

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94000736

Date Listed: 8/5/94


**Binz, Frank and Matilda, House
Property Name**

**Sarasota
County**

**FLORIDA
State**

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for 
Signature of the Keeper

8/25/94
Date of Action

=====
Amended Items in Nomination:

Section No. 8

This nomination is amended to show that the building is significant under Criterion A, for Community Planning and Development, as well as under Criterion C, for architecture. This corresponds with the text of Section 8. The period of significance should be limited to the year of construction, 1926.

These changes were confirmed by phone with the Florida SHPO.

DISTRIBUTION:

**National Register property file
Nominating Authority (without nomination attachment)**

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JUN 21 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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 an 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 BINZ, FRANK AND MATILDA, HOUSE

other names/site number Site # 8S0157

2. Location

street & number 5050 Bay Shore Road N/A not for publication

city or town Sarasota N/A vicinity

state Florida code FL county Sarasota code 115 zip code 34234

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.)

Suzanne P. Walker / Deputy SHPO 6/10/94
Signature of certifying official/Title Date

Florida State Historic Preservation Officer, Division of Historical Resources
State of 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.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper

Date of Action

Ma J M. W. W.

8/5/94

Binz, Frank and Matilda, House
Name of Property

Sarasota Co., Fl.
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

Category of Property

(Check only one box)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

Number of Resources within Property

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(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

Current Functions

(Enter categories from instructions)

DOMESTIC/ Single Dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND 20TH CENTURY REVIVALS/
Mission/Spanish Colonial Revival

Materials

(Enter categories from instructions)

foundation concrete

walls stucco

roof terra cotta

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 67) 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

1926-1944

Significant Dates

1926

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Arch: Clarence C. Hosmer

Blder: Binz and Lambert Const. Co.

Primary location of additional data:

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

Name of repository:

Binz, Frank and Matilda, House

Name of Property

Sarasota Co., Fl.

County and State

10. Geographical Data

Acreege of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 7	3 4 5 7 2 0	3 0 2 9 0 6 5
	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 J. Whitcomb Rylee/ Sherry Piland, Historic Sites Specialist

organization Bureau of Historic Preservation date June 1994

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

city or town Tallahassee state Fl. zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

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

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

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National Park Service**

**National Register of Historic Places
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**BINZ, FRANK AND MATILDA, HOUSE
SARASOTA CO., FLORIDA**

Section number 7 Page 1

SUMMARY

The Frank and Matilda Binz House at 5050 Bay Shore Road is a two-story, Mediterranean Revival style residence with an irregular plan. The house is constructed of hollow clay tile, covered with stucco. It rests on a concrete foundation. A variety of roof forms are used; all but the flat portions are covered with red barrel tiles. Paired wooden doors on both levels of the north, east and west elevations open onto cantilevered balconies with decorative, turned balustrades. Many windows in the house have stationary louvered shutters.

Setting

The Binz residence is located in northern Sarasota in the Sapphire Shores subdivision. It occupies a large, triangular lot where Bay Shore Road and Brywill Circle (running north/south) intersect with Sapphire Drive (coming from the west). Sarasota Bay is approximately one-third mile west of the neighborhood. This portion of the city contains many of the city's arts and cultural resources including the John Ringling Estate, the Caples Residence, New College, and Sarasota's Performing Arts Center as well as a number of other Mediterranean Revival residences built in the 1920s. After the Florida Land Crash in the mid-1920s the area experienced little growth until the 1940s and 1950s.

ARCHITECTURAL DESCRIPTION

The main facade of the Binz House faces west onto Bay Shore Road. This facade is asymmetrical and has an attached, flat roofed porte-cochere with a crenelated parapet. The porte-cochere shields the arched main doorway from view of the road (photo 1). South of the porte-cochere is a recessed garden courtyard, formed by two walls of the house and a wall of the garage (photo 2). The kitchen can be accessed through this courtyard. A balcony, opening off a second floor bedroom, overlooks the courtyard from the northwest corner. A low wall, with a wrought iron gate, extends across the west end of the courtyard (photo 3). South of the courtyard is an attached garage with crenelated parapet.

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**BINZ, FRANK AND MATILDA, HOUSE
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A chimney breaks the cornice line midway along the west facade, north of the porte-cochere. Paired, narrow rectangular window openings on the first floor contain fixed glass panes. Awning windows fenestrate the second floor of the west facade.

