



United States Department of the Interior
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions on the back of 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 ARMISTEAD, WILLIAM MARTIN HOUSE

other names/site number N/A; SO04921

2. Location

street & number 1510 Hyde Park Street N/A not for publication

city or town Sarasota N/A vicinity

state FLORIDA code FL county Sarasota code 115 zip code 34239

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 2/12/2009
Signature of certifying official/Title Date

State Historic Preservation Officer, Florida 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

Janet Hill

3/30/2009

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	
2	0	buildings
0	0	sites
0	3	structures
0	0	objects
2	3	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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure/Garage Apartment

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Secondary Structure/Garage Apartment

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19 AND 20TH CENTURY REVIVALS/Colonial Revival

Materials

(Enter categories from instructions)

foundation Concrete

walls Wood

roof Asphalt Shingles

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)

ARCHITECTURE

Period of Significance

c. 1941

Significant Dates

c. 1941

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

#

ARMISTEAD, WILLIAM MARTIN HOUSE
Name of Property

Sarasota Co., FL
County and State

10. Geographical Data

Acreage of Property Less than one

UTM References

(Place additional references on a continuation sheet.)

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

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Debra Flynt-Garrett /Lorrie Muldowney/Carl Shiver, Historic Preservationist

organization Florida Bureau of Historic Preservation date January 2009

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

city or town Tallahassee state Florida zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Albert and Pauline Joerger

street & number 1510 Hyde Park Street telephone (941) 685-6145

city or town Sarasota state Florida zip code 34239

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 ARMISTEAD, WILLIAM MARTIN HOUSE
SARASOTA COUNTY, FLORIDA
DESCRIPTION

SUMMARY

The Armistead House is a two-story Colonial Revival Style structure located at 1510 Hyde Park Street in the city of Sarasota, Florida. The wood frame house was constructed c. 1941 and has wood lap siding. The dwelling rests on a continuous poured concrete foundation and has an irregular ground plan. Multi-gable end roofs and flat roof decks cover the structure. The main fenestration consists of 6/6-light double-hung wood sash windows. Multiple casement windows occur on the south elevation of the first story and on the south and west elevations of the second story of the residence. The gable roofs are surfaced with asphalt shingles, and the decks are surfaced with glazed clay tiles. A detached wood frame, double car garage with upstairs apartment is located on the site, just east of the main residence. It features multi-level gable roof surfaced with asphalt shingles and, like the main house, has lap siding and 6/6-light double-hung sash windows. The second story apartment is accessed by stairs found at the east elevation of the building and has a combination living room and kitchen, a bathroom, and a separate bedroom. A tennis court, constructed c. 1970 lies to the east of the garage. A swimming pool and decorative pond were added at about the same time.¹ The swimming pool is located south of the main house. The decorative pond is located east of the main house between it and the detached garage. Two large trees surrounded by brick planters are found in the driveway at the front of the house.

SETTING

Sarasota is a city with a population of approximately 55,000² located in western Florida about 55 miles south of Tampa and 83 miles north of Fort Myers. It is located at the northwest corner of Sarasota County and serves as the county seat. 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. Interstate 75, built in the 1980's, is a major north-south corridor along the west coast of Florida, and has contributed to the rapid growth of the region. Additional post-World War II commercial development has occurred on North Tamiami Trail and east of the trail along Ringling Boulevard.

The Armistead House is located at the end of a man-made peninsula (Photo 1) in the historically significant McClellan Park Subdivision approximately two miles south of the business and government center of downtown Sarasota. The property and approximately 84-foot causeway that connect it to the mainland at South Orange Avenue are bounded by the waters of Sarasota Bay on the west and yacht basins on the north and south.

¹ Sarasota County Property Appraiser, 2008 Detail Information for Parcel 2038-03-0019.

² www.Sarasotagov.com/Planning/Demographics/AnnualPopulation.html

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ARMISTEAD, WILLIAM MARTIN HOUSE
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DESCRIPTION

The house site and causeway are bordered by a concrete seawall to prevent erosion by wave action from the bay. The residence and garage are situated on the middle its site to provide an expansive lawn that is dotted with mature oak, Australian pines and cabbage palm trees. The driveway along the causeway is also bordered by mature trees and other plantings. A gated brick driveway extending west along Hyde Park Street from Orange Avenue provides access to the property.

EXTERIOR

The Armistead House has an irregular ground plan. The two-story house rests on a continuous poured concrete foundation and is sheathed in wooden lap siding throughout. The windows are mainly wooden 6/6-light double-hung sash except for casement windows found on the first and second stories of the east and south elevations. Two sets of French doors allow access from the interior of the house to the yard overlooking Sarasota Bay on the west, and there is a ground level screened porch on the south.

