

NOMINATION PROPOSAL - FLORIDA

NATIONAL REGISTER OF HISTORIC PLACES

DIVISION OF ARCHIVES, HISTORY AND RECORDS MANAGEMENT - FLORIDA DEPARTMENT OF STATE

TYPE ALL ENTRIES -- COMPLETE ALL SECTIONS

1 NAME MRNS# 20

HISTORIC L.D. Reagin, ^{House} Residence

AND/OR COMMON

2 LOCATION

STREET & NUMBER 1213 North Palm Avenue

CITY, TOWN
Sarasota

___ VICINITY OF N/A

Sarasota

STATE
Florida

COUNTY

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
	NA	<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME A. K. Leach

STREET & NUMBER P.O. Box 1700

CITY, TOWN
Bradenton

___ VICINITY OF

STATE
FL

ZIP CODE 33506

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Sarasota County Court House Recording Department

STREET & NUMBER Room 10, 2000 Main Street, P.O. Box 3079

CITY, TOWN
Sarasota

STATE
FL

ZIP CODE 33578

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Florida Master Site File (FMSF) #8So281
and Historic, Architectural and Archaeological Survey of Sarasota (HAASS)

DATE

FMSF: 1977 HAASS: 1982 ___ FEDERAL STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR SURVEY RECORDS Division of Archives, History and Records Management Dept. of State

CITY, TOWN
The Capitol Tallahassee

STATE
Florida 32301

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED. DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

Number 1213 North Palm Avenue is a one and two-story stucco-finished, Mediterranean Revival Style, concrete-block construction building which was designed by architect Thomas Reed Martin for the L. D. Reagin family.¹ Mr. L. D. Reagin was owner and editor of the Sarasota Daily and Weekly Times.² In plan and elevation the structure consists of three contiguous one-story blocks located at the south elevation and a two-story rear elevation which intersects the one-story blocks at the north elevation. Each of the three one-story blocks is characterized by the use of flat roofs surrounded by flat parapets. The two-story wing is topped by a gable roof which originally was pierced by a shaped parapet which appeared at the second or central bay of the second story. (The shaped parapet with its foliated, scrolled cartouche was removed (date unknown) and was replaced by a continuous gabled-eave overhang. In massing the one-story blocks are reminiscent of Mr. Martin's "Floridan architecture"³ as well as several of the design types present at Burns Court (please refer to MRNS #2, Burns Court Historic District). Early photographic documentation is supplied by an aerial photograph of circa 1935, which shows the flat-decked roof surfaces of the three one-story, contiguous blocks, located at the south elevation, as well as the upper story of the two-story block which intersects at the north elevation.⁴ The L. D. Reagin Residence is relatively intact with the exception of the entrance porch which is a three-bay, one-story block located at the east corner of the south elevation. The entrance porch has a replacement door (with a nine-light upper half and a cross-braced paneled lower section which is located between the lock and bottom rails. The windows which flank the second or central bay door have replacement jalousie windows. The structure is deceptively small from the North Palm Avenue elevation, yet the three one-story blocks intersect with the two-story wing located at the rear elevation.

TEXT SUPPORTING SUMMARY OF PRESENT AND ORIGINAL PHYSICAL APPEARANCE

The one and two-story stucco-finished concrete-block construction Mediterranean Revival Style building located at 1213 North Palm Avenue was designed by prominent local architect Thomas Reed Martin for L. D. Reagin, owner and editor of the Sarasota Daily Times.⁵ Photographic documentation is supplied by an aerial photograph circa 1935 which includes a view of the south and east elevations of Number 1213 North Palm Avenue.⁶ The aerial photograph (attached) clearly shows the flat-roofed surfaces of the three one-story blocks located at the south elevation. Partitioned roof parapets divided each of the roof areas of the blocks--each flat-roofed surface may well have served as sunning decks. Rising above the flat-roofed surfaces, the upper story of the two-story wing located at the north elevation of the structure is also visible in the early aerial photograph. The gable roofed two-story wing included French doored openings located at the first and third bays of the second story--the French doors presumably opened on to the roof decks. The second or center bay was formerly topped by a shaped parapet, with a scrolled foliated cartouche located at the crest of the shaped parapet. The ornamental cartouche was similar in design to the cartouche present at the shaped parapet located at the southwest elevation. At an unknown date the shaped parapet was removed and the gabled roof line extends along the area formerly occupied by the masonry pediment. Currently, the stucco facade is painted a pink hue which is alleged to have been Mrs. L. D. Reagin's favorite color and therefore similar to the original facade tint.⁷