The northern elevation of the Binz House is largely concealed from view of the road by vegetation. Both stories are fenestrated with fixed glass replacement windows.

The eastern facade is largely obscured from view of the road by a stuccoed concrete wall approximately six feet high (photo 4). Near the center of this facade is a hexagonal, two-story projection with a conical roof. North of this projection is a patio area with a swimming pool (photo 5). The wall to the west of the patio area contains six metal awning windows on the first floor and six jalousie windows on the second floor. At the northern end of this facade is a buttressed, two story, square stairway tower (photo 6) which features an arched door and door surround on its eastern face.

The one story, southern elevation terminates in an open patio constructed ca. 1965. A bedroom and bath are centrally located in this portion of the building which originally served as servants' quarters. At the western end of the south elevation is a garage which has been lengthened slightly, using concrete block and the original garage door, apparently to accommodate the larger vehicles of the time.

INTERIOR

The interior of the Binz residence retains most of its original building material and ornamentation including ceramic tiles in the living room and entryway; interior and exterior doors with hardware; and wrought iron light fixtures. Two circular stairways with wrought iron banisters ascend to the second floor. One stairway is located centrally in the building and one is located in the northern tower (photos 7 and 8). The formal living room (photo 9) and the second floor hallway/sitting room (photo 10) have stained, pecky cypress ceilings with exposed beams.

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**BINZ, FRANK AND MATILDA, HOUSE
SARASOTA CO., FLORIDA**

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ALTERATIONS

The primary change to the residence has been the addition of a one story family room on the east elevation ca. 1980. Its scale, materials, and fenestration respect the design of the existing structure. The original construction plans, in the possession of the current owner, indicate the family room location was originally the site of an open pergola of pecky cypress construction, with a ceramic tile floor. This area was historically protected from view of the street by a low wall and remains that way today.

Probably also ca. 1980, an exterior stairway was removed and a pond and garden area were redesigned to create a small swimming pool/patio area. A sliding glass door was installed in the north wall of the dining room to access this area (photo 11).

Approximately seven of the first floor windows in the residence have been replaced. Three of these (on the north and west elevations) were replaced with fixed glass panels which conform to the original opening size. A kitchen window on the western elevation was replaced with a window of the same size and configuration. The other three replacement windows on the eastern elevation are obscured from view of the road by a masonry wall. It is unclear if these metal awning windows are infill in previously open spaces or replacement windows. There is no indication that the size or location of any of these openings has changed since the original date of construction.

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Continuation SheetBINZ, FRANK AND MATILDA, HOUSE
SARASOTA CO., FLORIDASection number 8 Page 1**SUMMARY**

The Frank and Matilda Binz House, at 5050 Bay Shore Road, is significant at the local level under criteria A and C. It is associated with the growth of Sarasota and the development of the Sapphire Shores subdivision during the 1920s Land Boom. It is further significant as an important example of the work of prominent Sarasota architect Clarence C. Hosmer in the Mediterranean Revival style.

HISTORIC CONTEXT

In the 1920s as the Florida Land Boom reached feverish pitch, the Sarasota area underwent a tremendous population growth. In 1900, Manatee County, which then included Sarasota, had approximately 4,700 people living within its boundaries; by 1920 the population had grown to 19,000. To provide for this population increase, a number of new subdivisions were platted in what had been primarily agricultural land. New and improved roads were built to serve these new areas. In 1925, several blocks in the Shell Beach subdivision, in northern Sarasota, were acquired by Walter Bryson. Shell Beach had originally been recorded as a subdivision in 1897 by Charles N. Thompson, a circus manager. Thompson is credited with encouraging the Ringlings to acquire property in the Shell Beach subdivision. Bryson, owner of the Bryson Paving Company in Jacksonville, and acting for the Brywill Realty Company, replatted his newly purchased land as the Sapphire Shores subdivision. The Brywill Company was comprised of Bryson and James Wilson. The marketing of the property was turned over to the realty firm, C. Roy Kindt Company. Kindt advertised the area in local publications and launched a large promotional campaign for the subdivision in his hometown of Chicago. The Brywill Company began carrying out a \$175,000.00 improvement program of roads and dredging. Deed restrictions in the subdivision initially required that all homes be Spanish, Italian, or Moorish in their design. There were also restrictions against selling the property to non-Caucasians.

