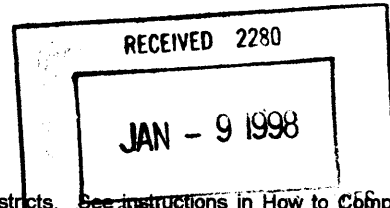


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



60

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 507 JACKSON DRIVE

other names/site number /SO2377

2. Location

street & number 507 JACKSON DRIVE N/A not for publication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.)

Berge W Perry 12/31/97
Signature of certifying official/Title Date

Florida 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) _____

Edison Beall 2/5/98
Signature of the Keeper Date of Action

507 JACKSON DRIVE
Name of Property

SARASOTA, FLORIDA
County and State

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	1	buildings
0	0	sites
0	1	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.)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling/secondary structure

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

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

Materials
(Enter categories from instructions)

foundation STUCCO
walls CLAY TILE
STUCCO
roof TERRA COTTA
other IRON
WOOD

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)

ARCHITECTURE

COMMUNITY PLANNING

Period of Significance

c.1926 - 1947

Significant Dates

c.1926

Significant Person

N/A

Cultural Affiliation

N/A

Architect/Builder

UNKNOWN

UNKNOWN

Primary location of additional data:

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

Name of Repository

507 JACKSON DRIVE
Name of Property

SARASOTA, FLORIDA
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional references on a continuation sheet.)

1	1	7	3	4	4	1	4	0	3	0	2	2	3	2	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 Mikki Hartig, Counsultant; Gary V. Goodwin, Historic Preservation Planner

organization Bureau of Historic Preservation date December, 1997

street & number R.A. Gray Building, 500 S. Bronough Street telephone (904) 487-2333

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 Richard Bouchard

street & number 507 Jackson Drive telephone (941) 388-2489

city or town Sarasota state Florida zip code 34236

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.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 1

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

Summary

507 Jackson Drive is a two-story, Mediterranean Revival style residence constructed circa 1926. It is located northwest of the intersection at Jackson Drive and Van Buren Drive in the City of Sarasota, Sarasota County, Florida. The boundary includes what was originally a two-story residence and one-story garage/apartment that were joined by the enclosure of an original open courtyard/porch between the two buildings circa 1972. Both the residence and garage were constructed at the same time and in the same style. The original residence has an irregular form dominated by a multi-variant roofline with flat, hip, shed, and gable roof forms. A front-facing gable roof is located along the north; hip roof parapets are located on the east, south, and west; a flat roof is evident on the west; and shed roofs/roof extensions are located on both the north and east. The hip, shed, and gable roof forms are surfaced with clay pantiles. Other distinctive features of the residence include wide eaves supported by shaped wood brackets, clay tile gable end vents, an ornamented chimney cap, a textured stucco surface, ornamental metal work, applied cast stone ornament, wood casement windows, and arched bays. The residence has stuccoed masonry walls that extend to grade.

The original garage shares many characteristics of the residence. Its fenestration are wood casement windows, and its exterior surface is textured stucco. Alterations to the property during the circa 1972 renovation include the removal of a single-story masonry porte cochere, and the installation of a swimming pool to the north of the main house.

507 Jackson Drive is one of only six buildings, all residential, constructed on St. Armands Key during the 1920s. Three additional residential buildings were constructed during the 1930s. One of those nine early buildings has been demolished. Another, the Leigh House, has been listed on the City of Sarasota's local register of historic places. Three other residences, have been listed in both the local register and in the National Register. They are: the Burns House (NR 1997), the Schueler House (NR 1997), and the Casa Del Mar (NR 1997).

Setting

507 Jackson Drive is sited in John Ringling Estates Subdivision on St. Armands Key, an island approximately three miles from downtown Sarasota, Florida. The subdivision is near St. Armands Circle, which was originally named Harding Circle when laid out in the mid 1920s. At first, it underwent little commercial development or activity, but it is now well known in Sarasota and throughout the state as a upscale retail shopping area on the island.