The main facade of the house faces north (Photo 2) and is approached by a brick a driveway that leads to the formal entry. On the easternmost side of this facade, a two-story bay protrudes northward approximately 8 feet and abuts the front entry porch. The bay is two stories in height and is covered by a front-gable roof. The first story features a 6/6-light double-hung sash window, beneath which is found a six-light hopper window. The second story has a 6/6-light double-hung sash window. Both sets of windows are fitted with wooden louvered blinds that have been painted green. The front door is sheltered by a one-story, two-bay porch that rests on a brick deck accessed by three shallow steps. The flat porch roof is supported two wooden Chippendale style³ columns consisting of narrow posts united by slanting wooden laths. The columns support a simple entablature above which is a decorative flat roof deck surrounded by a wooden Chippendale style balustrade. The porch shelters the original, eight-light wood and glass door flanked by seven-light sidelights and surmounted by a fixed five-light transom. Two windows overlook the porch. One is found immediately to the west on the entryway, and the other is found to the east in the gable-front bay. The porch is flanked on the west by a large, red brick single shouldered chimney, west of which is another facade bay with a 6/6-light double-hung sash window, beneath which is found a six-light hopper window on the first story and a 6/6-light window on the second story. The second story window has louvered blinds, but the one on the ground story does not.

On the west elevation of the house (Photo 3) is a one-story, three-bay porch with four simple, evenly spaced columns that support a decorative roof deck with a Chippendale balustrade similar to the one found on the main facade. The columns rest on a brick deck with two steps that lead to French doors flanked by fixed sidelights that provide access to the living room. To the south of this entry, four floor to ceiling fixed 6-light wood and glass panels form the western wall for the formal dining area. The second story of the west elevation exhibits a

³ Named after eighteenth century furniture designer Thomas Chippendale (1749-1822) noted for the "Chinese" fretwork in his chair backs and also applied to some architectural features such as balustrades.

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ARMISTEAD, WILLIAM MARTIN HOUSE
SARASOTA COUNTY, FLORIDA
DESCRIPTION

single gable-roofed bay with a 6/6-light double-hung sash window fitted with louvered blinds like those found on the main facade.

Further to the south is a one-story, L-shaped screened room that creates an indoor/outdoor area for dining and informal gatherings (Photo 4). The porch is accessed from the interior of the house by French doors located in the dining area and sitting room. The French doors are flanked by wood and glass panels like those found on the west elevation of the house. Above the screened porch and dining room is a roof deck that is used for recreational purposes and to view Sarasota Bay. The deck is also bordered by a Chippendale balustrade.

Immediately east of the screened porch is the two-story eastern ell of the house (Photos 5-6). On the first story of the south elevation are four double casement windows that provide natural light and ventilation for the kitchen area. Between the windows and screened porch is a doorway that connects the kitchen with the rear yard. On the second story is another series of four 10 X 10-light double casement windows that illuminate the master bathroom. The outermost edges of the windows have been fitted with louvered blinds. The east facade of the two-story eastern ell of the house is covered with a gable roof with a single 10 X 10-light double casement window with louvered blinds found in the gable end. On the first story beneath the casement window is a window bay that extends a short distance from the east facade. It has a hip roof that merges with the pent roof of the breezeway. It features a 6/6-light double-hung sash window flanked by four-light fixed windows on its eastern side and another four-light fixed window on its south side. There is no corresponding bay return and window north of the eastern side of the bay. The bay wall continues north until it reaches the recessed side hall entrance at the east side of the house. The entrance features French doors that open onto a narrow hall leading the foyer next to the living room.

The east elevation of the north facing ell features a large 6/6-light double-hung sash window on the first story that illuminates the office and a smaller 6/6-light double-hung sash window that provides natural light to a half-bath accessed from both the hall and the office. The second story of this elevation has two 6/6-light double-hung sash windows, one that gives light and air to the northeast bedroom and one that illuminates the second floor stair landing. The east side of the house is connected to the garage apartment by a covered walkway (Photos 5-7) whose pent roof is supported by another variation of the Chippendale columns.

The roof deck at the north facade (Photo 2) of the house is accessed by a door from the northeast bedroom. The deck over the dining room entry (Photo 3) is not accessible. The large L-shaped deck on the west and south elevations (Photos 8-9) is accessible from the northwest bedroom and from the master bedroom found at the southwest corner of the second floor.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 7 Page 4 ARMISTEAD, WILLIAM MARTIN HOUSE
SARASOTA COUNTY, FLORIDA
DESCRIPTION

EXTERIOR ALTERATIONS

A c. 1960 photograph (Photo 10) of the Armistead House shows the building largely in the same configuration as it appears today. The most notable changes were made in c. 1970 on the western elevation of the house. These were the construction of the west portico with its simple wooden posts, brick landing, roof deck, and French doors entryway; and, immediately to the south along this same elevation, the four floor to ceiling fixed glass, eight-light panels that replaced the original lap siding wall to allow more light into the dining area. The original screening for the porch at the south end of the house beneath the roof deck was replaced to preserve a protected outdoor dining and sitting area. Also, all of the original wooden double-hung windows were replaced with wooden Pella windows having the same 6/6-light configuration as the original ones. The original windows had suffered deterioration because of the salt air of nearby Sarasota Bay. The front and rear roof decks are original features.