Sarasota experienced a tremendous increase in construction during this period. Building permits for the year of 1922 equaled \$309,860 in construction projects. By 1925, at the peak of activity, the amount had grown to \$4,700,882. This construction included a significant number of local government

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BINZ, FRANK AND MATILDA, HOUSE
SARASOTA CO., FLORIDA

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projects which were financed by bonds. The Sarasota newspaper reported almost daily on yet another sold-out subdivision. People were coming to Sarasota from all over the country, many attracted by the lure of easy money, and influenced by aggressive marketing campaigns.

Sarasota also expanded the area within the city boundaries between 1925 and 1926 from just over 1 square mile to nearly 65 square miles. The boom hit Sarasota so strongly that there was a shortage of housing for visitors. According to a 1926 newspaper account, winter hotels were opened in August and were so crowded that the guests rented rooms by the hour.

The real estate market began to decline in early 1926, but construction activities continued in Sarasota through 1926. There was a feeling among most Floridians that the boom would pick up around the Christmas holidays. Locally there was a movement to "build that house now" pushed by the local Chamber of Commerce and the Sarasota Herald. However, economic recovery was not forthcoming, and conditions worsened when a massive hurricane smashed through south Florida and inflicted millions of dollars in damage to Miami and Palm Beach before hitting Sarasota and the Gulf Coast in September of 1926. This was followed by a second storm in 1928 and the stock market crash of 1929. Numerous banks failed throughout the state and in Sarasota during the late 1920s and early 1930s.

The residential development of Sarasota came to a virtual halt during the 1930s. The largest construction projects of that decade were W.P.A. projects such as the Municipal Auditorium and the Lido Casino. Recovery did not come to the area until the late 1940s and early 1950s with the post-war Boom.

Approximately nineteen homes were built in the Sapphire Shores subdivision between 1925 and 1929. One of those was the Binz House, built in 1926 for Frank and Matilda Binz. Frank Binz was born in Sheboygan, Wisconsin in 1861. He moved to Chicago as a young man and eventually became the owner of one of the largest storage warehouses in the city. Frank's son, Gus, visited Sarasota around 1923, at the beginning of the Land Boom. He was favorably impressed with the beauty of the area as well as the apparent business opportunities. Upon returning to Chicago, Gus related what he had found in Sarasota to his father who decided to come see for himself. Frank Binz visited Sarasota by 1925 and

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SARASOTA CO., FLORIDASection number 8 Page 3

went home to sell his business and quickly began investing in the Sarasota area. One of his first investments was his home site on "Indian Beach Drive", today's Bay Shore Road. The Binz family moved to Sarasota in 1925 where Frank Binz operated the Binz Cast Stone Company. Another son, Frank, Jr., operated the Sarasota Transfer and Storage Company and was a partner in the Binz and Lambert Construction Company.

Frank Binz died in 1929. Although he lived in Sarasota for only a short time, he formed a number of influential business contacts and friends, including John Ringling and George Lindsay, Publisher of the Sarasota Herald. Following her husband's death, Matilda Binz continued living in the house until the late 1940s. She died in Chicago in 1949. The house has had various owners since then.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE

The Binz House typifies the style of architecture popular during the Boom Time in Sarasota's history, and reflects the prosperity and optimism its residents had in the community's future. The residence exhibits many of the defining features of the Mediterranean Revival style including: stucco finish, decorative vents, wooden balconies, rounded towers, multi-level barrel tile roofs, and wrought iron and ceramic tile decorative details. The structure possesses integrity of location, design, setting, materials, workmanship and association.

An interest in Spanish Colonial architecture was spurred by the Panama-California Exposition held in San Diego in 1915. This, in turn, led to interest in related architectural forms from the general Mediterranean basin. What has become known more generally as the Mediterranean Revival style reached its zenith in the 1920s and early 1930s. Sarasota has many examples of Spanish Colonial or Mediterranean Revival style structures, including residences of all sizes, commercial buildings, and hotels. Most were built during the Land Boom period and are representative of Florida's rapid growth, spiraling real estate market, and sense of prosperity and well-being that characterized the early 1920s. The style is characterized by numerous design elements arranged in a variety of novel combinations: multi-level clay tile roofs, stucco wall surfaces, prominent arches,

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**BINZ, FRANK AND MATILDA, HOUSE
SARASOTA CO., FLORIDA**

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irregular plans, decorative vents, towers, and wrought iron decorative elements.