Today, the John Ringling Estates Subdivision is an upscale residential neighborhood containing only five of six buildings that were constructed in the 1920s and three dating from the 1930s, all residential. The 1920s buildings were constructed in the Mediterranean Revival style. Furthermore, they were the only buildings completed in the subdivision before the failure of the Florida Land Boom. There is no concentration of buildings that pre-date World

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 2

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

War II on St. Armands Key from which a historic district could be established. The remaining building stock on the island generally consists of late 1940s to early 1980s ranch and split-level buildings, or elevated homes built since the mid-1980s.

507 Jackson Drive is located on three full residential lots, less six feet, northwest of the intersection at Jackson Drive and Van Buren Drive, one block south of the St. Armands Circle shopping area. It is the only pre-World War II residence in the subdivision not located on nearby South Washington Drive.

Physical Description

Exterior

507 Jackson Drive was constructed circa 1926 as a two-story residence and a separate one-story garage/apartment. The two independent buildings were joined together circa 1972 when an original open courtyard or porch between them was enclosed. The irregularly-shaped, masonry building retains most of its original, Mediterranean Revival style features and other character defining elements, particularly on its front (east) elevation.

The principal elevation faces east. (Photos 1-4) A number of elements extend forward from that building wall, including a one-bay porch with an open deck above, located on the southern end of the east wall. Field data indicate the original arched bay openings located one each on the south and east walls of this porch extended to the floor level and that the two bays were enclosed circa 1972 with wood transoms and casement windows resting on masonry infill. The parapet walls of the porch, with its accentuated coping and pantiled corner accents, enclose a deck above. A French door sheltered by a shed roof extension supported by ornamental metal brackets is centered behind the deck, providing access to it. A similar second floor door and shed roof configuration is located on the northern end of the east elevation, centered below the front facing gable; however, the door opens to a smaller, ornamental metal balcony. The two second story doors flank a small, wood, four-light hinged window with a cast stone quatrefoil surround that is located directly above the one-bay entrance porch. This porch, with a single arched opening on both its north and east walls, abuts the north wall of the porch and deck. Its clay pantile surfaced shed roof slopes north toward a group of three of eight-light, wood casement windows located below the ornamental metal balcony. Cast stone figures (lions' heads) flanking the now enclosed east bay of the enclosed porch appear original, whereas other cast stone ornamentation applied to the arch of the entrance porch and the wall above the adjacent windows to the north appears to have been applied during the circa 1972 renovation.

A circa 1972 low, stuccoed masonry garden wall, currently obscured from Jackson Drive by thick vegetation, extends north from the northeast corner of the residence the distance of the pool deck. The north wall of the original residence also borders the pool deck. (Photo 1) Two pairs of regularly spaced, eight-light, wood casement windows

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 3

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

on the second floor of the north elevation are sheltered by contemporary canvass canopy awnings. Field data suggest a one-story, masonry porte cochere was located near the northeast corner of the residence along the north wall and that it was removed when the pool was added and the former garage bay, located directly west, was enclosed. At that time, a shed roof was constructed over the existing first floor northern entrance and adjacent bay window addition. The north shed roof addition is similar in design and materials to the original shed roof extensions on the front elevation. A pair of six-light, wood casement windows is located west of the shed roof addition, below the west second floor window opening.

Available data suggest the original deck or porch linking the residence to the garage was modified circa 1941 with the addition of a wood frame, screened enclosure, and again circa 1972 when the former deck was enclosed as a one-story room. It appears that the original north wall was modified at that time to accommodate the new roof and the earlier opening was replaced with a sliding glass door. The wood frame, flat roof of the breezeway enclosure closely resembles the roof of the former garage/apartment, it has broad, open eaves. The southern end of the narrow breezeway extends a few feet south and west of the original garage/apartment. The masonry end walls are pierced with a combination of French doors and fixed glass openings. (Photos 8, 9)

The west elevation of the original house steps back twice along its southern edge (photo 6). An unadorned exterior chimney pierces the extended eaves of the flat roof on the inside corner of the northernmost step. A fixed glass opening on the northern step wall (south of the chimney) has a similar metal grill. The opening, which provides light to a stairwell, is located between the first and second floors. A single entrance door is located on the first floor of the southern step wall.