Interior

The interior of the house retains many of its original features, including wooden floors, baseboards, window and door casings. The front entrance opens into a central hallway that is flanked on the east by a bedroom now converted into an office and on the west by the living room (Photo 11). Walking south down the hall, a staircase is present on the east side just south of the converted office (Photo 12). Further down the hall is a sitting room (Photos 13-14) to the east of which is the kitchen (Photo 15). Adjoining the sitting room in the southwest corner of the Armistead House is a formal dining room (Photos 16-17). French doors lead to the screened porch (Photo 18) which can be used for outside dining and enjoying the breezes off Sarasota Bay. On the first floor original built in bookcases remain on the eastern wall of the living room (Photo 19). A secondary entrance with French doors found at the east elevation of the house opens onto a foyer (Photo 20) hallway (Photo 21) that connects to the foyer at the front of the house.

The staircase leading to the second floor (Photo 22) makes a 180 degree return to connect to a short hall that provides access to three bedrooms and two guest bathrooms. The master bedroom (Photo 23), features a bank of three double casement windows that overlook Sarasota Bay on the west and has French doors on the south that provide access to the roof deck (Photo 9). The master bathroom (Photo 24) also features three double casement windows and a single 6/6-light double-hung sash window found on the south wall. The master bathroom was enlarged c. 1993 and massive tub, shower stall were installed. The northeast bedroom (Photo 25) also has its own bathroom (Photo 26) and also has a door that opens onto the north roof deck which does not connect to the larger deck at the west and south of the house. The northwest bedroom (Photo 27) has a door that opens onto the large deck (Photo 8), and also has its own bathroom (Photo 28).

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ARMISTEAD, WILLIAM MARTIN HOUSE
SARASOTA COUNTY, FLORIDA
DESCRIPTION

Detached Garage Apartment

The detached garage apartment, which was constructed at the same time as the main house, lies immediately east of the residence and is connected to it by a covered breezeway. Like the house, the garage apartment is of wood frame construction and has lap siding. The building is covered with a side-gable main room and has an irregular ground plan and rests on a continuous poured concrete foundation. The north facade (Photo 29) exhibits two vehicle bays on the ground story that contain wood and aluminum panel doors that lift to allow automobiles to enter the garage bays. To the west of the garage bay one finds a small recessed extension of the building containing a wooden louvered door that provides access to a room containing a toilet and wash basin. There is a corresponding door at the rear of the extension. To the east of the garage bays is one-story, gable-front roofed extension that serves a two-room storage area. A solid paneled wood door is found at the front of the addition while the rear wall and door are constructed of wood lattice. There is also a door that connects the rear storage room with the garage. The second story of the garage exhibits two 6/6-light double-hung sash windows that illuminate the interior of the upper floor one bedroom apartment. A single window found in the second story of the west ell illuminates the stairs that lead to the second floor apartment. The stairwell is entered via a door found on the west side of the building near its southwest corner. The wood louvered door is visible in the photograph (Photo 30) of the building. A single window is found on the ground story of the south elevation of the garage apartment. It provides natural light for the bottom of the stairwell and a storage closet beneath the stairwell. The small area also has a door connecting it to the garage, so a person could walk from the garage to the apartment without being exposed to inclement weather. There are two 6/6-light double-hung sash windows found on the second story of the rear of the building. The smaller of the two provides natural light to the bathroom (Photo 31), whereas the other illuminates the bedroom (Photo 32). The apartment contains a combined living room and kitchen found on the north and a separate bedroom found on the south.

NONCONTRIBUTING STRUCTURES

There are three noncontributing structures on the property. These are the tennis court (Photo 33), swimming pool (Photo 34) and decorative pool (Photo 5), all of which were constructed c. 1970. The two circular brick planters that surround two mature trees at the front of the house, the smaller permanent planters that border the house and plantings in moveable containers have not been counted. The tennis court has a composite surface and is surrounded by a chain link fence that is higher at each end to prevent tennis balls from flying out of the play area. The swimming pool has a concrete basin and is surrounded by brick pavers, and the pool area has been enclosed with a security fence to prevent the accidental drowning of small children. Neither the chain link fence for the tennis court nor the security fence surrounding pool has been counted as noncontributing resources. The fountain or decorative pool is found immediately southeast of the main house, located along the brick walkway that leads to both the swimming pool and the tennis court. It is composed of two raised brick circles that enclose a basin encircled by blue and white glazed tiles. A fountain pipe is found in the center of the basin.