The Frank and Matilda Binz residence was constructed by their son's firm, the Binz and Lambert Construction Company. The house was designed by architect Clarence C. Hosmer.

CLARENCE C. HOSMER

Before moving to Sarasota in 1924, Clarence C. Hosmer worked in Chicago in 1923-1924 as the Managing Director of the Architectural Exhibition League. He was in charge of the League's exhibitions, engraving, and printing.

Like a number of other architects, Hosmer was drawn to Florida by the Land Boom. He arrived in Sarasota in late 1924 and went into partnership immediately with well known Sarasota architect Thomas Reed Martin. Martin was also from Chicago, and it is likely that they knew each other before arriving in Sarasota. Martin and Hosmer collaborated on several Mediterranean Revival style structures including the Batchellor-Brewer Model Home, built in 1926 as a model home to promote the Avondale subdivision, (NR 2/10/92). They also designed the Prairie style Lemon Bay Women's Club in Englewood, Florida in 1926 (NR 8/11/88).

By April of 1926 Hosmer had established his own firm. During his six years of practice in Sarasota, Hosmer designed numerous residential and commercial structures in the city and Sarasota County. Hosmer believed that small homes should be given just as much attention by the architect as large homes for the reason that small homes add or detract a great deal from their more expensive neighbors.

While practicing in Sarasota, Hosmer was active in the Florida Association of Architects. In November 1925 he was elected to the Board of Directors of the organization and in 1926 he was elected Secretary/Treasurer. Hosmer was also appointed to the "Committee on School Building Standards" of the American Institute of Architects, his fellow committeemen being among the best known school architects in the United States. In 1927, he was further honored by the Florida Chapter of the American Institute of Architects by his appointment as representative to

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**BINZ, FRANK AND MATILDA, HOUSE
SARASOTA CO., FLORIDA**

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the Scientific Research Department of the national organization, which evaluated materials for structural integrity and conformity with material guidelines established by the organization.

Hosmer left Sarasota in 1930 for Houston, Texas. From Texas he moved to East Orange, New Jersey, where he was associated with the New Jersey Housing Authority. His last position before his death in May of 1940 was with the Masonite Corporation. It seems likely that Hosmer left Sarasota in 1930 as both the result of poor economic conditions following the 1926 land crash and the tragic death of his daughter Jean. Hosmer's numerous jobs which followed can be attributed to the unstable business climate in America during the Great Depression.

Hosmer demonstrated, in both his work in Sarasota and with the American Institute of Architects, the seriousness with which he practiced the profession of architecture. His involvement in topics as wide ranging as the structural integrity of building materials, standards for school construction, and provision of affordable housing in Sarasota distinguish his work as that of a master architect.

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BINZ, FRANK AND MATILDA, HOUSE
SARASOTA CO., FLORIDA

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"Architects Select Officers and End Convention in City."
Sarasota Herald, 13 November 1925, p. 1, sec. 1.

Binz, Barry; Interview by Whit Rylee 24 Feb 1992.

"Binz Funeral Will Be Held Here On Sunday." Sarasota Herald,
24 May 1929, p. 1, sec. 1.

"Binz Storage Warehouse Is Splendid One." Sarasota Herald, 15
December 1926, p. 6.

"Binz Warehouse Complete." Sarasota Herald, 15 December 1926,
pp. 6-7, sec. 2.

"Chicago People to See the City." Sarasota Herald, 12 December
1925, p. 3, sec. 2.

"Frank Binz Funeral Is Largely Attended." Sarasota Herald, 27
May 1925.

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

Higel Scrapbook, Volumes 1-5. Sarasota County Department of
Historical Resources.

Hosmer, Clarence. Construction Plans, Frank and Matilda Binz
Residence, 1 June 1926. Possession of current property
owner.

"Hosmer Gets Honor from Architects." Sarasota Herald, 1 March
1927, p. 1, sec. 1.

"Hosmer Predicts Large Volume Construction Work Coming Year."
Sarasota Herald, 10 October 1926, p. 9, sec. 3.

"Kindt Sign In Chicago Great For Sarasota." Sarasota Herald, 27
December 1925, p. 1, sec. 2.

Manatee County Plat Book, 1:96.

Matthews, Janet Snyder. Journey to Centennial Sarasota. Tulsa:
Continental Heritage Press, 1985.