The south elevation of the original residence steps back twice along its western edge. (Photo 5) The larger eastern end features a prominent, centrally located, exterior chimney with an ornamented chimney cap that divides the extended eaves of the hip roof. A pair of symmetrically placed, eight-light wood casement windows flank the chimney at the second story level. A similarly placed pair of what may have been six-light casement windows at the first story level were replaced with masonry infill circa 1972. A six-light, wood casement window is located on the second story level of the western step wall. A pair of six-light, wood casement windows framed with a blind arch is located directly below.

One-story, frame shelters dating to about 1972 abut the south walls of the original residence and breezeway enclosure at the first floor level. (Photos 2-9) A full-width, canvass canopy covered, two-bay carport abuts the eastern wall of the south elevation. It has a smaller, intersecting gable on the southwest corner that shelters pedestrians between the carport and the adjacent flat roofed, screen porch. That porch, though it extends from the first inside step along the southern wall to the western edge of the former deck enclosure, is sheltered by a combination of materials,

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 7 Page 4

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

including corrugated fiberglass, unsheltered screen, and, directly south of the former deck, a canvass canopy stretched over an offset gable frame.

The original one-story garage/apartment, located west of the residence, currently serves as an apartment. (Photos 8, 9) The essentially rectangular building has many features in common with the original residence including wide eaves of the flat roof, a textured stucco surface, and wood casement windows. Its east and south walls are now, in part, interior walls of the deck enclosure. The former one-bay garage opening, on the northern end of the east wall facing the pool and Jackson Drive, has been enclosed with three panes of fixed glass set in a wood frame. The south elevation features a window just east of a canopied entrance door added circa 1972. The west wall, which has remained unaltered, features two pairs of regularly spaced, three-light, wood casement windows. The north wall, also unaltered, has two single three-light, wood casement windows centered along its length.

Interior

The floor plan includes a living room, dining room, kitchen, sunroom and half bath on the first floor. The main entrance door leads directly into the living room. A brick fireplace with a decorative pecky cypress mantel is located on the northeast wall of the room. (Photo 10). The wall is paneled with pecky cypress. To the right of the living room is the dining alcove, beyond which is the kitchen. The one-story sunroom projects forward from the living room. Access to the second floor is by way of an interior staircase with decorative metal iron stair railing. (Photo 11) Floors are oak and walls are plaster. Original crown moldings and wide baseboards have been retained. A ceiling in one of the upstairs baths retains its decorative treatment. (Photo 13). Kitchen cabinetry is original, although the cabinet doors are not.

Alterations

Available data suggest a masonry one-story porte cochere was removed from the north wall as part of the circa 1972 renovation that also resulted in the installation of a swimming pool to the north; an adjacent east garden wall that obscures the alteration and pool; a canvas canopied two-bay carport on the south; and the enclosure of both the original garage bay and a former front porch utilizing windows matching those used on the original block.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 1

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

SUMMARY

507 Jackson Drive in Sarasota, Florida fulfills Criteria A and C for listing in the National Register of Historic Places. Under Criterion A, the house represents John Ringling's efforts in the development of St. Armands Key and to establish the subdivision as an upscale residential area. As a simply executed example of a regional interpretation of the Mediterranean Revival Style from the 1920s, the house is significant under Criterion C. The house is one of only six residences constructed by John Ringling Estates, Inc. in the John Ringling Estates Subdivision. It is similar in architectural style to three other 1920s residences that have been confirmed as the design work of Dwight James Baum who was commissioned by the John Ringling Estates developers. Baum is credited with developing one of two recognized regional interpretations of the Mediterranean Revival Style popularized during the period in Sarasota. Alterations made c1972 were sensitive to the character of the house. It retains its original plan, detail and character to a high degree and continues to convey its historic presence and representation of the Mediterranean Revival Style, utilizing both the craftsmanship and materials of the period. The original garage structure on site has been altered somewhat and now serves as a rental apartment.