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**NATIONAL REGISTER OF HISTORIC PLACES
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Section number 8 Page 1 ARMISTEAD, WILLIAM MARTIN HOUSE
SARASOTA COUNTY, FLORIDA
SIGNIFICANCE

SUMMARY PARAGRAPH

The Armistead House is significant at the local level under Criterion C in the area of Architecture. It is an excellent and well-preserved example of a small, two-story Colonial Revival style house. It is prominently located on an almost round parcel of property in the midst of Sarasota Bay that provides an excellent view of the bay and the nearby properties of the historic McClellan Park subdivision on both sides of the yacht basins to the north and south of the property. It is connected to the mainland by a narrow brick-paved causeway (Photo 35) that is lined with mature trees and semi-tropical plantings that give the property a distinctive ambience. Although the house has undergone some alterations over the years, it retains its distinctive historical character and most of its original exterior and interior fabric and features characteristic of the Colonial Revival style. The residence was identified as a significant historic local architectural resource and recorded in the 2005 update of the Phase III Survey of Historic Resources of the City of Sarasota, Florida.⁴

HISTORIC CONTEXT

The Florida territory was acquired from Spain with the signing of the Adams-Onis Treaty on February 22, 1819. On July 17, 1821, the Spanish flag was replaced by the United States flag at a ceremony in the public square of the Government House in Pensacola. General Andrew Jackson presided over the ceremony, and was later appointed the first American governor of the Florida territory by President James Monroe.⁵ East and West Florida—originally separate Spanish territories—were united into a single territory with two counties, Escambia to the west of the Suwannee River and Saint Johns east of the Suwannee. Florida formally became a state on March 3, 1845. Manatee County was created in 1855, and included the area that ran from Tampa Bay south to Charlotte Harbor and north and east to the Kissimmee River and Lake Okeechobee. DeSoto County was formed from Manatee County in 1877, and Sarasota County was officially cut out of Manatee County in 1921.⁶

On December 14, 1842, Bill Whitaker and his half brother, Ham Snell, had their first sighting of high yellow bluffs as they sailed south through Sarasota Bay. To the north of the bluffs was a bayou, and the surrounding area held the temple mound, burial grounds and middens of the Indians who had inhabited the land many years before Whitaker's arrival. There were also Spanish fishermen living in palmetto shacks found in the area. Bill Whitaker became the first permanent white settler in the Sarasota area when he decided to make the yellow bluffs his home site. After helping construct a log cabin, Ham Snell returned to their previous home in

⁴ Hyland, Matthew G., Ph.D., *City of Sarasota Survey of Historic Resources—Phase III*, City of Sarasota, Sarasota, Florida, May 10, 2005, p. 57; Florida Master Site File #SO04921

⁵ Gannon, Michael, *The New History of Florida*, Gainesville, Florida, 1996, pp. 207-208

⁶ Tebeau, Charlton W., *A History of Florida*, Coral Gables, Florida, 1971, pp. 114-131

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8 Page 2 ARMISTEAD, WILLIAM MARTIN HOUSE
SARASOTA COUNTY, FLORIDA
SIGNIFICANCE

Tallahassee leaving Whitaker to start building his new life at yellow bluffs.⁷ He began by fishing, and selling his catch of dried mullet and fish roe to the Cuban traders working the coastal waters.⁸ The Homestead Act passed by Congress in 1862⁹ brought new settlers to the area, and by August 16, 1878, Charles E. Abbe was named the postmaster of the first post office in the community called Sara Sota.¹⁰ The area where the post office was located would eventually become the McClellan Park Subdivision. Twenty-two years later the Florida Mortgage & Investment Co., Ltd., a British company that owned 50,000 acres of land in the region, sought to create a plan for the town of Sarasota. The town site was surveyed in the winter of 1884-1885, and the town plat was drafted in Edinburgh, Scotland. Sales began in the summer of 1885 to mostly Scottish and British buyers, and on December 28, 1885, sixty-eight men, women, and children primarily from Scotland arrived in the newly created town of Sarasota. Almost all of them left Sarasota within a few months because of the primitive local conditions, lack of adequate transportation facilities, and the great distance from the nearest point of permanent civilization.¹¹ On April 30, 1903, Governor William Sherman Jennings signed legislation validating the incorporation of the Town of Sarasota. Sarasota was incorporated as the City of Sarasota effective January 1, 1914.¹²

Development of McClellan Park Subdivision

Sarasota's "Garden Spot" was the description used in local ads for McClellan Park in 1916. On 56 acres at the southern end of Orange Avenue, between Osprey Avenue and the Bay, the subdivision represented a new style of development for Sarasota. The developers were Katherine E. and Daisietta G. McClellan, sisters from Northampton, Massachusetts, who had initially visited Sarasota around 1910. They hired landscape architects to design the subdivision that consisted of curvilinear streets wending around irregularly shaped city blocks that curved over the gently sloping land having many choice lots that had a view of the Sarasota Bay (See Attachment A).

