 1900s increased the general population and stimulated the local economy, including tourism. Other transportation improvements that supported economic development included the completion of a paved road between Bradenton and Sarasota in

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<sup>5</sup> Janet Snyder Matthews, Journey to Centennial Sarasota, Revised ed. (Sarasota: Sesquicentennial Productions, Inc., 1997), 49-78.

<sup>6</sup> Elmer G. Sulzer, Ghost Railroads of Sarasota County (Sarasota Historical Society, 1971), 31.

<sup>7</sup> Kira Zender, Historic Summary for the Preservation Element, March 29, 1991, p. 3

<sup>8</sup> Karl Grismer, The Story of Sarasota (Tampa, Florida: The Florida Growers Press, 1949), 149.

<sup>9</sup> *Ibid.*, p. 150.

<sup>10</sup> *Ibid.*, pp. 163, 170.

<sup>11</sup> *Ibid.*

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1912. As Sarasota began to experience economic prosperity, workers from outside the state arrived with the hope of finding employment. Neighborhoods close to downtown emerged as locations for convenient and middle-class housing opportunities.

The period between 1900 and 1926 illustrates the expansion of Sarasota's economic, social, and communal development. Attracted by the climate, the availability of land, the ability to speculate in the booming real estate market, and improved access to the region, wealthy investors began to take an interest in the region. The potential for profiting from land development projects or spending the winter months in a warmer climate drew wealthy American capitalists, such as Edson Keith, Bill and Marie Selby, J.B. Cousins, and C.N. Payne to Sarasota. The Laurel Park Historic District is situated in a section of the city that drew the attention of land speculators. The Laurel Park neighborhood lies within the former land holdings of Owen Burns (1869-1937), a native of Fredericktown, Maryland, who came to Sarasota in 1910. He decided to remain in the community permanently and bought more than seventy-five percent of the land in the city platted by J. Hamilton Gillespie and founded the Burns Realty Company and the Burns Construction Company. Burns developed a number of small residential subdivisions in Sarasota, including the small Burns Court Subdivision (listed in the National Register as a historic district in 1984), which is notable for its Mediterranean Revival style residences. Eventually, Burns purchased all of the real estate holdings of the Florida Mortgage and Investment Company and developed commercial blocks in downtown Sarasota.<sup>12</sup>

Construction in Sarasota following the First World War produced what would become a modern city. During the period, Sarasota began to develop from a fishing village into a resort town favored by northern tourists. Due to its substantial population growth, the state legislature partitioned Manatee County in order to form Sarasota County in 1921, with the city of Sarasota becoming the county seat.<sup>13</sup> County offices were initially located in the City of Sarasota's Hover Municipal Arcade building at the foot of Main Street. Spurred by what was known as the Florida Land Boom, residential subdivisions were platted throughout an expanded Sarasota city limits. Cheap land prices and the guarantee of quick profits swept the city into a dizzying whirl of development. Sarasota's downtown development was coupled with expanding suburban residential areas, and the city was fast becoming a developing resort community.

In 1925, noted town planner John Nolen submitted a comprehensive plan for the development and expansion of the city.<sup>14</sup> In 1925-1926, over five hundred structures were built in Sarasota, half of them residences.<sup>15</sup> Although the economic future looked bright for Sarasota and other Florida cities at the height of the economic boom during the early 1920s, the economy rapidly went downhill as the decade came to an end. The decline of the boom began in 1925 when potential investors began to read negative press about Florida

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<sup>12</sup> John Hamilton Gillespie to Owen Burns, letter, May 13, 1910, Burns Papers.

<sup>13</sup> *Ibid.*, pg. 11

<sup>14</sup> M. Lane, "Tracking the Sarasota County Courthouse," in *Sarasota Origins*, Vol. 1 (Summer 1988), 63-77.

<sup>15</sup> "Historic Preservation Element, City of Sarasota Comprehensive Plan," City of Sarasota, Florida, July, 1986, p. 11.