HISTORIC CONTEXT

Before the advent of the twentieth century, Sarasota's development was mostly limited to settlement by homesteaders and fishermen. In the 1880s, an effort to create a Scottish immigrant community had failed and the next 20 years saw little growth mainly due to a lack of railroad access to the population and commercial centers to the north. In 1903, upon the arrival of the Florida West Shore Railroad, Sarasota began to grow, real estate prices began to rise, and Sarasota began to develop an identity as a winter tourist haven. Ten years later, Sarasota boasted telephone service, electricity, water and sewer service to most homes. Some streets were paved with brick and asphalt, and sidewalks and seawalls were built of concrete. Automobiles began to make an appearance, often sharing the roads with animal powered carriages and wagons. Between 1910 and 1920, several prominent citizens arrived in Sarasota, setting the stage for development. Among them were the Ringlings of the Ringling Brothers' Circus fame.

Up until, 1910, the majority of the land holdings in Sarasota were held by the Florida Mortgage and Investment Company, a group of British capitalists who had earlier invested heavily in land in Sarasota. Selvin Tait originally organized a Scottish immigrant colony in Sarasota that failed in the 1880s. Those land holdings were sold by J. Hamilton Gillespie the representative of the company, to Sarasota businessman, developer and investor, Owen Burns in 1910. Burns had recently come to Sarasota for a visit and liked it so well he decided to make it his permanent home. His purchase of the holdings of the Florida Mortgage and Investment Company made him the largest land owner in Sarasota. Burns also became active in civic affairs. He organized and became the first president of the Citizens Bank of Sarasota, which later became the First National Bank. In 1911, he helped organize and was elected president of the Board of Trade (Chamber of Commerce). Burns had a major role in the organization of the Sarasota Yacht Club and

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 2

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

was involved in establishing the golf club. He assisted in founding the Woman's Club and in promoting the construction of a church building for St. Martha's Catholic Church. While being active in community and civic affairs, Burns oversaw the construction of several building projects. One of his undertakings in Sarasota was the building of the El Vernona Hotel, later called the John Ringling Towers (NR1985).

Throughout the 1920s, 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 spiral of development. Sarasota's downtown development was coupled with expanding suburban residential areas and the City was fast replacing the fishing village image that it had with that of a developing resort community. Construction following the First World War produced what would become a modern city. In 1925 and 1926, over five hundred structures were built in Sarasota, half of them residences.

Circus magnate, John Ringling, who first came to Sarasota at the urging of his friend Ralph Caples in 1912, saw the future of Sarasota as a metropolitan resort that could attract many people of wealth. In 1917, he purchased Cedar Point, today's Golden Gate Point, and in 1922, he began its dredging and filling. At the same time, with assistance from Owen Burns, Ringling began to purchase property on the islands just off Sarasota. Burns had established himself as a major Sarasota landowner and developer, and both he and Ringling were recognized as successful entrepreneurs in the Sarasota business and financial community. Ringling wanted to buy all of St. Armands Key, Lido Key, and as much of Longboat Key as he could secure.

In 1924, Ringling and Burns incorporated John Ringling Estates, Inc. Ringling was president and treasurer; his wife, Mable, a vice-president; and Burns, with a 25% share, a vice president and secretary. The charter included the intent to construct electric and water services, hotels, golf courses, and steamboats. In essence, the company envisioned all the components of a well planned resort. Together, although largely through Burns' efforts, they continued their buying efforts until they held all the islands, except for Sarasota Island (Siesta Key) between the mainland and the Gulf. That island had already for the most part been secured by an earlier developer. Ringling acquired some of the property on Bird Key, St. Armands and Lido Key for a good price beginning in 1921. Some of Ringling's land purchases were easily acquired but others held out for higher prices. Nevertheless, he and his firm did acquire all of the property before the boom caused prices to escalate beyond basis. The cost of the acquisition of the land paled in comparison to the amount of development costs necessary before the subdivision would be marketable for homes, hotels, or shops.