Work on the McClellan Park Subdivision in the summer of 1915. The Sarasota Times newspaper commented that Katherine McClellan, a professional photographer, was "always keeping in mind the artistic as well as the practical." Paved sidewalks, shade trees and flowering shrubs lined the shell-covered roads. Pergolas framed the Orange Avenue entrance to the subdivision. A community center clubhouse was a central feature of the development and was constructed next to an apparent Indian mound.¹³ Space next to the clubhouse was laid out

⁷ Grismer, Karl H., The Story of Sarasota, Sarasota, Florida, 1946, pp. 30-32

⁸ Grismer, Karl H., The Story of Sarasota, Sarasota, Florida, 1946, p.32

⁹ It provided for the transfer of 160 acres of unoccupied public land to each homesteader on payment of a nominal fee after five years of residence; land could also be acquired after six months of residence at \$1.25 an acre.

¹⁰ Grismer, p. 24

¹¹ Ibid, p. 262

¹² Ibid, p. 262

¹³ Matthews, Janet Snyder, Sarasota Journey to Centennial, Sarasota, Florida, 1985, pp. 123

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Section number 8 Page 3 ARMISTEAD, WILLIAM MARTIN HOUSE
SARASOTA COUNTY, FLORIDA
SIGNIFICANCE

for tennis, croquet and clock golf.¹⁴ Dredges created a 50 foot by 150 foot yacht basin, five feet deep at low tide, for exclusive use by residents and their guests. A sandy area on the bay shore was reserved for swimming. On March 7, 1916, the formal opening of McClellan Park was celebrated with a tennis tournament.¹⁵ The Sarasota Times devoted nearly two front-page columns to a description of the event and the subdivision. So many players entered the opening's tennis tournaments that the men's finals were carried over to the following weekend. A community center clubhouse was a central feature of the development and was constructed next to an apparent Indian mound which had inspired Katherine McClellan to use apparent Seminole words when naming the streets and original yacht basin.¹⁶

Along with the advertised Seminole connection, however, was the clear message that McClellan Park was a modern residential development. Water from artesian wells and telephone and electricity connections were available for every lot and a septic tank was shared by every two lots. To heighten the appeal to those looking for a "high class residential section," promotional brochures highlighted the recreational amenities of the development.

Unfortunately for the McClellan's, the subdivision did not materialize as they envisioned it in the early years. Initial lot prices ranged from \$800 to \$2,500 for those with a choice view of the bay. A year later, they were down to \$450 to \$900. Although advertised as "close in but just outside city limits", the subdivision was apparently not close in enough or at the right price for the lot-buying public. In 1923 the Bachelier-Brewer Corp., a new development company in town, purchased the many unsold lots. Gradually the subdivision was built out, even though most lots did not have a view of the bay. The variety of architectural styles for the houses constructed in the subdivision seen there today reflects the changing aesthetic tastes over the years.

Armistead House—Historical Information

The Armistead House was constructed c.1940-1941 for William Martin Armistead (1875-1955) as a retirement residence for himself and his wife Eleanore. The architect and builder are unknown. Armistead came to Sarasota around 1936 from the Philadelphia, Pennsylvania. Before retiring to Sarasota, Armistead had been a Senior Vice President of N.W. Ayer & Son, said to be the first advertising firm in the country, founded by Francis Wayland Ayer in 1869. The firm counted Ford Motor Co. and American Telephone & Telegraph among their clients, and had grown so large by 1928 that they built their own 13-story building on

¹⁴ A form of golf in which you putt from positions arranged on the circumference of a circle around the hole.

¹⁵ Matthews, p. 208

¹⁶ Ibid, 123

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Philadelphia's West Washington Square.¹⁷ William Armistead handled the advertising account for the R.J. Reynolds Company, and was responsible for launching Camel cigarette brand advertising campaign.¹⁸

The U.S. Federal Census of 1930 places William and Eleanore and their daughters Eleanore and Cynthia at 223 Aberdeen Avenue in Wayne, Pennsylvania. The census indicates Armistead was still Senior Vice President at the N.W. Ayer & Company. Daughters Eleanore and Cynthia were fifteen and thirteen years old respectively.¹⁹ The R.L. Polk Sarasota City Directory of 1936 lists the Armisteads as living at 398 North Gulf Stream Avenue in Apartment 1 of the Sunset Apartments.²⁰ In 1940, the R.L. Polk Sarasota City Directory indicates that the Armisteads were living at 508 South Bay Point Drive.²¹ On May 24, 1940, the Bacheller-Brewer Corporation sold the vacant site on which the current house and garage are located to William M. and Eleanora (sic) S. Armistead.²² The home was built in 1940-1941, and the first evidence of it in the city directory is in the 1945 edition,²³ which was the first one, published after 1940.