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investments. Forbes magazine warned that Florida land prices were based solely upon the expectation of finding a customer, not upon any reality of land value. New York bankers and the Internal Revenue Service both began to scrutinize the Florida real estate boom as a giant sham operation. Speculators intent on flipping properties at huge profits began to have a difficult time finding new buyers. The inevitable bursting of the real estate bubble had begun. On January 10, the Prinz Valdemar, a 241-foot, steel-hulled schooner, sank in the mouth of the turning basin of Miami harbor. The old Danish warship had been on its way to becoming a floating hotel.<sup>16</sup>

The railroads, already strained by the burden of transporting both food and building supplies, had already begun raising shipping rates. When the sea route to Miami was blocked the city's image as a tropical paradise began to crumble. In October 1925, in an effort to improve Florida's clogged rail system, the railroad companies placed an embargo on all railway goods other than food, which further contributed to Florida's skyrocketing cost of living. New buyers failed to arrive, and the property price escalation that fueled the land boom stopped. The days of Miami properties being bought and sold at auction as many as ten times in one day were over. The first Florida real estate bubble had burst.<sup>17</sup>

Two severe hurricanes damaged a large portion of South Florida. The first one hit the Miami and Fort Lauderdale areas in the middle of the night on September 17-18, 1926, taking many people, including tourists, by surprise. Severe flooding and wind damage crippled the community. The second one hit the Palm Beach area on September 16, 1928, causing Lake Okeechobee to flood and drowned over 2,000 people in nearby communities. The next disaster occurred when there was an outbreak of the Mediterranean fruit fly in a grapefruit grove near Orlando. These insects quickly spread across the state and killed off most of the citrus crop. Because of a quarantine imposed on all remaining citrus, this was another blow to Florida's economy. During the Depression, Sarasota never had an unemployment problem comparable to that of northern industrial cities; however the problem was still severe. Building activity had almost ceased, and prices for winter vegetables dropped below the cost of production. In 1930, the population of Sarasota stood at 8,398.<sup>18</sup> The Great Depression left the city of Sarasota with a poor credit rating and a debt of over \$6 million.<sup>19</sup>

Following the Second World War, prosperity returned to Sarasota with a renewed influx of vacationers and new residents. By 1955, tourism and its related service industries characterized the local economy, with light industry and agriculture as secondary factors in the regional economy. Spectacular growth during the "Stunning Sixties" carried through well into the seventies. The recession in the late 1970s resulted in tough times for some area businesses. Sarasota's Downtown was hit hardest with many of the existing stores closing their doors. However, in the late 1980s and especially the early 1990s the economy shifted and the downtown began to prosper again. Although, post-war building activity in Laurel Park had been very limited up until the

<sup>16</sup> "Florida Land Boom of the 1920s," [http://en.wikipedia.org/wiki/Florida\\_land\\_boom\\_of\\_the\\_1920s#\\_note-3](http://en.wikipedia.org/wiki/Florida_land_boom_of_the_1920s#_note-3).

<sup>17</sup> Tebeau, A History of Florida, 385-386.

<sup>18</sup> S. Kearns and M.F. Zimny, Sarasota MRA, Florida Division of Historical Resources, Tallahassee, FL, 1984, 8:1.

<sup>19</sup> "Exploring Florida, Great Depression and the New Deal," <http://fcit.usf.edu/Florida/lessons/depress/depress1.htm>.

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1990s, new construction began to take place at a more rapid pace during the first years of the new millennium. Changes to the historic neighborhood, which involved the demolition of historic building to make way for the construction of new private residences alarmed local residents and preservationists who called for the creation of a National Register historic district to focus attention on the need to take steps to preserve the neighborhood's distinctive architectural resources, particularly those constructed during the 1920s, while not ignoring those resources that had been contributed up until the first half of the 1950s.

**HISTORICAL SIGNIFICANCE—CRITERION A**

The district is significant for the role it played in the growth of the residential areas located near the downtown commercial center during the real estate boom of the 1920s and for reflecting the decline of residential building activity in those same areas during the Great Depression and post World War II eras.

In 1913, the population of Sarasota stood at 2,000, and although the major plats for the Laurel Park neighborhood had already been laid out, some of the streets were still incomplete, and no houses had yet been constructed in the area.<sup>20</sup> The development of the Laurel Park neighborhood got underway only slowly in the mid-1920s. Among the parcels laid out but not immediately developed were the 1913 Osprey Avenue Subdivision<sup>21</sup> and the 1912 Corrected Subdivision of Block G by the Burns Realty Company.<sup>22</sup> By 1925, most of the streets had been completed, and all but a few blocks had been subdivided into lots, many of them now featuring modest-sized residences and apartment buildings. The new construction, however, had been widely spread over the neighborhood, and there still large tracts of vacant land.