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SARASOTA CO., FLORIDA

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"Offering A Few Waterfront Lots In Sapphire Shores." Sarasota Times, 18 September 1925, p. 4, sec. 2.

"Pride of Ownership! To Live In Sapphire Shores Is a Mark of Distinction." Sarasota Times, 6 September 1925, p. 6, sec. 6.

Sanborn Fire Insurance Maps, 1925, 1929, 1954.

"Sapphire Shores: Mediterranean." Sarasota Herald-Tribune, 5 November 1989.

"Sapphire Shores Paving To Be Completed Soon." Sarasota Times, 8 September 1925, p. 5, sec. 1.

Sarasota City Directory. Ashville, North Carolina: Piedmont Publishing Co., 1924, 1926, 1928, 1930, 1953.

Sarasota County Plat Book 1.

"Sarasota Establishes New World's Record for Cities of 10,000 Population with Program of \$33,000,000 in Assured Projects for 1925." This Week in Sarasota, 8 January 1925, p. 1.

"Stone Concern Locates Here." Sarasota Herald, 16 November 1925, p. 7.

"Supremacy of Sarasota." Sarasota Herald, 28 February 1926, p. 1, sec. 3.

Unniver Abstract of Title, for lots 2, 3, 25 and 26, Block K, Sapphire Shores Subdivision.

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SARASOTA CO., FL.

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VERBAL BOUNDARY DESCRIPTION:

Lot 1, Block K, Sapphire Shores, Sarasota, Florida.

BOUNDARY JUSTIFICATION:

The nominated property includes the entire parcel historically associated with the Frank and Matilda Binz House.

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-
1. Binz, Frank and Matilda, House, 5050 Bay Shore Road
 2. Sarasota, Sarasota County, Florida
 3. J. Whitcomb Rylee
 4. July 15, 1993
 5. J. Whitcomb Rylee, 1622 9th Street, Sarasota
 6. Main (west) facade; view looking southeast
 7. Photo 1 of 11

Items 1-5 are the same for the remaining photographs

6. Main (west) facade showing garden wall and garage; view looking northeast
7. Photo 2 of 11
6. Detail, main (west) facade showing garden area; view looking northeast
7. Photo 3 of 11
6. East elevation, view looking west
7. Photo 4 of 11
6. Detail, east elevation, showing pool area. View looking south
7. Photo 5 of 11
6. Detail, north elevation, showing stair tower. View looking south
7. Photo 6 of 11
6. Interior detail, looking from second floor, down staircase, at north end of house
7. Photo 7 of 11
6. Interior detail, looking at staircase, north end of house; view looking north
7. Photo 8 of 11
6. Interior detail, formal living room; view looking southwest
7. Photo 9 of 11
6. Interior detail, second floor hall; view looking north
7. Photo 10 of 11

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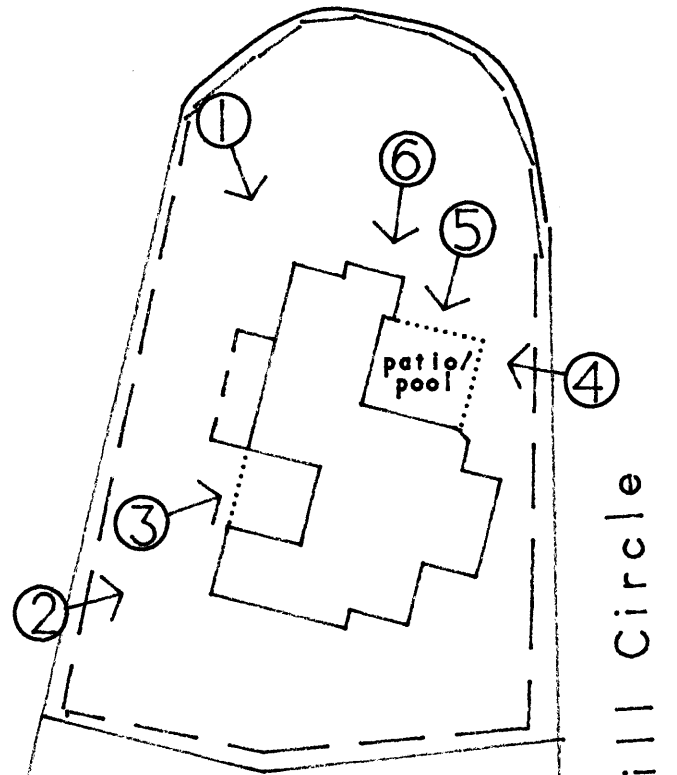
Section number Photo Page 2