Subsequent Owners

William M. Armistead died in November 1955,²⁴ and his widow Eleanore lived in the home until her death. On August 4, 1958, Cynthia Elizabeth Armistead Koplitz, as administrator of her mother's estate, sold the property to Eleanore Meyer Burruss.²⁵ Eleanore Meyer Burruss and her husband Davie Burruss, Jr. sold to William W. and Eleanor C. Hellenbeck on May 15, 1968.²⁶ William W. and Eleanor C. Hellenbeck then transferred the property to Carl F. and Lynne E. Gugino on August 1, 1979.²⁷ The Gugino's subsequently sold the home to Eva-Maria Bartneschlager on February 1, 1993²⁸ who in turn sold it to the current owners, Albert and Pauline Joerger, as the 1510 Land Trust on May 24, 2006.²⁹ Albert Joerger is the founder/president of the Sarasota

¹⁷ Staff Writer, *Time Magazine-Ayer Airing*, <http://www.time.com/time/magazine/article/0,9171,756859-1,00.html>

¹⁸ Jordan, Clarence L., *Camel Cigarettes-First Time Cigarette Campaign*, http://great-adv.blogspot.com/2006/09/camel-cigarettes-first-big-time_26.html

¹⁹ Yr 1930; Census Place: Radnor, Delaware, Pennsylvania; Roll; 2032; page 8A; Enumeration District: 113; Image 664.0 Ancestry.com

²⁰ Polk, R.L., *Sarasota City Directory*, R.L. Polk Company, Jacksonville, Florida, 1936, p. 40

²¹ Polk, R.L., *Sarasota City Directory*, R.L. Polk Company, Jacksonville, Florida, 1940, p. 26

²² Deed Book 164, Page 533 of the Public Records of Sarasota County, Florida

²³ Polk, R.L., *Sarasota City Directory*, R.L. Polk Company, Jacksonville, Florida, 1945, p. 26

²⁴ Obituaries, *Sarasota Herald Tribune*, Sarasota, Florida, November 8, 1955

²⁵ Deed Book 109, Page 49 of the Public Records of Sarasota County, Florida

²⁶ Deed Book 743, Page 122, of the Public Records of Sarasota County, Florida

²⁷ Deed Book 1329, Page 1554 of the Public Records of Sarasota County, Florida

²⁸ Deed Book 2476, Page 76 of the Public Records of Sarasota County, Florida

²⁹ Instrument #2006097718 of the Public Records of Sarasota County, Florida

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Conservation Foundation, and his wife Pauline, is the great-grand daughter of Sarasota pioneer, Bertha Palmer.³⁰

ARCHITECTURAL CONTEXT— COLONIAL REVIVAL STYLE

The Colonial Revival style was a dominant style of residential building throughout the country in the first half of the 20th Century. It was used less frequently in Florida during the 1920's due to the popularity of the Spanish architectural influence. Colonial Revival is defined as "an architectural style characterized by: a balanced facade; the use of decorative door crowns and pediments, sidelights, fanlights, and porticos to emphasize the front entrance; double hung windows with multiple panes in one or both sashes; and frequent use of stringcourses and decorative cornices."³¹

Large Colonial Revival houses often have a central hall plan. The adding of side porches, terraces, and sunrooms was viewed as an accommodation to modernity. The houses have clean relatively unadorned surfaces with precisely aligned elements that suggest modern as well as historical style. A massive interior chimney was typically included in the Medieval Colonial tradition, but was eventually replaced by end-wall chimneys serving fireplaces. The vertical alignment of windows, symmetrical fenestration on all elevations, cross-ventilation, and flow-through space were important design elements in the modern colonial revival house. Various materials were used for cladding. Most houses were covered in clapboard, but brick, wood, and even asbestos shingles were also used.³²

The Colonial Revival style has been a successful house form, serving single-family needs quite well. Most have family-oriented functional rooms, while the orderly facades give form to the streetscapes on which they are located. While most of these houses have little that is authentically colonial, there is something pragmatic and aesthetically pleasing about them.³³

ARCHITECTURAL SIGNIFICANCE

The William Armistead House is an excellent adaptation of a "modern" variation of the Colonial Revival house which had been a favorite house type in America since the Centennial International Exhibition of 1876, the first official World's Fair in the United States, was held in Philadelphia, Pennsylvania, to celebrate the 100th

³⁰ Bertha Palmer (1849-1918), an American businesswoman who became interested in the winter climate of Florida and in 1910 bought up over 80,000 acres of land in and around Sarasota. She was one of the first famous people to winter in Florida.