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The entrance facade is located at the south elevation with a facade divided into two design units which are similar in massing and ornamentation to several of the design types executed by Thomas Reed Martin at Burns Court (please refer to MRNS #2, Burns Court Historic District). Massing is also reminiscent of the "Floridan Architecture" designs also designed by Mr. Martin. The entrance porch is located at the southeast corner of the entrance or south elevation. The one-story entrance porch is lower in scale than the adjoining southwest block and is divided into three bays which consist of a door flanked by windows located at the first and third bays. The door is approached by a simple stoop protected by stock metal railing, and the entire entrance porch is protected by an awning projection.

The western division of the south elevation is characterized by the use of massive masonry piers which project above the flat roof line and form capped post parapets. Each pier flanks a shaped pedimented parapet which is crested by a stylized cartouche located at the apex of the shaped parapet. A pair of shallow cartouches also appear as applied ornamentation to the stylized masonry piers. Connected by a continuous sill, a set of three windows appears within a round arched enframing located at the area bounded by the stylized masonry piers. This round arched window is currently protected by a semi-circular canvas awning.

At the west elevation of 1213 North Palm Avenue, vertical angled bays are applied to the otherwise one-story horizontal structure. Beginning at the southernmost corner which is marked by a stylized masonry pier, the next vertical projection is an exterior chimney which is higher in elevation than the stylized pier projections. The second stylized masonry pier flanks the fourth bay. Two of the recessed facade plans are pierced by a round arched casement window with projecting sill.

The north elevation is primarily the two-story block previously discussed. Round-headed window openings with arched transoms appear at the east and west elevations of the two-story block. A one-story rear or service porch is provided at the north elevation. Exterior chimneys are located at the west elevation and a two-story exterior chimney is located at the northeast corner of the two-story wing. Window types include French doored casement openings, and several jalousied windows.

An original one-story, one-car concrete block construction stucco-finished garage located at the northwest corner of the Reagin property appears in the Sanborn Insurance Map of 1929.⁹ The original auto out-building exists today with the minor alteration of a replacement garage door.

ALTERATIONS: The entrance porch located at the southeast corner of the south or main entrance elevation has been altered by the removal of original windows and substitution of jalousie glass windows, a pair of which flank the entrance door. This entrance door also is not original; the replacement consists of a multi-paned glazed upper half and crossed-style wood paneled lower. Jalousie windows have also replaced what I would assume to have been wood casement windows which appear within the round arched triple-windowed enframing located at the west side of the south elevation. The shaped parapet which formerly was located above the central bay of the south elevation of the two-story rear wing has been removed as well (date unknown).

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input checked="" type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Designer architect Thomas Reed Martin
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Completed by September, 1926 BUILDER/ARCHITECT Thomas Reed Martin

SUMMARY OF STATEMENT OF SIGNIFICANCE

The one and two-story Mediterranean Revival structure located at 1213 North Palm Avenue was built by Thomas Reed Martin and occupied by the family of L. D. Reagin by September of 1926.¹⁰ L. D. Reagin was the owner and editor of the Sarasota Times newspaper, having purchased the newspaper in March of 1924.¹¹ The Reagin residence was located at the south side of the block on which the new plant and offices of the Sarasota Times were subsequently erected. Mr. Reagin continued to operate the newspaper until it went into receivership in December of 1929.¹² In massing and architectural design number 1213 North Palm Avenue resembles several of the entrance facades present at Burns Court, which were also designed by Thomas Reed Martin (please refer to MRNS #32, Burns Court Historic District). The three, one-story entrance block facades which Mr. Martin designed at 1213 North Palm Avenue are reminiscent of his "Floridan architecture" bungalows.¹³⁻¹⁴ The design and site orientation of the Reagin residence were well-suited for the Florida climate with casement windows, entrance porches and thick stucco-surfaced exterior facades.