By the end of World War I, Ringling had purchased the entire island of St. Armands Key. Three large dredges were used to build-up the key and surrounding mangrove islands and make solid land. The appearance of the islands of St. Armands, Lido, and the southern end of Longboat Key were entirely changed. Millions of cubic yards of fill were used.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 3

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

Ringling's St. Armands' plan included a casino, and the John Ringling Estates residential development. In late 1923, as part of Burn's and Ringling's plans, preliminary work began on John Ringling Estates. Ringling and friend and circus promoter, S.W. Gumpertz, constructed a beach pavilion (non-extant).

Thousands of Coconut Palms and Australian Palms were planted. Ringling was proud of the elegant design of the circle and its "resort elegance". Planning, engineering, and landscape design were important elements. Ringling commissioned John J. Watson, of Toledo, Ohio, to oversee the landscaping work. Much expense was incurred in the landscape and design of Harding Circle, a shopping area in a circular design. There and elsewhere on the island, workmen laid miles of water and sewer mains, and paved roads and streets. Landscaping also included flowers such as poinsettias, hibiscus and oleander trees mixed with ixoria and flame vine. Citrus trees were planted for color. Ornamentation, including Italian statuary, from Venice, Rome and Naples, were made part of the scheme.

Most of Ringling's land on St. Armands was held by another of Ringling's corporations, Ringling Isles, with the purchase money coming from Ringling's own funds. He held a mortgage on the John Ringling Estates, Inc. property. Owen Burns, his partner, was a builder and land developer. The John Ringling Estates collaboration was to be concentrated on the development of St. Armands and was a fraction of the much larger Ringling Isles development plan, but the St. Armands facet was the most important part of Ringling's island plan.

Ringling realized that the island, solely available by water at the time, needed easier access. A causeway was designed to lead into the planned shopping circle, as well as roads from the circle leading to Lido Beach and north to Longboat. At a cost of about a million dollars, Ringling bridged the bay to Bird Key. From Bird Key, he continued to build the bridge's roadway onto St. Armands Key. The causeway and bridge were the first link of Bird Key and St. Armands to Sarasota. With the bridge finally completed, Ringling chose January 1, 1926 for both the opening of the bridge and for the official opening of John Ringling Estates. The Czecho-Slovakian Band played two concerts on St. Armands Circle and sales were reported to exceed one million dollars, some of which could have been attributed to pre-opening sales made to prospective buyers. Ringling Estates, heralded as one of the best planned developments in Florida, became heavily promoted and advertised throughout the state and brought many people to Sarasota for the first time. On June 13, 1927 Ringling bestowed the Ringling Causeway to the City of Sarasota as a gift. It was accepted on January 31, 1928.

Early development efforts in John Ringling Estates began in late 1923 and continued throughout 1924, 1925 and 1926. Circus owner John Ringling and his development partner in the John Ringling Estates development, Owen Burns, under the auspices of Ringling Estates, Inc., undertook major expenditures and construction efforts to successfully promote the subdivision and thus spur lot sales for construction of upscale residential homes. By May of 1926, it was reported that sales in John Ringling Estates had reached \$1,500,000 before the advertising campaign began or the bridge was opened. Once the bridge was opened and John Ringling began heavily promoting the island,

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 4

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

John Ringling Estates briefly became an exclusive Boom Time subdivision. By 1927, Ringling and Burns were legally at odds with each other over Ringling's business practices. Each experienced individual financial losses and legal challenges and their land holdings in the subdivision were swept up in a flurry of lawsuits and financial problems. With minimal development having been completed, it would be almost 20 years before any known new construction would take place on the island with the exception of one 1932 residence and another completed in 1937.