Several other subdivisions were developed at the same time. Another subdivision was laid out by the Burns Realty Company was Washington Park in 1925, which added numerous lots for building along Oak Street, Madison Court, Columbia Court, and Lafayette Court.<sup>23</sup> In addition, the Corrected Plat of W. O. Marbles introduced a small amount of building lots at the intersection of Ohio Place and Laurel Street.<sup>24</sup> The Rhodes and Hale Subdivision also added a modest number building lots on Ohio Place north of Laurel Street and was the product of two real estate developers from Kentucky.<sup>25</sup> Later plats were added at the beginning of the 1920s, including ones by Bernard G. Rhodes and Henry Hale, who constructed some of the earliest buildings in the area, including the San Juan Apartments, the Seminole Apartments, and the Louise Apartments.<sup>26</sup> Hale, himself, lived at 326 Ohio Place until 1937. One of the last subdivisions, created in 1925,

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<sup>20</sup> Sanborn Maps, 1913.

<sup>21</sup> Manatee County Plat Book A, Page 65.

<sup>22</sup> Manatee County Plat Book A, Page 35.

<sup>23</sup> Sarasota County Plat Book 1, Page 152.

<sup>24</sup> Sarasota County Plat Book 1, Page 179.

<sup>25</sup> Sarasota County Plat Book 1, Page 87.

<sup>26</sup> Designation Report 92-HD-17: 3.

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Apartment Place, laid out building lots at the intersection of Oak Street and S. Osprey Avenue.<sup>27</sup> The 1929 Sanborn Maps reveal that all of the major blocks in Laurel Park had been subdivided into building lots, but there had not been much new construction since 1925, even though the permanent population of Sarasota now stood at 7,000 and the number of winter residents had grown to 16,000, indicating that the other residential developments in the city had given Laurel Park stiff competition during the height of the Land Boom.<sup>28</sup>

The Laurel Park neighborhood developed as a residential neighborhood for white residents of modest means. Only in a strip along Oak Street was land set aside for the construction of houses for homeowners of upper middle income. A select number of residences in this area exhibit characteristics of the Mediterranean Revival style which was popular in Florida during the 1920s. Most of the residents of the neighborhood were craftsmen, shopkeepers, office workers, and other persons who worked mainly at jobs in downtown Sarasota. In the 1920s, the Sarasota City Directory listed journalists, press operators, tailors, and a real estate speculator among the persons living in the area. In addition to persons having private homes, some Laurel Park residents are listed as living apartment buildings that had been erected in the neighborhood, such as the Mission Revival style apartment complex at 325 Ohio Place (Photo 11).

In addition to apartment buildings, some houses served as seasonal or permanent rentals. For instance, the residence at 555 S. Osprey Avenue functioned as a tourist facility from 1938 to 1971. It was known as the Nelson Lodge and the Tourist Home.<sup>29</sup> Furthermore, the Colonial Revival residence at 636 S. Osprey Avenue (Photo 21) was moved into the neighborhood c. 1937 and functioned as a guest house under various names and owners from 1939 to 1979.<sup>30</sup>

Development of the Laurel Park neighborhood continued at a slow but steady pace throughout the 1920s, but there were still many empty lots in the area as late as the beginning of World War II. By the beginning of the 1950s, however, the majority of the lots featured residences of some sort, most of them rather small wood frame or masonry structures. In 1948, Sarasota boasted 12,000 permanent residents and a winter population of 18,000<sup>31</sup> By 1950, the permanent population had grown to 18,896; however, the count does not differentiate between the number of winter and summer residents, indicating the immediate post-war growth of the city was somewhat sluggish.

The development of Laurel Park can be traced from the Florida Boom period and Great Depression to World War II and the immediate post-war era of the 1950s by the building records of the Sarasota County Property Appraiser. More than 170 buildings in the historic district date from the period 1920 to 1926, 117 of

<sup>27</sup> Sarasota County Plat Book 2, Page 40.

<sup>28</sup> Sanborn Maps, 1929.

<sup>29</sup> Designation Report 87-HD-4: 3.

<sup>30</sup> Designation Report 95-HD: 7.

<sup>31</sup> Sanborn Maps, 1948.

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which were built in 1925. Only 31 buildings date from 1926, and there are just 3 buildings dating from 1927. The decline continued rapidly from 1929-1939 which boasts only 20 buildings constructed over the decade. A small economic surge is reflected in 15 buildings constructed between 1940 and 1942, but there are no buildings dating from the war years 1943-1945. Further development of the neighborhood from 1946 to 1950 focused mainly on the slow filling in of lots that had remained vacant since the collapse of the 1920s land boom, with only a few buildings being erected each year. Fewer than 20 buildings in the district date from the period 1949-1957. The lack of new construction in the neighborhood in the first two decades after World War II is also a reflection of the shift in the population of new Sarasota residents from subdivisions established in the 1920s close to downtown Sarasota to newly established modern ones located in more distant suburbs closer to large commercial malls and shopping centers.