TEXT SUPPORTING SUMMARY OF STATEMENT OF SIGNIFICANCE

Number 1213 North Palm Avenue is located on a site which was purchased by L. D. Reagin from the Burns Realty Company in April of 1925.¹⁵ The L. D. Reagin Residence site abutted the First Street property site which became the home of the Sarasota Times newspaper of which Reagin was at that time owner and editor.¹⁶ By 1927-28 City Directory, Leslie D. Reagin was listed as the "Vice President of the Morris Plan Company of Sarasota, President of Sarasota Publishing Company, and owner, Sarasota Daily and Weekly Times with his home at 350 North Palm Avenue."¹⁷ The Sarasota Times newspaper, which was owned and edited for the first quarter of the twentieth century by Mr. and subsequently, Mrs. C. V. S. Wilson, was sold in 1923 to T. J. Campbell and J. H. Lord, who in turn sold the newspaper on 3/27/24 to L. D. Reagin.¹⁸ In addition to the purchase of the Sarasota Times, Leslie D. Reagin commissioned the prominent architect, Dwight James Baum, to construct a new office and press building for the Sarasota Times on what was then Seventh Street, near Broadway. (For further discussion of the Sarasota Times Building, please refer to MRNS #36, location 1214-1216 First Street.) The Sarasota Times newspaper went into receivership on Monday, December 9, 1929.¹⁹ After the folding of the Sarasota Times, Leslie D. Reagin served as Postmaster of the City of Sarasota beginning in 1933 until his retirement July 31, 1945.²⁰

Ironically, the architectural attribution of the L. D. Reagin residence is supplied by an article entitled, "City Architect Attracts (sic) Statewide Attention"--which appeared in the Sarasota Herald newspaper.²¹ The residence was mentioned in the Herald article which was devoted to the work of the architect Thomas Reed Martin--the L. D. Reagin residence was singled out as one of Mr. Martin's architectural achievements. Based on the newspaper article, the L. D. Reagin residence was completed by

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September of 1926.²² [Please also refer to MRNS #19, H. B. Williams Residence.] The massing of number 1213 North Palm Avenue resembles Mr. Martin's earlier work in Burns Court. Several of the entrance blocks of the fifteen Burns Court bungalows resemble the flat-roofed and shaped parapet roof-line of the south elevation of 1213 North Palm Avenue. The design of the one-story south elevation is also reminiscent of Mr. Martin's "Floridan Architecture." Thomas Reed Martin popularized "Floridan architecture," with advertisements which appeared in the Sarasota Times in the 1920's. Advertising copy included: "Floridan architecture, a home design to suit our climate and environment . . . All work is personally designed by myself. I build no duplicates."²³ His one-story Spanish bungalow houses were particularly suited to the Florida climate and were advertised in, among other sources, the 1923-24 Sarasota City and County Directory.²⁴ The massing of the one-story or entrance pavilions generated monumentality. The presence of porches and casement windows provided needed cross-ventilation. The flat deck surfaces of the one-story entrance pavilion of 1213 afforded, one would suspect, sun decks, sunning having become popular in the 1920's, while the two story elevation provided a view of Sarasota Bay overlooking the Owen Burns' property located just south of the Reagin house. The second story elevation, in addition to providing a view, would have also allowed additional bay breezes from the west and south elevations for the living quarters.

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

¹Sarasota Herald, September 9, 1926, on file Sarasota County Historical Archives, Sarasota, Florida.

²Sarasota, Florida City Directory, 1927-1928, p. 246. Located at Sarasota County Historical Archives, Sarasota, Florida.

³Sarasota Times, May 24, 1923, p. 12.

⁴Sarasota County Historical Commission. Photograph #35262/3, circa 1935. On file Sarasota County Historical Archives, Sarasota, Florida.

⁵Sarasota Herald, September 9, 1926.

⁶Sarasota County Historical Commission. Photograph #35262/3, circa 1935. On file Sarasota County Historical Archives, Sarasota, Florida.

⁷Miss Lillian Burns, Personal Correspondence, May, 1983.

⁸Sarasota Times, May 24, 1923, p. 12.

⁹Sanborn Insurance Company, Maps of Sarasota, 1929.

¹⁰Sarasota Herald, September 9, 1926, p. 12.

¹¹Grismer, The Story of Sarasota, p. 241.

¹²Ibid.

¹³Sarasota Times, May 24, 1923, p. 12.

¹⁴Sarasota City and County Directory, 1923-1924, p. 131. Located at Sarasota County Historical Archives, Sarasota, Florida.

¹⁵Sarasota County. Deeds. Liber 19, p. 589, April 3, 1925.