Historic Significance

On July 1, 1924, John and Mable Ringling transferred ownership of 507 Jackson Drive to the new corporation, John Ringling Estates, Inc. Sometime in the later part of 1926 or early 1927, the residence at 507 Jackson Drive and garage were completed as part of the Ringling Estates venture. It may have been constructed by the Burns Construction Company. It is speculated that the house was designed by prominent Sarasota and New York architect Dwight Baum, based on the fact that Baum is known to have designed at least three other period Ringling Estates homes. During the mid 1920s, Burns' real estate office also housed the office of Baum, who was Burns' friend and associate. Baum had previously designed the El Vernona Hotel (NR1985) and the Burns Real Estate Office in Sarasota for Burns in 1925. In addition, Baum designed John Ringling's home Cad'zan.

Baum and Owen Burns collaborated on several projects on St. Armands Key. Beginning in 1925, Baum designed several homes in the "classic design of Mediterranean architecture", which set the trend for the St. Armands development. The first three homes to be designed in the subdivision were credited to Baum when they were featured in the Sarasota Herald shortly after their completion in December, 1926. The article entitled "Dwight Baum and Burns in Boon to City, Three Beautiful Homes on St. Armands Key Proclaim Pace for Others."

In 1926, Owen Burns began legal action against Ringling for transferring funds from their financially sound island real estate project to Ringling's ailing Ritz Carlton Hotel project on Longboat Key (never completed). Ringling was known to exaggerate his financial position by switching ownership of assets to magnify his apparent net worth or in some cases to shelter assets from creditors in the case of bad business dealings. One incident that helped sour his relationship with Burns involved Burns' refusal to loan Ringling some land. When Burns refused, Ringling accused him of mistrust and soon began to attempt to foreclose on various mortgages he held on land he owned under his Ringling Isles Corporation. He then changed the corporation's name and disassociated himself with Burns. This marked the end of their business alliance.

In the first few months of 1931, much of the property formerly associated with Ringling Isles and John Ringling Estates, including 507 Jackson Drive, was transferred by Ringling to the St. Armands-Lido Realty Corporation with New Yorker, A.A. Rattaliata as President, and Ringling's assistant, Richard Fuchs, as secretary.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 5

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

Tax records indicate that 507 Jackson Drive was maintained as a rental property and remained under St. Armands-Lido Realty Corporation's ownership until 1945, although Ringling died in 1936. The names of tenants during this period are unknown. Sarasota R.L. Polk City Directories prior to the 1950s did not indicate which street St. Armands residents resided on, but only listed the names of the island's residents. Mrs. Charles McMullen, nee Eben, who resided on St. Armands Key for a number of years beginning in about 1932, recalls playing inside of some of the scattered and isolated older houses on the island which were unlocked. She recalls that the houses were very often vacant but fully furnished, indicating that they most likely provided accommodations for tourists.

On July 17, 1945, the property was sold by the St. Armands-Lido Realty Corporation to Edward M. and Edna Lyon. Mr. Lyon was the inventor of the Lyons Weaving Machine. He was born in Van-Wert, Ohio, and came to Sarasota in 1939. Mrs. Lyon was born in Sandusky, Ohio. On October 27, 1945, the Lyons purchased a portion of the adjacent lot to expand the property. It does not appear that the Lyons actually lived in the house. Sarasota City Directories for 1945 and 1946 indicate that they lived elsewhere. Therefore, the purchase of the property was most likely an investment.

On April 22, 1946, the property transferred from the Lyons to Otto Herbert Lagois and his wife, Jean. Mr. Lagois was a realtor with J.E. Miller in Sarasota. The Lagois resided in the house until they sold the property on February 16, 1948 to Colonel and Mrs. Boyce M. James. James, a retired Army Colonel, had just returned from serving in Germany during World War II. Colonel James was a native of South Carolina and at some point became a fellow employee of Otto Lagois with J.E. Miller Realty, as indicated by the 1949 Sarasota City Directory. Mr. and Mrs. James continued to own the property until 1951, by which time the Colonel was employed as a salesman with Luther H. Garaux Lumber.