³¹ Phillips, Steven J., Old House Dictionary An Illustrated Guide to American Domestic Architecture 1600 to 1940, The Preservation Press, Washington, D.C., 1994, p. 512

³² Gottfried, Herbert and Jennings, Jan, American Vernacular Design 1870-1940, Iowa State University Press, Ames, Iowa, 1988, pp. 190-191

³³ Ibid, p. 191

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anniversary of the signing of the Declaration of Independence in Philadelphia. Some architectural historians say that Colonial Revival is a Victorian style; others believe that the Colonial Revival style marked the end of the Victorian period in architecture. Most Colonial Revival style houses in the country are based loosely on the Federal and Georgian house styles, and a clear reaction against excessively elaborate Victorian Queen Anne architecture. Eventually, the simple, symmetrical Colonial Revival style became incorporated into the Foursquare and Bungalow house styles of the early 20th century. The Armistead House, like many post-1920s Colonial Revival style houses, did not follow Colonial or Federal era historical precedents, textbook examples, or even 19th century variations of the style found in much of the United States. By the 1940s, the main concern of homeowners and builders of residential architecture was one of comfort rather than conformity to stylistic precedent. In Florida, in particular, a compartmentalized traditional Colonial Revival house—with its separate rooms aligned along a central hall—was unsuitable for the hot climate that afflicted the state during the summer months and did not allow for the full enjoyment of the mild weather that persisted through much of the winter season.

The solution for many permanent Florida residents in central and south Florida was the use of a semi-open interior plan adapted from the bungalow, with the more extensive use of screened porches and French doors that would allow greater circulation of air throughout the house during periods of mild weather in an era before the arrival of central air conditioning, which did not make a general appearance in Florida until the mid- to late 1950s. The use of a large, accessible flat roof deck, such as found in the Armistead House was also an accommodation to comfort that does not have any specific historical precedent, but stylistic reference is made through the use of Chippendale style balustrades surrounding the three decks found on the house. Homage is made to the historical Colonial Revival style in the use of very traditional main facade that combines both a front and side-gable plan with a balustraded portico supported by Chippendale columns. The main entrance with its side lights and transom, along with the 6/6-light double-hung sash windows fitted with louvered blinds is unmistakable in its Colonial Revival style feeling; however, only the west portico (constructed c. 1970) makes any concentrated effort to portray itself as a classically Colonial Revival style element. Still, other features of the house bear reference to the simplified style: the lap siding, the use of double-hung windows and wood casement windows, the “bay window” on the east elevation, and the lattice-work columns and balustrades found even on the original covered breezeway linking the house with the two-story garage apartment. Even this secondary building bears reference to the Colonial Revival style of the main house in the use of similar siding, 6/6-double hung windows fitted with louvered blinds and side-gable roof, which makes it resemble a carriage house.

Architectural Context for the City of Sarasota

In 2005 GAI Consultants conducted Phase III of an on-going survey of the historic resources of the city of Sarasota to augment and update previous survey work conducted and provide information on the pre-1949 resources not previously surveyed. The survey looked at a number of suburban areas including McClellan Park,

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which had been platted during the 1920s but had seen only limited development until the post-World War II era. In their examination of the McClellan Park area for properties that appeared to be individually eligible for nomination to the National Register and those that might contribute to a National Register eligible historic district. One of the individually significant houses in the subdivision identified by GAI was 1510 Hyde Park Street. The primary building was considered significant based on its style, integrity, and period of construction was considered a significant historical and architectural resource in the city of Sarasota.³⁴ The property was also considered significant because American Colonial Revival style houses represent only 3 percent of the historic building resources found in the historic surveys of Sarasota conducted by GAI Consultants, Inc. in their 2005 and previous surveys.³⁵ The Armistead of one of properties newly recorded by the 2005 survey.³⁶ Indicative of how little the Colonial Revival style represents the historic residential historic built environment of Sarasota is the fact that only two houses of this style are currently listed in the National Register of Historic Places. These are the Earle House, constructed c. 1924 (listed 9-2-23) and the Christy Payne Mansion, constructed c. 1935 (listed 9-25-98). Both of these houses represent a more conservative and traditional approach to the Colonial Revival style in both their exterior and interior planning than does the Armistead House.

³⁴ Florida Master Site File, FMSF #SO04921, Recorded 1/22/05, Division of Historical Resources, Tallahassee, Florida.

³⁵ GAI Consultants, Inc. "City of Sarasota Survey of Historic Resources—Phase III," Prepared for the City of Sarasota Planning and Redevelopment Department, 2005, p. 10.