¹⁶Sarasota County. Deeds. Liber 22, p. 502, December 1, 1924.

¹⁷Sarasota, Florida City Directory, 1927-1928, p. 246.

¹⁸Grismer, The Story of Sarasota, p. 241.

¹⁹Ibid.

²⁰Ibid., p. 268.

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

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²¹Sarasota Herald, September 9, 1926, p. 12

²²Ibid.

²³Sarasota Times, May 24, 1923, p. 12, cols. 5 & 6.

²⁴Sarasota City & County Directory, 1923-1924, p. 131.

CONTINUATION SHEET

Item Number: 9 (Bibliographical References)

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

Polk's Sarasota City Directory, 1923-24, 1926, 1927-28. Located at Sarasota
County Historical archives, Sarasota, Florida.

Sanborn Map Company. Maps of Sarasota. 1929. New York: Sanborn Map Company.

Sarasota County. Deeds. Liber 19, p. 589. April 3, 1925. Liber 22, p. 502,
December 1, 1924.

Sarasota County Historical Commission. Photograph Collection. #35262. On file
Sarasota County Historical Archives, Sarasota, Florida.

Sarasota Times. May 24, 1923. Microfilm on file, Sarasota County Historical
Archives, Sarasota, Florida.

9 BIBLIOGRAPHICAL REFERENCES

SEE CONTINUATION SHEETS

10 GEOGRAPHICAL DATA

Site Size (Approx. Acreage of Property):

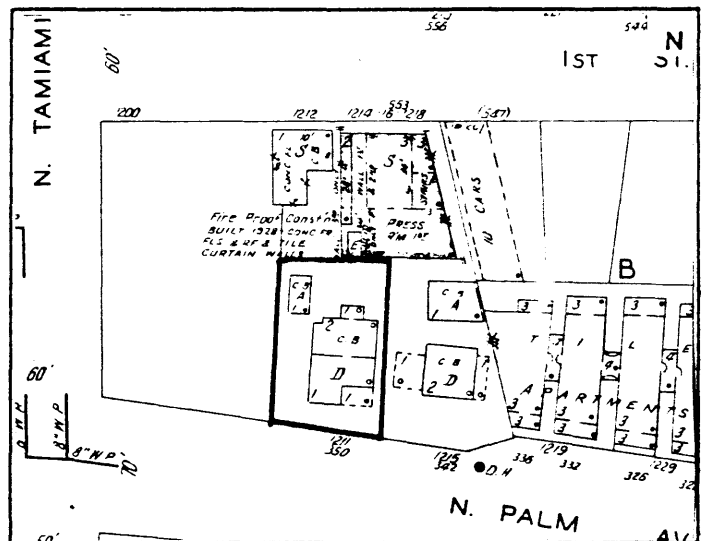
Less than 1

UTM Coordinates:

17	847000	3024480
ZONE	EASTING	NORTHING

USGS Sarasota 7.5 1973

Township	Range	Section
T36S	R18E	19



VERBAL BOUNDARY DESCRIPTION

Owen Burns Subdivision Lot 38, 40 & 42, Block B POS 1/19

Block No. B / Lot No. 2

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
N/A			
STATE	CODE	COUNTY	CODE
N/A			

11 FORM PREPARED BY

NAME / TITLE

Sarah Latham Kearns / Preservation Consultant, City of Sarasota

ORGANIZATION

c/o Planning Department

DATE

STREET & NUMBER

City Hall P.O. Box 1058

TELEPHONE

CITY OR TOWN

Sarasota

STATE

Florida

ZIP CODE

33578



SARASOTA

MRNS #20: 1213 North Palm Avenue
SARASOTA, FLORIDA
FMSF #8S0281
17/347000/3024480

Sarasota Heights

Hayden

Payne Terminal

Cedar Point

BAY

Light

Light

Light

Light

Edwards Islands

Civic Center

St. Marthas Sch

Gillespie Park

Radio Towers (WKXY)

Tuttle Sch

Causeway Park

Island Park

Lukewood Park

Armory

Tuttle Ave Park

Light

Light

Light

Light

Light

Light

Light

Water Park

BM 22

BM COAST 28

Bay Point

High Sch

Alta Vista Sch

Doctors Hospital

Key

Tidal Flat

Fishery Pt

Bay Island

SIESTA

Tidal Flat

Shopping Plaza

Brookside Jr High Sch

Incarne Sch

HIGEL

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