Architectural Context

The Mediterranean Revival Style

The Spanish Colonial Revival Style gained prominence during the late nineteenth and early twentieth centuries. This style was popularized by the Pan-American Exhibition in San Diego in 1915 and the work of Eastern architect, Bertram Grosvenor Goodhue. Goodhue had previously written a study of Spanish Colonial architecture. The major development that occurred during the 1920's throughout Florida brought a new architectural identity to Sarasota. The Spanish Colonial and Mediterranean styles popularized by Henry Flagler in St. Augustine and Addison Mizner in Palm Beach were reflected in major Sarasota architecture. The Spanish/Mediterranean Style was adopted by Hollywood stars of the era, its architectural forms were popularized in films, and it was used for many building types. What was known in the 1920s as the "Spanish boom" incorporated stylistic qualities of Spanish, Colonial Revival, Byzantine, Moorish, Mission, and Italianate styles and is generally called Mediterranean Revival or Mediterranean Eclectic. For

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 8 Page 6

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

Florida, the Mediterranean Revival style proved a perfect marketing device for resort communities such as Sarasota, conveying the exotic beauty of the area, while also drawing upon a remote link to the state's Spanish Colonial heritage. These structures were frequently accentuated with a range of decorative elements such as ornate glazed tile, wrought iron, pecky cypress doors and muntined casement windows, often with awnings, depending on the cost of the structure.

Architectural Significance

507 Jackson Drive embodies many of the features associated with the Mediterranean Revival style. The distinctive features of the residence include roof forms surfaced with clay pantiles, a textured stucco surface, ornamental metal work, applied cast stone ornament, wood casement windows, and arched bays. Sheltered first floor masonry porches, a second floor deck, and a balcony are other character defining elements. The residence is one of only six buildings constructed on St. Armands Key during the 1920s.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 1

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 9 Page 2

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**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 10 Page 1

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

Boundary Description

Block 18, Lot 3 less the northern 6 feet and all of Lots 4 & 5, John
Ringling Estates, Sarasota, Florida.

Boundary Justification

The boundaries include all of the site that has been historically associated with the structures.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 1

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

PHOTOGRAPHIC INVENTORY

1. 507 Jackson Drive
2. Sarasota, FL
3. Mikki Hartig
4. March, 1996
5. Historical and Architectural Research Services, 3708 Flores Avenue, Sarasota, FL 34239
6. 507 Jackson Drive, principal facade and northeast elevation, camera facing southwest
7. 1 of 12

Items numbers 1-5 are the same for the following photographs.

6. 507 Jackson Drive, principal facade, camera facing west
7. 2 of 12

6. 507 Jackson Drive, principal facade, camera facing northwest
7. 3 of 12

6. 507 Jackson Drive, partial front facade and south elevation, camera facing northwest
7. 4 of 12

6. 507 Jackson Drive, south elevation, camera facing north
7. 5 of 12

6. 507 Jackson Drive, partial south elevation, partial rear facade, and canvas canopied screened breezeway/porch, camera facing north
7. 6 of 12

6. 507 Jackson Drive, detail of screened breezeway/porch, camera facing north
7. 7 of 12

6. 507 Jackson Drive, breezeway/porch and detached former garage junction, camera facing north
7. 8 of 12