6. Interior detail, dining room; view looking west
7. Photo 11 of 11

Binz, Frank and
Matilda, House
SARASOTA CO., FL.
Photo Direction ○ →
Boundary — — —
Approx. Scale: 0.5" = 55'



Bay Shore Road



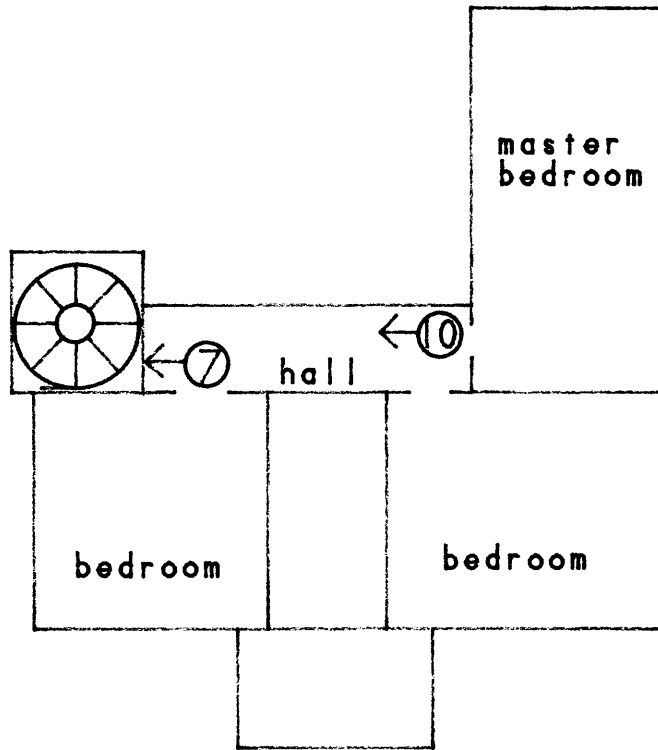
Brywill Circle

SITE PLAN

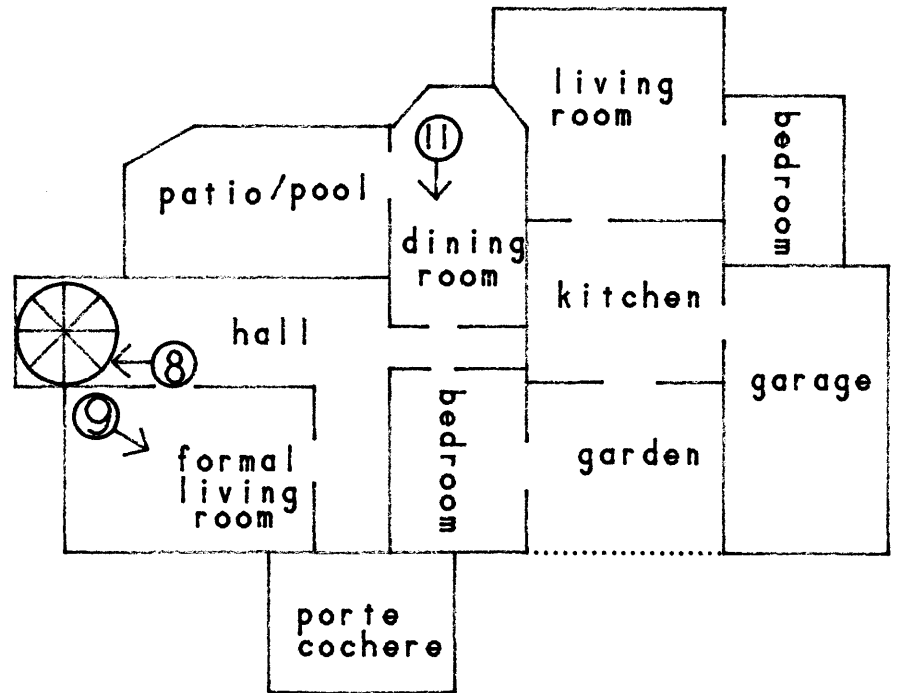
BINZ, FRANK AND MATILDA, HOUSE
Sarasota, Sarasota Co., FL.

Photo Direction ○→

Approx. Scale: 1" = 18'



Second Floor Plan



First Floor Plan