**ARCHITECTURAL SIGNIFICANCE—CRITERION C**

Although the majority of the buildings in the historic district can be classified as Frame and Masonry Vernacular, the district also has distinctive examples the Mission Revival, Mediterranean Revival, Colonial Revival, and Bungalow style residences. The Laurel Park Historic District contains some excellent examples of popular styles constructed throughout the first half of the twentieth century, in particular Mission Revival and Mediterranean Revival. The residential architecture dates from c. 1920 to 1957. The majority of the buildings were constructed during the 1920s, but there are some examples of residences dating from the 1930s, 1940s, and 1950s. Many of the buildings, such as the small residences, duplexes, and apartment buildings, within the district were constructed as a direct response to the city's rapid growth during the real estate boom of the 1920s when Sarasota became a popular tourist and winter residence destination. Residential architecture is the predominant building form. Although the majority of the buildings lack individual distinction, they form a cohesive entity based on their styling, scale, and use. All of the contributing buildings maintain sufficient levels of historic architectural integrity to convey their historic character.

Because of the overall architectural and contextual cohesiveness of the neighborhood, the Laurel Park Historic District is a distinguishable neighborhood within the city of Sarasota. Further, the contributing properties within the district maintain a high degree of historical physical integrity.

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GEOGRAPHICAL DATA

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**Verbal Boundary Description**

The boundaries of the Laurel Park Historic District are those shown on the scaled map of the district that accompanies this document.

**Boundary Justification**

The boundaries of the Laurel Park Historic District encompasses the majority of the historic resources associated with the development of the Laurel Park neighborhood from c. 1920 to 1957. Excluded from the boundaries are areas of historically vacant land and where the extensive demolition of historic structures has taken place. Also, excluded are the areas west of South Orange Avenue and east of South Washington Boulevard which are not historically associated with the development of the Laurel Park neighborhood and are mainly lined with noncontributing commercial buildings.

**Architectural Styles**

NO STYLE/Frame Vernacular

NO STYLE/Masonry Vernacular

LATE 19TH & 20TH CENTURY REVIVALS/Mission; Mediterranean Revival; Colonial Revival

LATE 19TH & EARLY 20TH CENTURY MOVEMENTS/Bungalow

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1. 1630 Morrill Street (Contributing, c. 1925)
2. Laurel Park Historic District, Sarasota (Sarasota County), Florida
3. Susan Hagglund
4. September 2006
5. GAI Consultants, Inc., 618 East South Street, Orlando, Florida
6. Facade, and West Elevation Looking Southeast
7. Photo 1 of 62

**Numbers 2 through 5 are the same for the remaining photographs.**

1. 555 S. Osprey Avenue (Contributing, c. 1903, Moved c. 1937)
6. Facade, and South Elevation Looking Northeast
7. Photo 2 of 62

1. 1652 Oak Street (Contributing, c. 1925)
6. Facade and West Elevation, Looking Southeast
7. Photo 3 of 62

1. 540 S. Osprey Avenue (Contributing, c. 1925)
6. Facade, and South Elevation, Looking Northwest
7. Photo 4 of 62

1. 1639 Laurel Street (Contributing, c. 1948)
6. Facade Looking North
7. Photo 5 of 62

1. 407-411 Ohio Place (Contributing, c. 1940)
6. Facade and North Elevation Looking Southeast
7. Photo 6 of 62

1. 651-653-655 Madison Court (Contributing, c. 1953)
6. Facade Looking East
7. Photo 7 of 62

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1. 1667 Laurel Street (Contributing, c. 1925)
6. Facade and East Elevation Looking Northwest
7. Photo 8 of 62

1. 1630 Laurel Street (Contributing, c. 1920)
6. Facade and East Elevation Looking Southeast
7. Photo 9 of 62

1. 321 Ohio Place (Contributing, 1925)
6. Facade and South Elevation Looking Northeast
7. Photo 10 of 62

1. 325 Ohio Place (Contributing, c. 1925)
6. Facade, and South Elevation Looking Northeast
7. Photo 11 of 62

1. 1702 Laurel Street (Contributing, c. 1925)
6. Facade and West Elevation Looking Southeast
7. Photo 12 of 62

1. 1858 Oak Street (Contributing, c. 1926)
6. Facade Looking South
7. Photo 13 of 62

1. Dr. Walter Kennedy House, 1876 Oak Street, (c. 1926, listed N.R. 4/14/94)
6. Facade and West Elevation Looking Southeast
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