6. 507 Jackson Drive, former garage, camera facing east
7. 9 of 12

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number PHOTOS Page 2

**507 JACKSON DRIVE
Sarasota, Sarasota County, Florida**

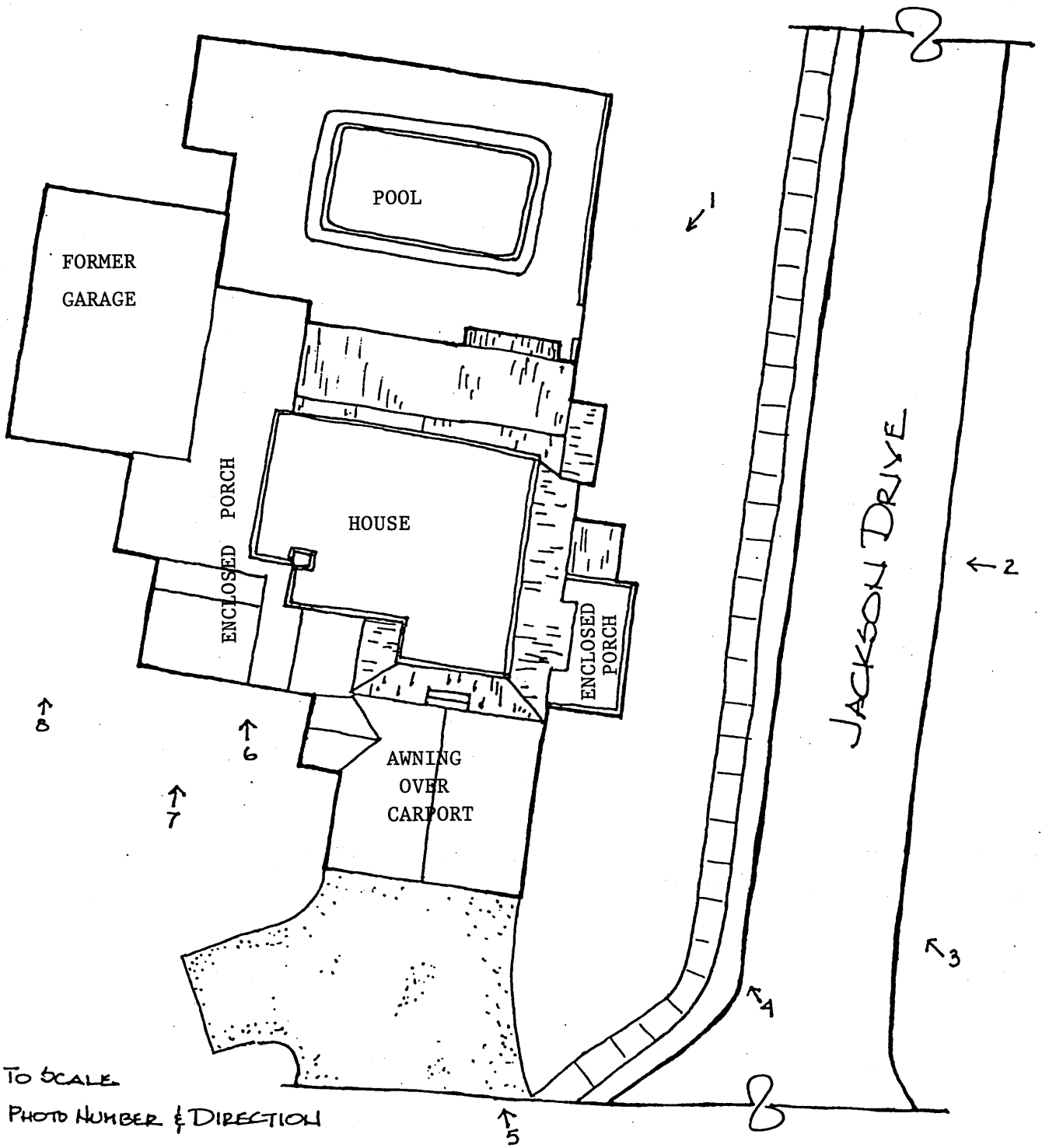
6. 507 Jackson Drive, living room fireplace, camera facing south
7. 10 of 12

6. 507 Jackson Drive, interior stairs, camera facing west
7. 11 of 12

6. 507 Jackson Drive, upstairs bathroom ceiling detail, facing east
7. 12 of 12

507 JACKSON DRIVE
Sarasota, Sarasota County, Florida

SKETCH MAP



NOT TO SCALE

#1 = PHOTO NUMBER & DIRECTION

VAN BUREN DRIVE