³⁶ Ibid., Appendix C, p. ix.

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Sarasota County Property Appraiser, 2008 Detail Information for Parcel 2038-03-0019.

Photos

Aerial Photo, c. 1960, Courtesy of the Sarasota County History Center.

Google Earth, Aerial Photo of 1510 Hyde Park Street, Sarasota, Florida, January 2009.

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GEOGRAPHICAL DATA

Verbal Boundary Description

Lots 1, 2, 3, 4 and that part of vacated Hyde Park Street as described in official Record Book 109, Page 49, Block I McClellan Park Subdivision

Boundary Justification

The boundaries have been established based on the boundaries that have historically been associated with the property.

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LIST OF PHOTOGRAPHS

PHOTO LIST

1. Armistead, William Martin House
2. 1510 Hyde Park Street, Sarasota (Sarasota County), Florida
3. N/A
4. January 2008
5. Google Earth
6. Aerial View, Looking North
7. Photo 1 of 35

1. Armistead, William Martin House
2. 1510 Hyde Park Street, Sarasota (Sarasota County), Florida
3. Debra Flynt-Garret
4. March 2008
5. Debra Flynt-Garrett, 2709 Temple Street, Sarasota, Florida 34239
6. Main (North) Facade, Looking South
7. Photo 2 of 35

Items 1-5 are the same for all the remaining photographs unless otherwise noted.

6. West Elevation, Looking East
7. Photo 3 of 35

6. South Elevation, Looking Northeast
7. Photo 4 of 35

6. South and East Elevations, Looking Northwest
7. Photo 5 of 35

6. East Elevation (Detail), Looking Northwest
7. Photo 6 of 35

6. Main (North) Facade and East Elevation, Looking Southwest
7. Photo 7 of 35

6. Second Story Roof Deck, Looking Northwest toward Sarasota Bay
7. Photo 8 of 35

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6. Second Story Roof Deck, Looking Southeast toward Rear of House

7. Photo 9 of 35

3. Unknown

4. c. 1960

5. Sarasota County History Center

6. Aerial Photo, Looking East

7. Photo 10 of 35

6. Interior, First Floor, North Foyer, Looking South

7. Photo 11 of 35

6. Interior, First Floor, Looking East along East Hallway

7. Photo 12 of 35

6. Interior, First Floor, Sitting Room, Looking Southeast

7. Photo 13 of 35

6. Interior, First Floor, Sitting Room, Looking Southwest

7. Photo 14 of 35

6. Interior, First Floor, Kitchen, Looking Southeast

7. Photo 15 of 35

6. Interior, First Floor, Dining Room, Looking South

7. Photo 16 of 35

6. Interior, First Floor, Dining Room, Looking Southeast

7. Photo 17 of 35

6. Interior, First Floor, Screened Porch, Looking Southwest

7. Photo 18 of 35

6. Interior, First Floor, Living Room, Looking Northeast

7. Photo 19 of 35

6. Interior, First Floor, East Foyer, Looking North

7. Photo 20 of 35

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- 6. Interior, First Floor, East Hall, Looking West
- 7. Photo 21 of 35

- 6. Interior, Stair Turn, Looking East toward First Floor Foyer
- 7. Photo 22 of 35

- 6. Interior, Second Floor, Master Bedroom, Looking Southwest
- 7. Photo 23 of 35

- 6. Interior, Second Floor Master Bathroom, Looking Southeast
- 7. Photo 24 of 35

- 6. Interior, Second Floor, Northeast Bedroom, Looking Northeast
- 7. Photo 25 of 35

- 6. Interior, Second Floor, Northeast Bathroom, Looking Northwest
- 7. Photo 26 of 35

- 6. Interior, Second Floor, Northwest Bedroom, Looking Northwest
- 7. Photo 27 of 35

- 6. Interior, Second Floor, Bath for Northwest Bedroom, Looking South
- 7. Photo 28 of 35

- 6. Garage Apartment, North Facade, Looking South
- 7. Photo 29 of 35

- 6. Garage Apartment, South Elevation, Looking Northeast
- 7. Photo 30 of 35

- 6. Garage Apartment, Interior, Second Floor Bathroom, Looking Southeast
- 7. Photo 31 of 35

- 6. Garage Apartment, Interior, Second Floor Bedroom, Looking Southeast
- 7. Photo 32 of 35

- 6. Noncontributing Tennis Court, Looking Northeast
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LIST OF PHOTOGRAPHS

- 6. Noncontributing Swimming Pool, Looking West
- 7. Photo 34 of 35

- 6. Brick Paved Driveway, Looking Northeast toward Orange Avenue
- 7. Photo 35 of 35

ATTACHMENT A, Plat Map of McClellan Park Subdivision, Sarasota, Florida, 1915.